



**AREA STATEMENT :**

DESCRIPTION	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	34.15	—	65% (22,197 acs.)
A - AREA UNDER INDUSTRIAL PLOTS	20.703 (A)	60.623 %	
B - AREA UNDER COMMERCIAL	1.401 (B)	4.102 %	
TOTAL AREA (A+B)	22.104	64.725 %	

**DETAIL OF INDUSTRIAL PLOTS**

TYPE OF PLOTS	W	D	AREA OF PLOTS IN SQM	NO OF PLOTS	AREA UNDER PLOTS
A	18.18	42.00	763.56	6	4581.36
A1	17.42	42.00	731.64	8	5853.12
B	22.00	57.00	1254.00	2	2508.00
B1	57.00 X (31.46+13.78/2)		1289.34	1	1289.34
B2	20.00 X (56.85+50.64/2)		1074.90	1	1074.90
B3	20.00 X (50.84+44.44/2)		950.80	1	950.80
B4	19.71 X (44.44+38.33/2)		815.70	1	815.70
B5	19.71 X (38.33+32.22/2)		695.27	1	695.27
B6	15.00 X (27.83+23.59/2)		395.65	1	395.65
B7	15.00 X (23.59+18.35/2)		322.05	1	322.05
B8	15.00 X (19.35+15.11/2)		258.45	1	258.45
C	54.54 X (41.57+28.17/2)		1847.30	1	1847.30
C1	18.30	54.54	998.08	19	18963.56
C2	54.54 X (29.06+44.47/2)		2005.16	1	2005.16
D	78.69 X (37.77+13.99/2)		1984.74	1	1984.74
E	19.91	50.00	995.50	4	3982.00
E1	19.91 X (66.06+59.68/2)		1253.73	1	1253.73
E2	19.91 X (59.88+53.71/2)		1130.79	1	1130.79
E3	19.91 X (53.71+47.53/2)		1007.84	1	1007.84
F	15.47	38.00	587.96	5	2939.30
F1	15.47	41.67	646.30	8	5170.41
F2	15.47	60.34	929.65	3	3538.94
G	20.67	60.34	1247.23	3	3741.69
J	15.00 X (26.87+30.84/2)		431.33	1	431.33
J1	15.00 X (30.84+35.00/2)		493.90	1	493.90
J2	15.00 X (35.00+38.17/2)		558.28	1	558.28
J3	15.34 X (38.17+43.43/2)		633.54	1	633.54
J4	43.43 X (35.54+22.07/2)		1251.00	1	1251.00
K	43.59 X (17.06+30.58/2)		1038.31	1	1038.31
K1	20.85	44.17	920.94	1	920.94
K2	20.85	44.75	933.04	1	933.04
K3	20.85	45.10	940.34	3	2821.01
K4	45.10 X (22.81+28.18/2)		1149.82	1	1149.82
L	15.23	27.46	418.22	3	1254.65
M	24.72 X 27.46 - (15.91 x 11.69/2)		585.82	1	585.82
N	18.00 X (33.08+27.99/2)		549.63	1	549.63
N1	18.00 X (27.99+22.91/2)		458.10	1	458.10
N2	18.00 X (22.91+17.82/2)		366.57	1	366.57
N4	33.97 X (16.98+7.38/2)		413.75	1	413.75
O	24.00 X 50.00 - (8.28 x 28.32/2)		1078.62	1	1078.62
P	32.08 X 88.18 - (21.42 x 29.16/2)		2548.59	1	2548.59
<b>TOTAL</b>				<b>94</b>	<b>83784.89</b>

To be read with Licence No. 197 of 2025 Dated 15-10-2025 LC-5578

That this layout plan for an area measuring 34.15 acres (Drawing No. DTCP-11531 Dated: 15-10-25) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Advitya Residency LLP falling in Revenue Estate of Village Khatrika, Tehsil Sohna, District Gurugram, District Gurugram 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 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.
- 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 (F) 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 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. 22/52/2005-5 Power 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 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-ZITCP dated 11.10.2017.

TOTAL AREA 83784.89/4046.85=20.703 ACS.

**LEGEND**

- OUTER BOUNDARY 34.15 ACS.
- SPACE FOR SERVICES/PARKING
- COMMERCIAL
- 15M WIDE ROAD
- REVENUE RAASTA

**DRAWING TITLE : LAYOUT PLAN**  
SCALE 1 : 1200

For ADVITYA RESIDENCY LLP  
Authorized Signatory

*Seema Rani*  
Signature of Architect  
**SEEMA RANI**  
CA/2015/72259

AUTHORIZED SIGNATORY      ARCHITECT SIGNATURE

DT. 20-JUN-2025      LAYOUT DESIGN BY PANKAJ KAPOOR (8800093157)

CLIENT ADDRESS:-  
42 MILESTONE, MAIN MATHURA ROAD, NEAR GOLDEN GALAXY VILLAGE SIKRI, SECTOR 143, FARIDABAD-121004, HARYANA.

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY FALLING IN AGRICULTURE ZONE OF VILLAGE KHATRIKA AREA MEASURING 34.15 ACS. DISTRICT SOHNA, HARYANA.

**M/S ADVITYA RESIDENCY LLP.**

(RAM AVTAR BASSI) JD (HQ)      (RANAT) ATP (HQ)      (SUNENA) DTP (HQ)      (HITESH SHARMA) STP (M) HQ      (BHUVNESH KUMAR) CTP (HR)      (AMIT KHATRI, IAS) DTCP (HR)