Layout Plan Part 1 of 2

To be read with Licence no. 47 of 2026 dated 13/3/2026

That this layout plan for an additional area measuring 176.98750 acres in the already licence granted area measuring 1150.76875 acres (License No. 16 of 2018 dated 23.02.2018, License No. 129 of 2019 dated 06.12.2019 & License No. 11 of 2021 dated 12.03.2021, License No. 64 of 2022 dated 24.05.2022 & License No. 111 of 2022 dated 31.08.2022) totaling area 1296.75625 acres (Drawing No. DTCP-37757 Dated 13-03-2026), comprised of licence which is issued in respect of Industrial plotted Colony being developed Model Economic Township Ltd. in the Revenue Estate of Village- Bamnola, Bir Dadri, Dadri Toe, Yaqubpur, Sondhi, Fatehpur and Khalispur, District Jhajjar 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 HT 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 and 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. 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.
11. 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.
12. 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
14. 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.
15. 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.
16. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/22/2015-P Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
17. That the owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. 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.
19. That the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.
20. That the colonizer/owner shall strictly comply with the directions issued vide notification no. 3050/478/22/2017-3TCP dated 21.12.2017.

(RAM AVTAR BAMBI, ID (HQ)) (DEELAVD ATP (HQ)) (SANJAY SAINI) DTP (HQ)) (HITESH SHARMA) STP (SH) HQ) (BHUPINDER KUMAR) CTP (HQ)) (AMIT KHATRI, IAS) DTCP (HQ))

AREA STATEMENT FOR 1296.75625 ACRES LICENSED AREA

S. No.	Description		Total Area (Acres)
1	Already Licensed Area (16 of 2018, 129 of 2019, 11 of 2021 & 64 of 2022)		1027.31875
2	Additional License Area (111 of 2022) being combined		22.45000
3	Additional area to be applied for License		176.98750
4	TOTAL LICENSED AREA	(1+2+3)	1296.75625
5	Area under proposed widening of SH-15A to 75M (Considering 37.5m on both side from centerline)		10.71500
6	Balance Licensed Area	(4-5)	1286.04089
7	90% benefit of area under road widening	50% of 5	5.35750
8	Net Licensed Area	(6+7)	1291.39839
9	Area under Undetermined Use		103.01650
10	NET PLANNED AREA	(9-10)	1188.38189

Residential Affordable & General Product mix matrix

S. No	Residential Type	Permissible		Provided	
		Area (acres)	%age	Area (acres)	%age
1	Affordable Group Housing & DDJAY Plots	155.86	75% (min.)	155.89	75.01%
2	General Group Housing & General Plotted	51.95	25% (max.)	51.93	24.99%
		207.81		207.81	

AREA STATEMENT OF VARIOUS PLOTS IN THE LAYOUT

S. NO.	SALEABLE LANDUSE	CATEGORY	Area of a Single Plots (acres)	No. of Plots Already Approved	No. of Plots Newly Proposed	Total Plots	Total Area in the Each category (acres)	Total Area (acres)	Nuga Saleable
	NET PLANNED AREA							1188.38189	
1	INDUSTRIAL	IA	35.00	1	0	1	35.00	474.94	39.96%
		IB	32.00	2	1	3	93.70		
		IC	8.00	2	1	3	27.00		
		ID	8.00	2	2	4	34.07		
		IE	5.00	4	1	5	33.17		
		IF	5.00	4	1	5	8.00		
		IG	5.00	2	3	5	7.08		
		IH	4.00	3	0	3	10.70		
		II	3.00	3	4	7	17.70		
		IJ	1.00	35	2	37	41.00		
		IK	0.10	20	2	22	10.70		
		IQ	0.50	115	2	117	63.50		
		IR	0.20	109	33	142	33.80		
		Margin Strips	0.10	0	0	0	0.00		
		TOTAL		200	43	243			
2	COMMERCIAL (INDUSTRIAL)	CC(IND)-1	1.00	1	0	1	1.00	29.90	2.49%
		CC(IND)-2	3.00	1	0	1	3.00		
		CC(IND)-3	4.90	1	0	1	4.90		
		CC(IND)-4	1.00	1	0	1	1.00		
		CC(IND)-5	0.70	1	0	1	0.70		
		CC(IND)-6	1.42	1	0	1	1.42		
		CC(IND)-7	3.00	1	0	1	3.00		
		CC(IND)-8	1.73	1	0	1	1.73		
		CC(IND)-9	0.70	1	0	1	0.70		
		CC(IND)-10	3.44	0	1	1	3.44		
		Petrol Pump	0.800	0	1	1	0.800		
		Veg. Booth	0.007	0	1	1	0.007		
		Milk booth	0.007	0	1	1	0.007		
		R-CC(IND)-1	3.28	1	0	1	3.28		
		R-CC(IND)-2	0.92	1	0	1	0.92		
		R-CC(IND)-3	1.67	1	0	1	1.67		
		R-CC(IND)-4	0.28	1	0	1	0.28		
3	Affordable Group Housing	AG(H)-1	2.94	0	1	1	2.94	50.30	4.23%
		AG(H)-2	10.07	0	1	1	10.07		
		AG(H)-3	9.56	0	1	1	9.56		
		AG(H)-4	7.73	0	1	1	7.73		
		AG(H)-5	2.08	0	1	1	2.08		
		AG(H)-6	3.90	0	1	1	3.90		
		AG(H)-7	3.78	0	1	1	3.78		
		AG(H)-8	3.79	0	1	1	3.79		
		AG(H)-9	2.08	0	1	1	2.08		
		AG(H)-10	6.35	0	1	1	6.35		
		LAUNDRY DORMITORY	0.085	1	0	1	0.085		
			0.085	1	0	1	0.085		
			0.085	4	0	4	0.33		
			0.060	1	0	1	0.06		
			0.10	1	0	1	0.10		
		TOTAL		43	3	46			
4	General	Util	13.36	1	0	1	13.36	13.36	1.13%
		TOTAL		1	0	1			
5	Affordable Plotted	AG1	140	727	447	1174	44.33	104.50	8.79%
		A2	1.00	130	3	133	4.20		
		B1	125	160	160	320	26.17		
		B2	150	7	20	27	1.27		
		C1	300	726	92	818	21.89		
		C2	500	68	22	90	1.50		
		D1	80	854	30	884	1.84		
		D2	75	0	0	0	0.00		
		E1	125	40	0	40	0.84		
		TOTAL		2426	1042	3467	104.50		
6	General Plotted	GP-1	450.00	0	10	10	4.51	44.69	3.76%
		NG-2	400.00	0	66	66	6.33		
		GP-3	375.00	0	10	10	0.93		
		ISC-1	549.56	0	35	35	1.86		
		GP-5	200.00	0	81	81	3.37		
		GP-7		0	108	108	9.77		
		NC-2		0	8	8	0.70		
		GP (PETROL)	125	0	160	160	5.52		
		GP(OTHER)	350	0	249	249	3.40		
		Nursing Home	1000	0	3	3	0.74		
		Total		0	729	729	36.63		
		Club	2.00	1	0	1	2.00		
		ACC-1	0.74	1	0	1	0.74		
		ACC-2	1.74	1	0	1	1.74		
		TOTAL		3	0	3	5.48		
	GRAND TOTAL							717.35	60.36%

Calculation of General Plotted Colony

S.Nos.	Description	Value	Unit
1	Total Saleable area achieved under Affordable Residential Plots	71.65	acres
2	Gross Area of the colony considering saleable area of 51%	71.36	acres
3	Total No. of Plots	727	Nos.
4	Population of the Colony	3138	Persons
5	Permissible Density	100 - 150	PPA
6	Achieved population density of the Colony	117.34	PPA
7	Required Green Area 7.5 sqm/person 7.73%	5.68	acres
8	Provided Green Area 13.62%	9.99	acres
9	Area of Organized greens of area greater than 1 acres to be provided (4% of the gross area) 4%	3.11	acres
10	Area of Organized greens of area greater than 5 acres actually provided 4.18%	3.35	acres
11	Area of Incidental greens of area less than 1 acres to be provided (2% of the gross area) 1.87%	0.78	acres
12	Area of Organized greens of area less than 1 acres actually provided 7.63%	5.70	acres

Plot & Population Statement

	Type	% (Nos. wise)	Nos.	% (Achieved)	Population	Remarks
A	EWS	25%	165	25.33%	1714	5 persons/plot
B	NPHS	25%	182	25.03%	2432	12.5 persons/plot
C	Regional	15%	109	14.88%	1387	12.5 persons/plot
D	Total no. of plots		727		9534	

PERMISSIBLE/PROPOSED AREA COMPARISON TABLE

		NET PLANNED AREA 1188.38189		ACRES	
Sr.No	Land Use	Permissible figures as per approved policy dated 1.10.2015 (For land area more than 100 acres)		Proposed figures in the Layout plan	
		Permissible Percentage (%)	Permissible Landuse Area (acres)	Proposed Percentage (%)	Proposed Landuse Area (acres)
1	Minimum area under Industrial Plots	40% (Min.)	475.46	39.96%	474.94
2	Area under Residential Component:	25%	296.60	17.91% 60.36%	212.83
3	Maximum Area under Commercial	5% (max.)	59.42	2.49%	29.56
4	Balance area under Roads, Greens and Public	35%	415.95	39.56%	471.05

Calculation of Affordable Plotted Colony (DDJAY)

S.No.	Description	Value	Unit
1	Total Saleable area achieved under Affordable Residential Plots	104.50	acres
2	Gross Area of the colony considering saleable area of 61%	171.31	acres
3	Total no of Plots	3137	nos
4	Population of the Colony 18 person/plot	60966	Persons
5	Density of the Colony	351	PPA
6	Green Area Required 7.5%	12.85	acres
7	Green Area provided 16.90%	28.95	acres
8	Community Area Required 10%	17.13	acres
9	Community Area Provided 10.3%	17.59	acres

FACILITIES FOR AFFORDABLE PLOTTED (DDJAY)

Sr. No	Category	Sector	No. of Plots	Area	
				sqm	acres
1	COMMUNITY CENTER - 01	Sector -8	1	8090.10	2.00
2	HIGH SCHOOL-2	Sector -8	1	8094.00	2.00
3	HIGH SCHOOL-1	Sector -8	1	8095.53	2.00
4	P. SCHOOL-1	Sector -8	1	2025.82	0.50
5	HIGH SCHOOL-5	Sector -8	1	8223.85	2.03
6	HIGH SCHOOL-3	Sector -8	1	8280.84	2.05
7	DISPENSARY-01	Sector -8	1	5059.73	1.25
8	PU-02 (ESS)	Sector-08	1	1900.42	0.47
9	PU-03 (ESS)	Sector-08	1	1012.50	0.25
10	PU-06 (ESS)	Sector-08	1	1012.50	0.25
11	DISPENSARY-03	Sector -8	1	5352.17	1.32
12	Primary School - 03	Sector -8	1	2025.00	0.50
13	HIGH SCHOOL-4	Sector -9	1	11992.79	2.96
	TOTAL DDJAY PLOTTED FACILITIES		13	71165.35	17.59

FACILITIES FOR INDUSTRIAL/DORMITORY

AREA STATEMENT

S.No.	TYPE	SECTOR No.	STREET NAME	PLOT No.	No. of Plots	AREA (SQ. MT.)	AREA (ACRES)
1	FACILITY CENTER**	Sector -7A	Street-Q	1	1	6563.05	1.15
2	SKILL DEVELOPMENT CENTRE	Sector -7A	Street-Q	2			
3	POLICE STATION	Sector -7A	Street-Q	PU-05	1	8281.27	1.61
4	PARKING INCLUDING DRIVERS TOILET & CANTEEN	Sector -7B	Street-NA	9	1	9494.63	2.10
5	ESI CLINIC	Sector -7B	Street-T	3		3050.63	0.53
	TOTAL INDUSTRIAL FACILITIES					34625.53	4.76

**Note: Facility Centre, can be sold to third parties, as in case of primary or nursery schools, provided for General plotted.

Residential General Group Housing

Sr. No	Category	Sector	Street Name	No. of Plots	Area	
					sqm	acres
1	GH	Sector -8	POCKET-D,MAIN-5	1	49615.36	12.26
				1	49615.36	12.26

Note: Facilities for General Group Housing will be provided inside the General Group Housing plots as per population achieved.

Residential Affordable Group Housing

Sr. No	Sector	Street Name	Plot No	No. of Plots	Area	
					sqm	acres
1	SECTOR-8	STREET-5	AGH-2	1	40746.64	10.07
2	SECTOR-8	STREET-8	AGH-3	1	34614.36	8.56
3	SECTOR-8	STREET-9	AGH-4	1	31269.91	7.73
4	SECTOR-8	STREET-a	AGH-5	1	8418.94	2.08
5	SECTOR-8	STREET-A	AGH-6	1	11885.16	2.94
6	SECTOR-8	STREET-5	AGH-7	1	15296.91	3.78
7	SECTOR-8	STREET-S	AGH-8	1	12844.79	3.17
8	SECTOR-8	Pocket - K	AGH-09	1	9085.94	2.24
9	SECTOR-8	Pocket - M	AGH-09	1	8305.60	2.05
10	SECTOR-8	Pocket - M	AGH-10	1	25770.89	6.36
	TOTAL AREA			10	198418.55	49.03

Facilities to be Provided for Affordable Industrial Housing

S.No.	Area of Affordable Industrial Housing (Acres)	Population Achieved for four Flats @ Density of 400 Persons per 25Ha	
		Required	Provided
1	AGH-1 (2.04 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
2	AGH-2 (10.07 Acres)	2 Community halls and 2 Anganwadi cum Creche	3 Community halls and 2 Anganwadi cum Creche
3	AGH-3 (8.56 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
4	AGH-4 (7.73 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
5	AGH-5 (2.08 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
6	AGH-6 (3.94 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
7	AGH-7 (3.78 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
8	AGH-8 (3.79 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
9	AGH-9 (2.08 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
10	AGH-10 (6.35 Acres)	1 Community halls and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche

Legend

- Commercial
- General Group Housing
- Affordable Individual Housing
- Public Utility
- Green Belt/Green
- Undetermined Area
- Dry/Normal Water Channel
- Peripheral Roads
- Internal Roads
- Other's Land
- NHAI Plots
- ROW Plots
- NTPC Channel/Peripheral Road - 9

11 KV Temporary HT Line to be Overwritten, after water Channel network is laid with 3.75 m one side R.O.W. having width will falling Private side setback of the plot.

RERA APPLIED AREA OF POCKET - D, F & G = 39.11059 ACRES

TITLE:

Revised & Combined Layout Plan for additional area measuring 176.98750 acres added to already licensed area of 1027.31875 acres vide lic. no. 16 of 2018, lic. no. 129 of 2019, 11 of 2021 & 64 of 2022 & 92.45000 acres vide lic. no. 111 of 2022 area, with total layout area of 1296.75625 acres, being developed by Model Economic Township, located in Village Bamnola, Bid Dadri, Dadri Tai, Yaqubpur, Sondhi, Fatehpur & Khalispur Distt. Jhajjar, Haryana, National Capital Region)

Drg. No. METL/LAY/1296ACS/01

Date	Scale
07-11-2025	1 : 3500

Drawn by:	Chkd by:	Approved by:
VM	SS,SM	SVG

Architect / Town Planner :-
RAM T. THAKUR
ARCHITECT
B. Arch., M.C.A. I.I.A
CA No. 80/5769

Owner Sign:
For Model Economic Township Ltd.
Authorised Signatory

Principal Architect :-
GJPM
RAM T. MATHUR AND ASSOCIATES (R.) LTD.
C-35, Guru Gobind Singh Marg, New Delhi-110003
T: 43580000 / F: 43580010
E: info@gjpmindia.com / W: www.gjpmindia.com

Owner:
Model Economic Township Limited
3rd Floor, 77-B, MG DD Road, Sector 10, Gurugram - 122 015 Haryana, India
Ph no. 0124-4827369
Model Economic Township Limited

Layout Plan Part 2 of 2

To be read with Licence no. 47 of 2026 dated 13/3/2026

This this layout plan for an additional area measuring 176.98750 acres in the already license granted area measuring 1319.76875 acres (License No. 16 of 2018 dated 29.02.2018, License No. 129 of 2019 dated 04.12.2019 & License No. 11 of 2021 dated 13.03.2021, License No. 64 of 2022 dated 24.05.2022 & License No. 111 of 2022 dated 19.08.2022) totaling area 1296.75625 acres (Drawing No. DTCP-29780-2 Dated: 25-03-2026) comprised of licence which is issued in respect of Industrial planted Colony being developed Model Economic Township Ltd. in the Revenue Estate of Villages- Bamnola, Bir Dadri, Dadri Toe, Yaqubpur, Sondhi, Fatehpur and Khalilpur, District Jhajjar is hereby approved subject to the following conditions:-

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20. That the colonizer/owner shall strictly comply with the directions issued vide notification no. MISC-478/22/2017-2TCP dated 11.10.2017.

(RAM AVTAR BASSI) JD (HQ) | (ABHINAV) AD (HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ H/Q) | (BHUVNESH KUMAR) CTP (HQ) | (AMIT KHATRI, IAS) DTCP (HQ)

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5	Area under proposed widning of SH-15A to 75M (Considering 37.5m on both side from centerline)		10.71540
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7	50% benefit of area under road widening	50% of 5	5.35770
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NET PLANNED AREA 1188.38202 ACRES

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		Permissible Percentage (%)		Permissible Landuse Area (acres)	Proposed Percentage (%)		Proposed Landuse Area (acres)
1	Minimum area under Industrial Plots	35% (Min.)		415.93	39.96%		474.94
2	Area Under Residential Component	25%	65%	297.10	17.91%	60.36%	212.83
3	Maximum Area under Commercial	5%(max.)		59.42	2.49%		29.58
4	Balance area under Roads, Greens and Public	35%		415.93	39.64%		471.03

Residential Affordable Group Housing

Sr. No	Sector	Street Name	Plot No	No. of Plots	Area	
					sqm	acres
1	SECTOR-8	STREET-B	AGH-2	1	40746.64	10.07
2	SECTOR-8	STREET-B	AGH-3	1	34654.36	8.56
3	SECTOR-8	STREET-B	AGH-4	1	31269.91	7.73
4	SECTOR-8	STREET-A	AGH-5	1	8418.94	2.08
5	SECTOR-8	STREET-A	AGH-6	1	11885.16	2.94
6	SECTOR-8	STREET-5	AGH-7	1	15296.31	3.78
7	SECTOR-8	STREET-5	AGH-8	1	12844.79	3.17
8	SECTOR-8	Pocket - K	AGH-01	1	9485.94	2.34
9	SECTOR-8	Pocket - M	AGH-09	1	8105.60	2.00
10	SECTOR-8	Pocket - M	AGH-10	1	25710.89	6.35
TOTAL AREA				10	198418.55	49.03

Residential General Group Housing

Sr. No	Category	Sector	Street Name	No. of Plots	Area	
					sqm	acres
1	GH	Sector -8	POCKET-D,MAIN-5	1	49615.36	12.26
				1	49615.36	12.26

Note: Facilities for General Group Housing will be provided inside the General Group Housing plots as per population achieved.

Phasewise "Change in layout" Details - Residential Sectors

S.no.		Detail	Area (acres) including U/Control	Status of Intec Registration	Change in Layout (acres)
1		Comprised Area Registered Plots	34.5510	Area registered vide IRERA- No. GR-305-2022 Dated 12-10-2022 (G & D Block)	0.00
			34.5540	Area registered vide IRERA- No. GR-395-2007 Dated 25-08-2018 (Block-I and Block-J) Extended	0.00
			1.1680	Plots proposed to be changed as per Phase above registration	0.00
			30.1575	Area registered vide IRERA- No. GR-305-2022 Dated 22-06-2022 (C & E Block)	0.00
			6.9705	Plots proposed to be changed as per Phase above IRERA registered area	0.00
			3.3500	Area registered vide IRERA- No. GR-306-2022 Dated 08.08.2022 (Supertech)	0.00
2		Phase 1	23.4713	Not to be Registered	11.36
3		Phase 2	12.8038	Not to be Registered	11.99
4		Phase 3	11.3178	Not to be Registered	5.92
5		Phase 4	17.5142	Not to be Registered	13.49
6		Phase 5	45.3087	Not to be Registered	33.16
7		Phase 6	2.1830	Plots Not to be Registered	0.00
8		Phase 7	36.1230	Not to be Registered as per phasing plan. Now IRERA registered vide IREGPA-PR-GR-305-2022 dated 14.10.2022 for 34.354 acres including 01 acres G. Block	0.00
9		Phase 8	11.3679	Not to be Registered	0.00
10		Phase 9	14.2610	Not to be Registered (Addl area due to cut)	0.00
11		Phase 10	21.4890	Not to be Registered	3.28
12		Phase 11	10.0868	Not to be Registered	9.28
Total			370.9025		96.56

Facilities to be Provided for Affordable Industrial Housing.

Population Achieved for four Plots @ Density of 600 Persons per 29418

S.No.	Area of Affordable Industrial Housing (Acres)	Required	Provided
1	AGH 1 (2.34 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
2	AGH 2 (10.07 Acres)	2 Community hall and 2 Anganwadi cum Creche	2 Community halls and 2 Anganwadi cum Creche
3	AGH 3 (8.56 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
4	AGH 4 (7.73 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
5	AGH 5 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Crechc	1 Community halls and 1 Anganwadi cum Creche
6	AGH 6 (2.94 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
7	AGH 7 (3.78 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
8	AGH 8 (2.79 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
9	AGH 9 (2.00 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
10	AGH 10 (6.35 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche

Residential Affordable & General Product mix matrix

S. No	Residential Type	Permissible		Provided	
		Area (acres)	%age	Area (acres)	%age
1	Affordable Group Housing & DDJAY Plots	155.86	75% (min.)	155.89	75.01%
2	General Group Housing & General Plotted	51.95	25% (max.)	51.93	24.99%
		207.81		207.81	

AREA STATEMENT OF VARIOUS PLOTS IN THE LAYOUT

S. NO.	SALEABLE LANDUSE	CATEGORY	Area of a Single Plots (acres)	No. of Plots Already Approved	No. of Plots New Plot added	Total Plots	Total Area in Each category (acres)	Total Area (acres)	Usage Saleable
	NET PLANNED AREA							1188.38202	
1	INDUSTRIAL	IA	28.80	1	0	1	25.91	474.94	39.96%
		IB	11.80	2	1	3	34.70		
		IC	6.02	1	1	2	20.88		
		ID	6.02	2	2	4	19.94		
		IE	3.02	4	1	5	23.57		
		IG	6.02	2	0	2	9.65		
		IH	5.92	3	0	3	7.91		
		II	6.02	5	0	5	14.75		
		IJ	7.02	7	0	7	17.70		
		IK	2.00	18	2	20	40.23		
		IL	1.50	31	2	33	31.97		
		IM	1.25	34	3	37	34.72		
		IN	1.00	75	2	77	61.66		
		IP	0.75	20	0	20	13.75		
		IQ	0.50	115	2	117	48.62		
		IR	0.25	360	10	370	74.85		
		WAREHOUSE	0.50	1	0	1	0.50		
		TOTAL		390	42	432			
2	COMMERCIAL (INDUSTRIAL)	COMM/IND-1	1.39	1	0	1	1.39	29.58	2.49%
		COMM/IND-2	1.49	1	0	1	1.49		
		COMM/IND-3	4.96	1	0	1	4.96		
		COMM-4	1.52	1	0	1	1.52		
		COMM-5	0.70	1	0	1	0.70		
		COMM-6	1.42	1	0	1	1.42		
		COMM/IND-7	1.68	1	0	1	1.68		
		COMM-8	1.72	1	0	1	1.72		
		COMM-9	0.76	1	0	1	0.76		
		EDUCN-10	3.84	0	1	1	3.84		
		Resch	0.959	0	1	1	0.959		
		Veg. Booth	0.007	0	1	1	0.007		
		Milk booth	0.007	1	0	1	0.007		
		Kiosk	0.056	0	24	24	0.56		
		R-COMM-1	3.36	1	0	1	3.36		
		R-COMM-2	0.87	1	0	1	0.87		
		R-COMM-3	0.32	1	0	1	0.32		
		R-COMM-4	1.67	1	0	1	1.67		
		COMM/RESI. PUMP - 07	0.86	1	0	1	0.86		
		R-COMM-8	3.65	1	0	1	3.65		
		R-COMM-11	1.14	0	1	1	1.14		
		R-COMM-12	3.36	0	1	1	3.36		
		Milk booth	0.01	2	9	11	0.075		
		Veg. Booth	0.01	1	0	1	0.007		
		TOTAL		18	40	58			
3	Affordable Group Housing	AGH-01	2.34	1	0	1	2.34	51.89	4.46%
		AGH-2	10.07	1	0	1	10.07		
		AGH-3	8.56	1	0	1	8.56		
		AGH-4	7.73	1	0	1	7.73		
		AGH-5	2.08	1	0	1	2.08		
		AGH-6	2.94	1	0	1	2.94		
		AGH-7	3.78	1	0	1	3.78		
		AGH-8	3.17	1	0	1	3.17		
		AGH-9	2.00	1	0	1	2.00		
		AGH-10	6.35	0	1	1	6.35		
		LABOUR DORMITORY	0.069	1	0	1	0.069		
			0.089	1	0	1	0.09		
			0.060	30	0	30	0.90		
			0.056	4	0	4	0.22		
			0.060	1	0	1	0.06		
			0.55	1	0	1	0.55		
		TOTAL		42	3	46			
4	General	GH-1	12.26	0	1	1	12.26	12.26	1.03%
		TOTAL		0	1	1			
S. NO.	SALEABLE LANDUSE	CATEGORY	Area of a Single Plots (acres)	No. of Plots Already Approved	New	Total Plots	Total Area in Each category (acres)	Total Area (acres)	Usage Saleable
5	Affordable Plotted	A1	349	332	467	1164	44.22	116.58	9.70%
		A2	111	109	2	133	4.75		
		B1	125	468	467	857	25.71		
		B2	125	17	25	42	1.77		
		C1	100	718	83	801	71.81		
		C2	90	58	37	95	1.95		
		D1	90	354	33	387	1.94		
		D2	75	4	0	4	0.09		
		E1	61	0	62	62	2.54		
		TOTAL		2035	1032	3067	164.50		
6	General Plotted	GA-1	492.52	0	57	57	4.51	44.69	3.76%
		GA-2	562.66	0	48	48	4.45		
		GA-3	375.10	0	10	10	1.97		
		GA-4	243.26	0	32	32	7.80		
		GA-5	284.73	0	45	45	8.14		
		GC-1		0	158	158	9.79		
		GC-2		0	9	9	0.84		
		GE (NOPE)	155	0	162	162	3.62		
		GF (NOPE)	93	0	178	178	1.82		
		Nursing Home	1000	1	1	2	0.56		
		Total		1	705	229	39.67		
		Club	2.00	1	0	1	2.00		
		Total		1	0	1	2.00		
		Hotel	1.00	1	0	1	1.00		
		Total		1	0	1	1.00		
		PETROL PUMP	1.00	1	0	1	1.00		
		Total		1	0	1	1.00		
		PUMP-07	0.86	1	0	1	0.86		
		Total		1	0	1	0.86		
		R-COMM-1	3.36	1	0	1	3.36		
		R-COMM-2	0.87	1	0	1	0.87		
		R-COMM-3	0.32	1	0	1	0.32		
		R-COMM-4	1.67	1	0	1	1.67		
		Total		4	0	4	7.08		
		R-COMM-8	3.65	1	0	1	3.65		
		R-COMM-11	1.14	0	1	1	1.14		
		R-COMM-12	3.36	0	1	1	3.36		
		Total		1	2	3	8.15		
		Milk booth	0.01	2	9	11	0.075		
		Veg. Booth	0.01	1	0	1	0.007		
		Total		3	9	12	0.08		
		Total		0	1	1	0.00		
		GRAND TOTAL						717.35	60.36%

Calculation of Affordable Plotted Colony (DDJAY)

S.No.	Description		Value	Unit
1	Total Saleable area achieved under Affordable Residential Plots		104.50	acres
2	Gross Area of the colony considering saleable area of 61%		171.31	acres
			2337	nos
3	Total no of Plots			
4	Population of the Colony	18 person/plot	60366	Persons
5	Density of the Colony		352	PPA
6	Green Area Required	7.5%	12.85	acres
7	Green Area provided	16.90%	28.95	acres
8	Commu.nity Area Required	10%	17.13	acres
9	Commu.nity Area Provided	10.3%	17.59	acres

Calculation of General Plotted Colony

S.Nos.	Description	Value	Unit
1	Total Saleable area achieved under Affordable Residential Plots	39.67	acres
2	Gross Area of the colony considering saleable area of 55%	72.38	acres
3	Total Nos. of Plots	727	Nos.
4	Population of the Colony	13034	Persons
5	Permissible Density	180-120	PPA
6	Achieved population density of the Colony	180.24	PPA
7	Tenured Green Area 2.5 sqm/person 7.77%	5.03	acres
8	Provided Green Area 11.62%	8.03	acres
9	Area of Organised green of area greater than 1 acres to be provided (6% of the gross area) 6%	3.31	acres
10	Area of Organised greens of area greater than 1 acres actually provided 4.18%	2.25	acres
11	Area of residential greens of area less than 1 acres to be provided (1% of the gross area) 1.03%	0.78	acres
12	Area of Organised greens of area less than 1 acres actually provided 2.43%	1.28	acres

Plot & Population Statement

Type	% (Required)	Nos.	% (Achieved)	Population	Remarks
A Cott.	20%	146	20.08%	2214	5persons/plot
B NFPS	25%	182	25.03%	2917	4.5 persons/plot
C General	55%	399	54.89%	5787	13.5 persons/plot
D Total no. of plots		727		10918	

FACILITIES FOR INDUSTRIAL/FORMATORY

AREA STATEMENT

S.No.	TYPE	SECTOR No.	STREET NAME/	PLOT No.	No. of PLOTS	AREA SQ. MT.)	AREA (ACRES)
1	FACILITY CENTER**	Sector -24	Street-Q	1	1	4963.00	1.23
2	SKILL DEVELOPMENT CENTRE	Sector -24	Street-Q				0.00
3	POLICE STATION	Sector -24	Street-Q	PS-01	1	4081.27	1.01
4	PARKING INCLUDING SHOPPING ROUET & CANTEEN	Sector -28	Street-NA	9	1	9484.00	2.34
5	ESI CLINIC	Sector -28	Street-F	3		2259.00	0.51
	TOTAL INDUSTRIAL FACILITIES					34825.53	8.96

**Note:- Facility Centre, can be sold to third parties, as in case of primary or nursery schools, provided for Covered allotted.

Facility/General Area to be provided for the general Plotted	Nos.		Area (acres)		Remarks
S. no. Facility	Population Norms	Area norms (acres)	Required	Provided	
1 Nursery School	One for every 2500 population	2.00	1	1	0.400
2 Primary School	One for every 5000 population	3.00	1	1	0.600
3 Dispensary	One for every 10000 population	1.00	1	1	0.200
4 Health Centre	One for every 20000 population	2.00	1	1	0.400
5 Police Post	One for every 20000 population	1.00	1	1	0.200
6 Multipurpose Hall	One for every 20000 population	2.00	1	1	0.400

FACILITIES FOR AFFORDABLE PLOTTED (DDJAY)

Sr. No	Category	Sector	No. of Plots	Area	
				sqm	acres
1	COMMUNITY CENTER - 01	Sector -8	1	8363.13	2.07
2	H IGH SC HOOL 2	Sector -8	1	8364.03	2.07
3	H IGH SC HOOL 1	Sector -8	1	8365.53	2.07
4	P. SCHOOL-1	Sector -8	1	2025.82	0.50
5	H IGH SC HOOL 5	Sector -8	1	8225.85	2.03
6	H IGH SC HOOL 3	Sector -8	1	8200.60	2.03
7	DISPENSARY-01	Sector -8	1	1214.75	0.30
8	PH-01 (ESS)	Sector -08	1	1900.42	0.47
9	PH-02 (ESS)	Sector -08	1	1012.50	0.25
10	PH-04 (ESS)	Sector -08	1	1012.50	0.25
11	DISPENSARY-02	Sector -8	1	1552.17	1.38
12	Primary School -03	Sector -8	1	2025.80	0.50
13	H IGH SC HOOL 4	Sector -9	1	11961.75	2.96
	TOTAL DDJAY PLOTTED FACILITIES		13	71165.25	17.59

Legend

Total Licensed Area 1027.31875 & 92.45000 acs (i.e. 16 of 2018, Lic. 129 of 2019, 11 of 2021 & Lic. 64 of 2022) i.e. 111 of 2022)

Licesan Applied Area 176.98750 acs
Ie Industrial Part = 54.30440 acs and
Ie Residential Part = 122.68310 acs

- Commercial
- General Group Housing
- Affordable Industrial Housing
- Public Utility
- Facilities
- Green Belt/Green
- Undetermined Area
- Drain/Chanar Water Channel
- Pandayaar Route
- Metalled Road
- Other's Land (O.L.)
- NPNL Plots
- EWS Plots
- STP Channel/Pipeline No - 8

11 KV Temporary HT Line to be Dismantled after under Ground network is Laid with 7.75 m site side R.O.W. shown which will falling Front/ side setback of the plot.

TITLE:

Revised & Combined Layout Plan for additional area measuring 176.98750 acres added to already licensed area of 1027.31875 acres vide lic. no. 16 of 2018, lic. no. 129 of 2019, 11 of 2021 & 64 of 2022 & 92.45000 acres vide lic. no. 111 of 2022 area, with total layout area of 1296.75625 acres, being developed by Model Economic Township, located in Village Bamnola, Bid Dadri, Dadri Tol, Yaqubpur, Sondhi, Fatehpur & Khalilpur Distt. Jhajjar, Haryana, National Capital Region)

N

Drg. No. METL/LAY/1296ACS/02

Date	Scale
07-11-2025	1 : 3500

Drawn by:	Chkd by:	Approved by:
VM	SS,SM	SVG

Architect / Town Planner Sign

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A., I.I.A CA No. 80/5769

Owner Sign:

For Model Economic Township Ltd.

Authorised Signatory

Principal Architect

GIAN P. MATHUR AND ASSOCIATES PVT. LTD. C-10, Rsv Of Kalkaji, New Delhi-110019 T - 46060500 / F 46060510 E - info@gpmindia.com / W - www.gpmindia.com

Owner:

Model Economic Township Limited
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