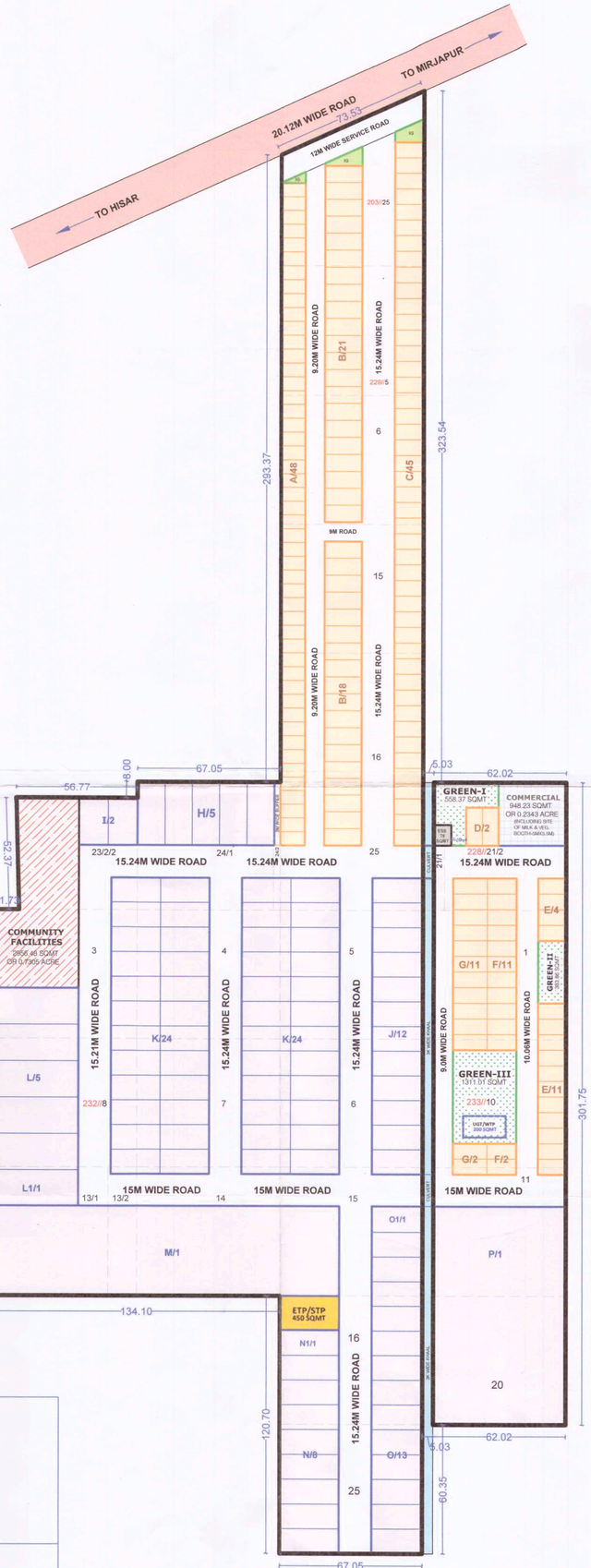
PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY (EPP-2015) OVER AN AREA MEASURING 23.43125 ACRES IN THE REVENUE ESTATE OF VILL. MIRJAPUR, TEH. & DISTT. HISAR, HARYANA - M/s. SSK DEVELOPERS.



AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	**TOTAL AREA OF THE SCHEME**	**23.43125**	-	-	-
2	AREA UNDER AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY	4.4518	19.00%	4.6862	20%(MAXIMUM)
3	AREA UNDER COMMERCIAL	0.2343	1.00%		
4	AREA UNDER INDUSTRIAL PLOTS	10.544	45.00%	10.5440	45%(MINIMUM)
5	**TOTAL SALEABLE AREA(2 + 3 + 4)**	**15.2301**	**65.00%**	**15.230**	**65%(MAXIMUM)**
6	GREEN AREA / OPEN SPACE/ I.G. / ROADS / SERVICES / COMMUNITY FACILITIES	8.2009	35.00%	8.2009	35%(MINIMUM)

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)		NO. OF PLOTS		TOTAL(IN SQMT)		
1	H	12.81	X	29.96	=	383.79	=	5	=	1918.95		
2	I	13.70	X	21.96	=	300.85	=	2	=	601.70		
3	J	11.59	X	23.77	=	275.49	=	12	=	3305.88		
4	K	11.59	X	23.01	=	266.69	=	48	=	12801.12		
5	L	17.07	X	39.66	=	677.00	=	5	=	3385.00		
6	L1	16.86	X	39.66	=	668.67	=	1	=	668.67		
7	M	42.12	X	162.14	=	6829.34	=	1	=	6829.34		
8	N	11.59	X	28.04	=	324.98	=	8	=	2599.84		
9	N1	11.92	X	28.04	=	334.24	=	1	=	334.24		
8	O	11.59	X	23.77	=	275.49	=	13	=	3581.37		
10	O1	12.15	X	23.77	=	288.81	=	1	=	288.81		
11	P	62.02	X	102.47	=	6355.19	=	1	=	6355.19		
12	**TOTAL**							**98**	=	**42670.11**	SQMT	
										10.5440	ACRES	45.00%

DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	6.46	X	11.52	=	74.42	48	=	3572.16		
2	B	7.93	X	17.38	=	137.82	39	=	5374.98		
3	C	7.32	X	13.71	=	100.36	45	=	4516.20		
4	D	7.62	X	17.88	=	136.25	2	=	272.50		
5	E	7.32	X	13.11	=	95.97	15	=	1439.55		
6	F	7.32	X	13.72	=	100.43	13	=	1305.59		
7	G	7.32	X	16.13	=	118.07	13	=	1534.91		
8							**175**	=	**18015.89**	SQMT	
									4.4518	ACRES	19.00%

AREA CHART FOR RESIDENTIAL PLOTS

S.NO.	PARTICULARS		
1.	**SALEABLE AREA/PLOTTED AREA**	**4.4518 ACRES**	
2.	GROSS SITE AREA	4.4518/61% = 7.2980 ACRES	
3.	REQUIRED AREA FOR PARK/GREEN	0.5473 ACRE	7.50%
4.	**PROPOSED AREA FOR PARK/GREEN**	**0.5567 ACRE**	**7.63%**
5.	REQUIRED COMMUNITY SITE	0.7298 ACRE	10.00%
6.	**PROVIDED COMMUNITY SITE**	**0.7305 ACRE**	**10.01%**

DENSITY CALCULATION(PPA):-

NUMBER OF RESIDENTIAL PLOTS = 175
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 175 X 3 X 4.5 = 2362.50 / 7.2980 **= 323.72 PPA, SAY 324 PPA**
(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION-

= GREEN-I + GREEN-II + GREEN-III
= 558.37 + 383.86 + 1311.01
= 2253.24 SQMT OR 0.5567 ACRE

To be read with Licence No. 155 of 2026 Dated 04-08-2026.

That this Layout plan for 23.43125 acres (Drawing No. DTCP-12477 dated 04-08-26)comprised of licence which is issued in respect Industrial Plotted Colony being developed by Mahabali Associates & others in Collaboration with SSK Developers., in the revenue estate of village-Mirzapur, Tehsil & District- Hisar- hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
3. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
9. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
10. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
11. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
12. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
13. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
14. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
15. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
16. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIVYA DOGRA) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(KAPIL RAO) ATP(HQ) | (VARINDER KUMAR) AD(HQ)

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LEGEND:
ESS
PARKS/OPEN SPACES/IG
KILLA LINE
SCHEME BOUNDARY
EXISTING RASTA
UGT
ETP
RESIDENTIAL PLOTS
INDUSTRIAL PLOTS
COMMUNITY FACILITIES
KHAAL

ABBREVIATIONS-

ESS = ELECTRIC SUB STATION
UGT = UNDERGROUND WATER TANK
WTP = WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
STP = SEWAGE TREATMENT PLANT
IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

NORTH
WEST EAST
SOUTH

For SSK DEVELOPERS
Sumit Camba
Authorised Signatory

SIGNATURE OF OWNER / APPLICANT

AR. MONU SHARMA
CA/2016/76557
(M) 98139-00375

SIGNATURE OF ARCHITECT / TOWN PLANNER