



DETAIL OF INDUSTRIAL PLOTS									
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)			
1	A	15.24	X 30.48	= 464.52	49	=	22761.48		
2	A1	AS PER PLAN		= 464.39	1	=	464.39		
3	A2	13.60	X 30.48	= 414.53	2	=	829.06		
4	A3	AS PER PLAN		= 326.89	1	=	326.89		
5	A4	14.93	X 30.48	= 455.07	1	=	455.07		
6	A5	AS PER PLAN		= 302.53	1	=	302.53		
7	B	11.58	X 26.025	= 301.37	2	=	602.74		
8	C	10.67	X 25.39	= 270.91	15	=	4063.65		
9	C1	18.58	X 25.39	= 471.75	1	=	471.75		
10	C2	12.65	X 25.39	= 321.18	2	=	642.36		
11	D	10.67	X 24.36	= 259.92	4	=	1039.68		
12	D1	17.67	X 24.36	= 430.44	1	=	430.44		
13	E	15.925	X 27.54	= 438.57	2	=	877.14		
14	F	12.20	X 31.85	= 388.57	3	=	1165.71		
15	G	15.03	X 37.72	= 566.93	9	=	5102.37		
16	G1	AS PER PLAN		= 566.71	1	=	566.71		
17	G2	AS PER PLAN		= 438.14	1	=	438.14		
18	G3	15.07	X 37.72	= 568.44	1	=	568.44		
19	H	10.85	X 22.56	= 244.78	9	=	2203.02		
20	H1	10.87	X 22.56	= 245.23	3	=	735.69		
21	I	10.85	X 22.54	= 244.56	3	=	733.68		
22	I1	10.87	X 22.54	= 245.01	1	=	245.01		
23					113	=	45025.95 SQMT		
							11.1261 ACRES	65.00%	

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 17.20 ACRES IN THE REVENUE ESTATE OF VILL. KAKAR MAJRA & VILL. BICHPARI, TEH. SEHZADPUR & DISTT. AMBALA (HARYANA).

M/s SIGMA DEVELOPERS

AREA CALCULATIONS				
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE) (%)
1	TOTAL AREA OF THE SCHEME	17.20	-	10(MINIMUM) -
2	AREA UNDER 30M WIDE GREEN BELT(INCLUDING 12M WIDE SERVICE ROAD)	0.1652	-	- -
3	BALANCE AREA	17.0348	-	- -
4	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT(INCLUDING 12M WIDE SERVICE ROAD)	0.0826	-	- -
5	NET PLANNED AREA	17.1174	-	- -
6	AREA UNDER INDUSTRIAL PLOTS	11.1261	65.00%	7.7028 45%(MINIMUM)
7	AREA UNDER RESIDENTIAL PLOTS	-	-	2.5676 15%(MAXIMUM)
8	AREA UNDER COMMERCIAL	-	-	0.8558 5%(MAXIMUM)
9	TOTAL SALEABLE AREA(6+7+8)	11.1261	65.00%	11.1262 65%(MAXIMUM)
10	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	5.9913	35.00%	5.9910 35%(MINIMUM)

To be read with License No. 149 of 2025 Dated 14-08-2025.

LC-5274

That this Layout Plan for area measuring 17.20 acres (Drawing No. DTCP/11312 Dated: 14-08-25) in respect of Industrial Plotted Colony in the revenue estate of village Kakar Majra & Bichpuri, Sub-Tehsil Shahzadpur, District-Ambala being developed by Sigma Developers 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 HSP 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 colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

Ramya (RAMAN KUMAR) ATP (HQ) Divya (DIVYA DOGRA) DTP (HQ) Hishaam (HITESH SHARMA) STP (HQ) Bhuvnesh Kumar (BHUVNESH KUMAR) CTP (HR) Amit Khatri (AMIT KHATRI, IAS) DTCP (HR)

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LEGEND:

PARKS/OPEN SPACES/IG
KILLA LINE
SCHEME BOUNDARY
30M WIDE GREEN BELT

ABBREVIATIONS-

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

(SCALE-N.T.S.)

NORTH

WEST SOUTH EAST

Sigma Developers

Subrah Auth. Signatory

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER