

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY
OVER AN AREA MEASURING 28.3611 ACRES IN THE REVENUE
ESTATE OF VILL. KURAR TEH. BAPOLI & DISTT. PANIPAT
(HARYANA), BEING DEVELOPED BY M/s. PRIME INDUSTRIAL PARK.

AREA CALCULATIONS				
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)
1	TOTAL AREA OF THE SCHEME	28.3611	-	-
2	AREA UNDER 60M WIDE GREEN BELT	0.3169	-	-
3	BALANCE AREA	28.0442	-	-
4	50% BENEFIT OF AREA UNDER 60M WIDE GREEN BELT	0.15845	-	-
5	NET PLANNED AREA	28.20265	-	-
6	AREA UNDER RESIDENTIAL	0.0000	0.00%	5.6405
7	AREA UNDER COMMERCIAL	0.0000	0.00%	1.4101
8	AREA UNDER INDUSTRIAL PLOTS	18.3314	65.00%	11.2810
9	TOTAL SALEABLE AREA(6 + 7 + 8)	18.3314	65.00%	18.3316
10	GREEN AREA / OPEN SPACE/ I.G. / ROADS / SERVICES	9.8712	35.00%	9.8709

To be read with Licence no. 79 of 2026 dated 01/05/2026

- LC-5686
- This layout plan for an area measuring 28.3611 acres (Drawing No. DTCP-12120, Dated: 01-05-26) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sh. Hawa Singh and others in collaboration with Prime Industrial Park falling in Revenue Estate of Village Kurar, District Panipat 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, Residential and Commercial and Community sites shall be 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.
 - 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.
 - 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.
 - That the revenue rasta 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, Residential and Commercial use shall be deemed to be open space.
 - 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 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.
 - 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.
 - That the run 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - 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.
 - That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.
 - That the colonizer/owner shall strictly comply with the directions issued vide notification no. MISC-478/22/2017-ZTCP dated 11.10.2017.

(RAM ANAND BASSI) (JAHANVI) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)
JD (HQ) ATT (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

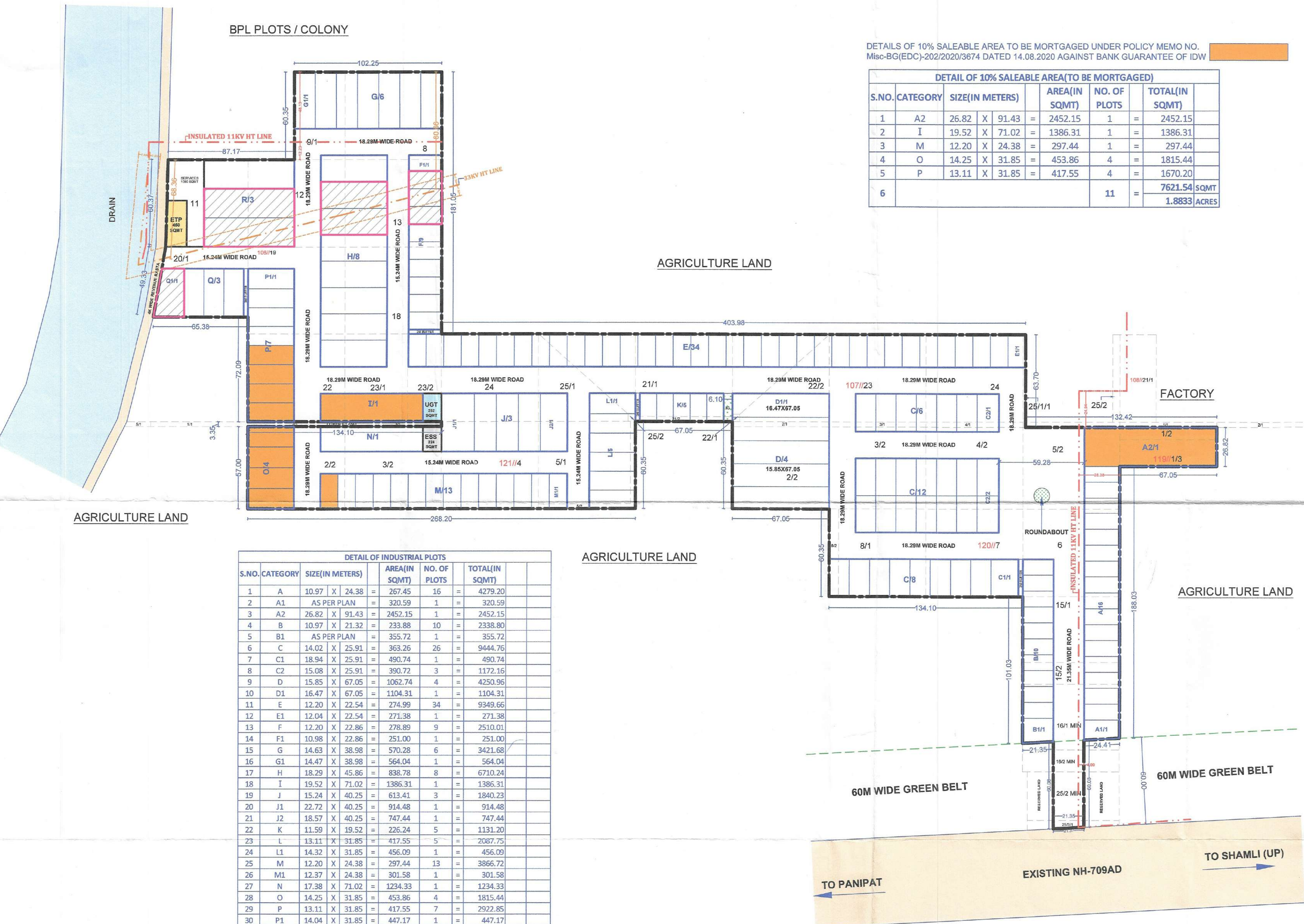
BPL PLOTS / COLONY

DETAILS OF 10% SALEABLE AREA TO BE MORTGAGED UNDER POLICY MEMO NO. Misc-BG(EDC)-202/2020/3674 DATED 14.08.2020 AGAINST BANK GUARANTEE OF IDW

DETAIL OF 10% SALEABLE AREA(TO BE MORTGAGED)					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A2	26.82 X 91.43	2452.15	1	2452.15
2	I	19.52 X 71.02	1386.31	1	1386.31
3	M	12.20 X 24.38	297.44	1	297.44
4	O	14.25 X 31.85	453.86	4	1815.44
5	P	13.11 X 31.85	417.55	4	1670.20
6				11	7621.54 SQMT
					1.8833 ACRES

DETAIL OF INDUSTRIAL PLOTS				
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	TOTAL(IN SQMT)
1	A	10.97 X 24.38	267.45	4279.20
2	A1	AS PER PLAN	320.59	320.59
3	A2	26.82 X 91.43	2452.15	2452.15
4	B	10.97 X 21.32	233.88	2338.80
5	B1	AS PER PLAN	355.72	355.72
6	C	14.02 X 25.91	363.26	9444.76
7	C1	18.94 X 25.91	490.74	490.74
8	C2	15.08 X 25.91	390.72	1172.16
9	D	15.85 X 67.05	1062.74	4250.96
10	D1	16.47 X 67.05	1104.31	1104.31
11	E	12.20 X 22.54	274.99	9349.66
12	E1	12.04 X 22.54	271.38	271.38
13	F	12.20 X 22.86	278.89	2510.01
14	F1	10.98 X 22.86	251.00	251.00
15	G	14.63 X 38.98	570.28	3421.68
16	G1	14.47 X 38.98	564.04	564.04
17	H	18.29 X 45.86	838.78	6710.24
18	I	19.52 X 71.02	1386.31	1386.31
19	J	15.24 X 40.25	613.41	1840.23
20	J1	22.72 X 40.25	914.48	914.48
21	J2	18.57 X 40.25	747.44	747.44
22	K	11.59 X 19.52	226.24	1131.20
23	L	13.11 X 31.85	417.55	2087.75
24	L1	14.32 X 31.85	456.09	456.09
25	M	12.20 X 24.38	297.44	3866.72
26	M1	12.37 X 24.38	301.58	301.58
27	N	17.38 X 71.02	1234.33	1234.33
28	O	14.25 X 31.85	453.86	1815.44
29	P	13.11 X 31.85	417.55	2922.85
30	P1	14.04 X 31.85	447.17	447.17
31	Q	13.72 X 33.72	462.64	1387.92
32	Q1	AS PER PLAN	617.41	617.41
33	R	20.00 X 62.34	1246.80	3740.40
34			175	74184.72 SQMT
				18.3314 ACRES 65.00%

NOTE - 33 KV HT LINE SHALL BE FREEZE TILL THE 33 KV HT LINE SHIFED AT SITE SHOWN THUS



LEGEND:
UGT
ETP
ESS
PARKS/OPEN SPACES/IG
KILLA LINE
SCHEME BOUNDARY
60M WIDE GREEN BELT
REVENUE RASTA

ABBREVIATIONS-

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

(SCALE-N.T.S.)



M/S PRIME INDUSTRIAL PARK
Authorised Signatory

SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER