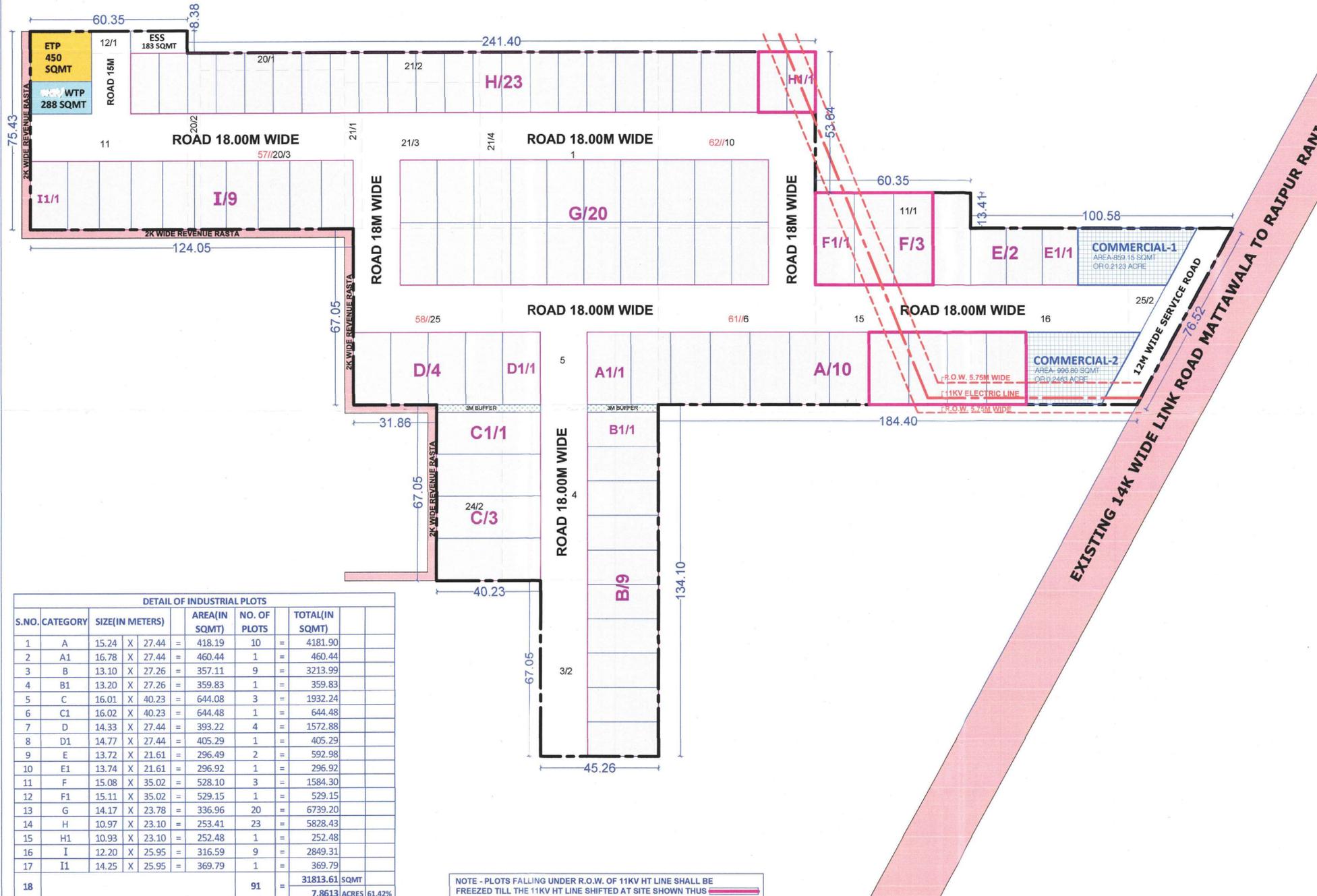


**PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 12.80 ACRES IN THE REVENUE ESTATE OF VILL. MANAK TABRA TEH. RAIPUR RANI & DISTT. PANCHKULA (HARYANA).**

**M/s VSH TECH INSTITUTIONS PRIVATE LIMITED**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	12.8000	-	10(MINIMUM)	-
2	AREA UNDER INDUSTRIAL PLOTS	7.8613	61.42%	5.7600	45%(MINIMUM)
3	AREA UNDER RESIDENTIAL PLOTS	-	-	1.9200	15%(MAXIMUM)
2	AREA UNDER COMMERCIAL	0.4586	3.58%	0.6400	5%(MAXIMUM)
5	TOTAL SALEABLE AREA(2+3+4)	8.3199	65.00%	8.3200	65%(MAXIMUM)
6	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	4.4801	35.00%	4.4800	35%(MINIMUM)



DETAIL OF INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	15.24	X 27.44	418.19	10	4181.90
2	A1	16.78	X 27.44	460.44	1	460.44
3	B	13.10	X 27.26	357.11	9	3213.99
4	B1	13.20	X 27.26	359.83	1	359.83
5	C	16.01	X 40.23	644.08	3	1932.24
6	C1	16.02	X 40.23	644.48	1	644.48
7	D	14.33	X 27.44	393.22	4	1572.88
8	D1	14.77	X 27.44	405.29	1	405.29
9	E	13.72	X 21.61	296.49	2	592.98
10	E1	13.74	X 21.61	296.92	1	296.92
11	F	15.08	X 35.02	528.10	3	1584.30
12	F1	15.11	X 35.02	529.15	1	529.15
13	G	14.17	X 23.78	336.96	20	6739.20
14	H	10.97	X 23.10	252.41	23	5828.43
15	H1	10.93	X 23.10	252.48	1	252.48
16	I	12.20	X 25.95	316.59	9	2849.31
17	I1	14.25	X 25.95	369.79	1	369.79
18					91	31813.61 SQMT 7.8613 ACRES 61.42%

NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FROZENED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS

To be read with License No. 45 of 2025 Dated 28-03-2025. LC-5244

This Layout Plan for area measuring 12.80 acres (Drawing No. DTCP/10992 Dated: 01-04-25) in respect of Industrial Plotted Colony in the revenue estate of Village Manak Tabra, Tehsil Raipur Rani, District-Panchkula being developed by M/s VSH Tech Institutions Pvt. Ltd. is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines passing (if any) in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- 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, Hr. for the modification of layout plans of the colony.
- That the revenue rasta (if any) falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- Any excess area over and above the permissible under industrial use shall be deemed to be open space.
- No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- 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 if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- That the 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.
- That the 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.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SATYA PAL) JD(HQ)

**DIVINE ARCHITECTS & PLANNERS**  
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**LEGEND:**  
 UGT WTP  
 ETP  
 PARKS/OPEN SPACES/IG  
 KILLA LINE  
 SCHEME BOUNDARY  
 ESS

**ABBREVIATIONS-**  
 ESS = ELECTRIC SUB STATION  
 UGT = UNDERGROUND WATER TANK  
 ETP = EFFLUENT TREATMENT PLANT  
 IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

**COMMERCIAL AREA CALCULATION-**  
 = COMMERCIAL-1 + COMMERCIAL-2  
 = 859.15 + 996.80  
 = 1855.95 SQMT OR 0.4586 ACRE

EAST  
 NORTH SOUTH  
 WEST

For VSH Tech Institutions Pvt Ltd  
  
 Auth. Signatory  
 SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER