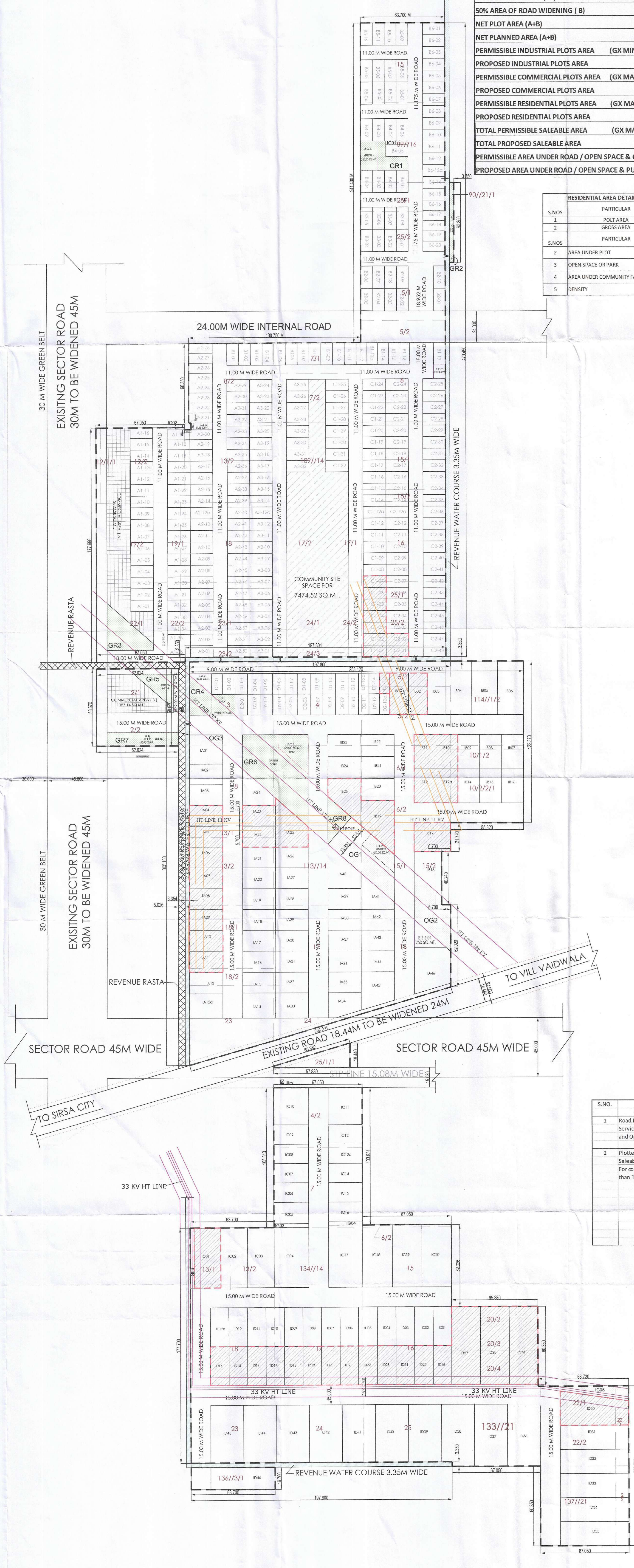

DESCRIPTION	TOTAL AREA (IN ACRES)		
	IN ACRES	IN SQ.MT.	
LICENSE PLOT AREA	48.9	197889.74	
45M ROAD WIDENING AREA / 45M SECTOR ROAD	0.727	2942.53	
30M ROAD TO BE WIDENING 45M	0.464	1879.11	
BALANCE PLOT AREA (A)	47.709	193068.1	
50% AREA OF ROAD WIDENING (B)	0.5957	2410.820	
NET PLOT AREA (A+B)	48.30	195478.9	
NET PLANNED AREA (A+B)	48.30	195478.9	100%
PERMISSIBLE INDUSTRIAL PLOTS AREA (GX MIN. 40%)	19.32	78191.57	40%
PROPOSED INDUSTRIAL PLOTS AREA	19.32	78191.57	40.00%
PERMISSIBLE COMMERCIAL PLOTS AREA (GX MAX. 2%)	0.97	3909.58	2%
PROPOSED COMMERCIAL PLOTS AREA	0.97	3909.55	2.00%
PERMISSIBLE RESIDENTIAL PLOTS AREA (GX MAX. 23%)	11.11	44960.15	23%
PROPOSED RESIDENTIAL PLOTS AREA	11.11	44960.12	23.00%
TOTAL PERMISSIBLE SALEABLE AREA (GX MAX. 65%)	31.40	127061.30	65%
TOTAL PROPOSED SALEABLE AREA	31.40	127061.24	65.00%
PERMISSIBLE AREA UNDER ROAD / OPEN SPACE & COMMUNIY AREA (GX35%)	16.906	68417.62	35%
PROPOSED AREA UNDER ROAD / OPEN SPACE & PUB (GX35%)	16.91	68417.62	35.00%

S.NOS	RESIDENTIAL AREA DETAIL						
	PARTICULAR	IN ACRES			IN SQ.M.		
1	POLT AREA	11.11			44960.15		
2	GROSS AREA	61%			18.20		
S.NOS	PARTICULAR	PERMISSIBLE OR REQUIRED			PROPOSAL OR ACHIEVED		
		IN ACRES	IN SQ.M.	%	IN ACRES	IN SQ.M.	%
2	AREA UNDER PLOT	11.11	44960.15	23%	11.12	44986.51	23%
3	OPEN SPACE OR PARK	1.366	5527.89	7.50%	1.44	5832.72	8%
4	AREA UNDER COMMUNITY FACILITY	1.822	7374.84	10%	1.85	7474.52	10%
5	DENSITY	240	TO	400	300.44		PPA

LC-5659

To be read with License No. 189 of 2025 Dated 01-10-2025.

That this Layout plan for site area measuring 48.9 acres (Drawing No. DTCP- 11493 Dated 03-10-25) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Shreemat Breez LLP and others in collaboration with Shreemat Breez LLP in the revenue estate of village Vaidwala, Sector 27 & 27A, District Sirsa, is 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 Industrial, Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 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 wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
11. 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.
12. 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.
13. 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.
14. That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. 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.
17. 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
18. 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.
19. 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.
20. That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
21. That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SUREKHA YADAV)
DTP (HQ)

(VIJENDER SINGH)
STP (E&V)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(PRIYA SONI)
ATP(HQ)

(PARVEEN KUMAR)
SD(HQ)

RESIDENTIAL PLOTS						
S.NO.	PLOT NO.	NOS. OF	SIZE OF PLOT	PLOT AREA	PLOT AREA	TOTAL AREA OF
				SQ.M.	ACRES	PLOTS (ACRES)
1	A1-01 toA1-15	15	17.20X8.761	149.99	0.0371	0.5559
2	A1-16	1	17.20X7.887	135.02	0.0333	0.0333
3	A1-17 to A1-18	2	17.20X7.486	128.15	0.0317	0.0633
4	A1-19 to A1-36	18	17.20X8.761	149.99	0.0371	0.6671
5	A2-01 to A2-18	18	17.20X8.761	149.99	0.0371	0.6671
6	A2-19 to A2-20	2	17.20X7.486	128.15	0.0317	0.0633
7	A2-21 to A2-28	8	17.20X8.761	134.95	0.0333	0.2667
8	A2-29 to A2-52	24	17.20X8.761	149.99	0.0371	0.8895
9	A3-01 to A3-32	32	17.20X8.761	149.99	0.0371	1.1860
10	B1-01 to B1-11	11	8.935X16.785	149.97	0.0371	0.4076
11	B1-12 to B1-16	5	8.068X16.785	135.43	0.0335	0.1673
12	B1-17	1	8.935X16.785	149.97	0.0371	0.0371
13	B2-01 to B2-10	10	8.935X16.785	149.97	0.0371	0.3706
14	B3-01 to B3-08	8	8.935X16.785	149.97	0.0371	0.2965
15	B4-01 to B4-09	9	8.935X16.785	149.97	0.0371	0.3335
16	B5-01 to B5-12	12	8.935X16.785	149.97	0.0371	0.4447
17	B6-01 to B6-15	15	8.935X16.785	149.97	0.0371	0.5559
18	B6-16 to B6-20	5	7.691X16.785	129.09	0.0319	0.1594
19	C1-01 to C1-32	32	17.20X8.761	149.99	0.0371	1.1860
20	C2-01 to C2-48	48	17.20X8.761	149.99	0.0371	1.7790
21	D1-01	1	8.292X15.687	130.07	0.0321	0.0321
22	D1-02 to D1-11	10	9.562X15.687	149.99	0.0371	0.3706
23	D1-12 to D1-15	4	7.851X15.687	123.16	0.0304	0.1217
24	D2-01 to D2-09	9	9.562X15687	149.99	0.0371	0.3336
25	D2-10 to D2-12a	4	7.851X15.687	123.16	0.0304	0.1217
	TOTAL	304				11.11

INDUSTRIAL PLOTS						
S.NO.	PLOT NO.	NOS. OF	SIZE OF PLOT	PLOT AREA	PLOT AREA	TOTAL AREA OF
				SQ.M.	ACRES	PLOTS (ACRES)
1	IA01	1	As per Site	466.41	0.1152	0.1152
2	IA02-IA12	11	25.20X15.731	396.42	0.0980	1.0775
3	IA12a	1	25.20X18.916	476.66	0.1178	0.1178
4	IA14	1	25.00X18.916	472.89	0.1169	0.1169
5	IA15-IA23	9	25.00X15.731	393.28	0.0972	0.8746
6	IA24	1	As per Site	418.06	0.1033	0.1033
7	IA25	1	As per Site	655.69	0.1620	0.1620
8	IA26-IA32	7	25.00X15.731	393.28	0.0972	0.6803
9	IA33	1	25.00X18.916	472.89	0.1169	0.1169
10	IA34	1	As per Site	418.06	0.1033	0.1033
11	IA35-IA39	5	25.00X15.731	393.28	0.0972	0.4859
12	IA40	1	As per Site	563.96	0.1394	0.1394
13	IA41	1	As per Site	408.30	0.1009	0.1009
14	IA42-IA44	3	25.00X15.731	393.28	0.0972	0.2915
15	IA45	1	As per Site	628.97	0.1554	0.1554
16	IA46	1	As per Site	854.01	0.2110	0.2110
17	IB01-IB03	3	14.173X31.373	444.66	0.1099	0.3296
18	IB04-IB06	3	19.557X40.374	789.58	0.1951	0.5853
19	IB07-IB16	10	16.582X25.998	431.09	0.1065	1.0652
20	IB17	1	As per Site	601.13	0.1485	0.1485
21	IB18	1	As per Site	514.01	0.1270	0.1270
22	IB19	1	As per Site	747.22	0.1846	0.1846
23	IB20-IB24	5	25.00X 16.723	418.07	0.1033	0.5165
24	IB25	1	As per Site	616.35	0.1523	0.1523
25	IC01-IC03	3	20.233x45.350	917.58	0.2267	0.6802
26	IC04	1	26.263x45.350	1191.04	0.2943	0.2943
27	IC05	1	26.263X16.273	427.38	0.1056	0.1056
28	IC06-IC09	4	26.263X14.595	383.30	0.0947	0.3789
29	IC10	1	26.263X27.958	734.27	0.1814	0.1814
30	IC11	1	25.787X27.958	720.95	0.1781	0.1781
31	IC12-IC16	5	25.787X14.595	376.35	0.0930	0.4650
32	IC17	1	25.787X47.028	1212.71	0.2997	0.2997
33	IC18-IC20	3	22.350X47.026	1051.04	0.2597	0.7791
34	ID01-ID26	26	14.062X29.425	413.76	0.1022	2.6582
35	ID27-ID29	3	21.793X58.850	1282.54	0.3169	0.9507
36	ID30	1	As per Site	1147.01	0.2834	0.2834
37	ID31-ID34	4	52.050X18.221	948.38	0.2343	0.9374
38	ID35	1	67.050X18.221	948.38	0.2343	0.2343
39	ID36	1	24.985X45.350	1133.02	0.2800	0.2800
40	ID37	1	24.985X46.851	1170.56	0.2892	0.2892
41	ID38	1	As per Site	1144.07	0.2827	0.2827
42	ID39-ID45	7	24.985X43.500	1086.85	0.2686	1.8799
43	ID46	1	63.700X16.760	815.53	0.2015	0.2015
	TOTAL	137				19.32

COMMERCIAL PLOT AREA						
S.NO.	PLOT NO.	NOS. OF	SIZE OF PLOT	PLOT AREA	PLOT AREA	TOTAL AREA OF
				SQ.M.	ACRES	PLOTS (ACRES)
1	A	1	AS PER SITE	2822.28	0.6974	0.6974
2	B	1	AS PER SITE	1087.14	0.2686	0.2686
	TOTAL	2				0.97

COMMUNITY AREA						
S.NO.	PLOT NO.	NOS. OF	SIZE OF PLOT	PLOT AREA	PLOT AREA	TOTAL AREA OF
				SQ.M.	ACRES	PLOTS (ACRES)
1	COMMUNITY AREA	1	AS PER SITE	7474.52	1.8470	1.8470
	TOTAL	1				1.85

DETAILS OF GREEN IN RESIDENTIAL ZONE			
PLOT-NO	AREA	NOS PLOT	TOTAL AREA
	(in acres)		(in acres)
GR-01	0.147	1	0.147
GR-02	0.050	1	0.050
GR-03	0.176	1	0.176
GR-04	0.163	1	0.163
GR-05	0.096	1	0.096
GR-06	0.592	1	0.592
GR-07	0.137	1	0.137
GR-08	0.079	1	0.079
Total area			1.44

DETAILS OF INCIDENTAL GREEN AREA			
PLOT-NO	AREA	NOS PLOT	TOTAL AREA
	(in acres)		(in acres)
IG-01	0.012	1	0.012
IG-02	0.005	1	0.005
IG-03	0.020	1	0.020
IG-04	0.019	1	0.019
IG-05	0.034	1	0.034
IG-06	0.058	1	0.058
Total area			0.15

DETAILS OF OTHER GREEN ZONE			
PLOT-NO	AREA	NOS PLOT	TOTAL AREA
	(in acres)		(in acres)
OG-01	0.384	1	0.384
OG-02	0.239	1	0.239
OG-03	0.023	1	0.023
Total area			0.65

DENSITY CALCULATION				
S.No.	Item	Unit		Efficiency(%)
1	Total Area under Residential plots	11.11	Acres	61%
2	Total Gross area	18.21	Acres	
3	Population of the plotted @ 18 Person per plot	5472.00	Persons	
4	Density of the Plot	300.44	PPA	

DENSITY CALCULATION			
S.NOS	DESCRIPTION		UNITS
1	TOTAL NO. OF PLOT	304	PLOTS
2	NUMBER OF PERSON IN 1 PLOT	18	PERSONS
3	TOTAL NO. OF PERSONS	5472	PERSONS
4	GROSS AREA	18.21	ACRES
5	DENSITY ACHIEVED	300.44	PPA

AREA UNDER ROAD (DRIVEWAY)					
S.NO.	TYPE				TOTAL AREA OF
			SQ.M.	ACRES	PLOTS (ACRES)
1	AREA UNDER ROAD	AS PER PLOTTED LAYOUT	48915.03	12.0869	12.0869
	TOTAL				12.09

S.NO.	LAND USE COMPONENT	PERMISSIBLE		PROPOASED
1	Road,Infrastructure Services, Public Utilities and Open Space	35%		35.00%
2	Plotted / Saleable Area of wich	65%		65.00%
	For colony area more than 100 acres	(a)Industrial	40% (minimum)	40.00%
		(b)Mixed Use	25% (maximum) consisting of residential and commercial, however the commercial component will not be more than 2%	Residential- 23.00% commercial-2.00% Total-25.00%

NOTE : Plots Falling Under ROW Shall Remain Frozen and shall not be sold or constructed Until The Shifting Of The Said 33Kva and 11 Kva HT Line

FREEZ LAND			
TOTAL FREEZ LAND	5.4232		
FREEZ RESIDENTIAL AREA	0.3638		
FREEZ INDUSTRIAL AREA	5.0594		
INDUSTRIAL FREEZE AREA DETAIL			
PLOT NO.	Area (Acres)		
IA04 TO IA11,IA23,IA25,IA22	1.1396	1	1.13956
IB01,IB02,IB10,IB11,IB12,IB12a ,IB17,IB19,IB25	1.1308	1	1.13084998
IC01	0.2266	1	0.2266
ID14 TO ID 26	1.3285	1	1.3285
ID27 TO ID 30	1.2338	1	1.2338
TOTAL			5.0594
RESIDENTIAL FREEZE AREA DETAIL			
C1-01 TO C1-07	0.2593	1	0.25933
C2-01 TO C2-02	0.0741	1	0.07410
D1-15	0.0304	1	0.03042
TOTAL			0.36385

Legend:-

- License applied area (48.90 acres)
- GREEN AREA
- OTHER GREEN
- COMMERCIAL
- COMMUNITY SITE
- 3 KARAM REVENUE RASTA
- REVENUE WATER COURSE 3.35M WIDE
- 132 & 33 KV HT Line
- 11 KV HT Line
- CULVERT LINE
- FREEZED PLOTS

DRAWING TITLE:
PLOTTED LAYOUT PLAN

OWNER NAME :
SHREEMAT BREEZ LLP

OWNER'S SIGNATURE (AUTHORIZED SIGNATORY):
For SHREEMAT BREEZ LLP
Authorised Signatory

ARCHITECT'S SIGNATURE:
CA/2005/36034

SCALE : 1:1100 | DATE 18/08/2025 | NORTH

DRAWING NO: | REVISION NO.