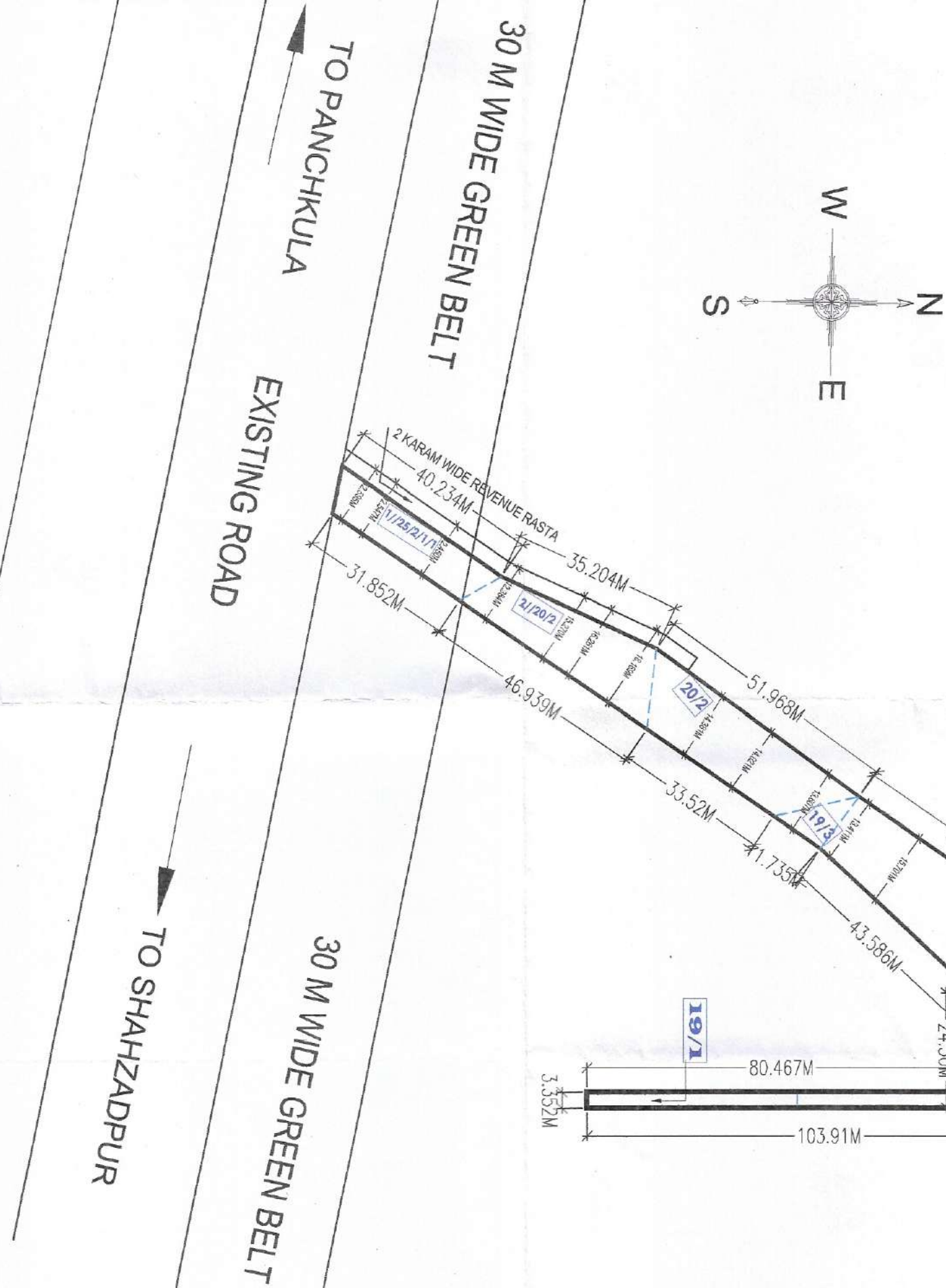


DESCRIPTION				AREA IN SQ.MT.	%	AREA IN ACRE
TOTAL AREA OR LAND = (A)				78357.257	100	19.3625
AREA UNDER 30.0 M GREEN BELT ( B )				301.500	-	0.0745
BALANCE SITE AREA (A- B) = C				78055.757	-	19.2880
ADD 50% AREA OF 30.0M GREEN BELT = D				150.750	-	0.0373
Area falling under Undetermined Area (UD 1 +UD 2 + UD 3 + UD 4) = E				2747.232	-	0.6789
NET PLANNING AREA F = C+D+E				78459.275	-	18.6664
PERMISSIBLE AREA UNDER INDUSTRIAL USE (MIN 45%) ON NET PLANNING				35956.674	45.00%	8.3909
PROPOSED AREA UNDER INDUSTRIAL USE (62.94%)				47492.044	62.94%	11.7356
PERMISSIBLE AREA UNDER RESIDENTIAL USE (15%)				11318.891	15.00%	2.7970
PROPOSED AREA UNDER RESIDENTIAL USE				-	-	-
PERMISSIBLE AREA UNDER COMMERCIAL USE (9%)				3777.964	5.00%	0.9323
PROPOSED AREA UNDER COMMERCIAL USE				-	-	-
TOTAL PERMISSIBLE SALEABLE AREA (65%)				49048.529	65%	12.1202
PROPOSED SALEABLE AREA (62.94%)				47492.044	62.94%	11.7356
PLLOT NO	CATEGORY	WIDTH	DEPTH	AREA IN SQ.MT	NOS. OF PLOT	TOTAL AREA IN SQ.MT.
1 TO 4	J	23.942	45.701	1094.173	4	4376.693
5	M5	AS PER SITE	17.311	514.976	1	514.976
6	M4	AS PER SITE	17.311	516.733	1	516.733
7	M3	AS PER SITE	17.311	518.490	1	518.490
8	M2	AS PER SITE	17.311	520.239	1	520.239
9	M1	AS PER SITE	11.684	352.109	1	511.167
		AS PER SITE	5.627	139.058		
	N2	AS PER SITE	19.246	679.615	1	679.615
	N1	AS PER SITE	18.430	682.223	1	682.223
11	N	AS PER SITE	17.685	514.200	1	514.200
12	N	AS PER SITE	17.386	36.550	1	635.458
13	L1	17.375	36.550	635.056	4	2540.225
14 TO 17	L	17.375	36.550	635.056	5	2570.684
18 TO 22	M	17.311	29.700	514.137	5	2570.684
23 TO 28	H	16.352	28.499	466.016	6	2796.094
29	K	16.000	28.649	458.384	1	458.384
30	K1	AS PER SITE	28.649	645.448	1	645.448
31 TO 32	G	26.479	19.499	516.314	2	1032.628
33	G1	19.499	25.577	498.726	1	498.726
34 TO 37	E	15.088	23.470	354.115	4	1416.461
38 TO 43	F	19.744	49.056	968.562	6	5811.370
44 TO 46	C	20.862	49.056	1023.406	3	3070.219
47 TO 54	D	16.764	22.675	380.124	8	3040.990
55	B1	20.731	30.350	629.186	1	629.186
56 TO 61	B	14.000	30.350	424.900	11	4673.900
71 TO 75	B2	16.587	30.350	503.415	9	4530.739
76	B3	AS PER SITE	30.350	823.805	1	823.805
77	A1	22.056	30.000	661.680	1	661.680
78 TO 80	A	15.000	30.000	450.000	3	1350.000
81 & 82	A2	16.587	30.000	497.610	2	995.220
83	A3	15.883	30.000	476.490	1	476.490
TOTAL AREA				47492.044	83	47492.044
						11.7356
						62.94%
						Acres



UD AREA DETAIL	
UD 1	223.953 SQ.MT.
UD 2	1487.828 SQ.MT.
UD 3	398.798 SQ.MT.
UD 4	638.693 SQ.MT.
TOTAL AREA = 2747.232 SQ.MT.	

LEGEND	
ESS	569.342 SQ.MT.
ETP	450 SQ.MT.
WTP	200 SQ.MT.



To be read with Licence No. 143 of 2025 Dated 12-08-2025.

This layout plan for area measuring 19.3625 acres (Dwelling No. DTP/11328, Dated: 13-08-2025) in respect of Industrial Plotted Colony in the revenue estate of village Kakkur Majra & Bichpuri, Sub-Tehsil Shahzadpur, District Ambala being developed by Ganpati Infra. 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 provisions of the DTP/11328, for the modification of layout plans of the colony.
- That the revenue road (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 DTP/ 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 proposal of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters 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 access 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.
- Access/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 action 3(3)(ii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through site 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 all the services of the colony 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. 19/6/2016-59 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.

For Ganpati Infra Partner

(SANTAPAL JOLING)

(KARAN KUMAR AJP (HO))

(DIVYA BIRGA)

(HITESH SHARMA) STP (HO)

(BHUVNESH KUMAR) CTP (HO)

(AMIT KAKRA) AS DTP (HO)

LAND MEASURING 19.3625 ACRES AT VILL - KAKKAD MAJRA & BICHPURI FOR MIS GANPATI INFRA

SANDEEP AGRAWA CA/2008/42063 ARCHITECTS SIGN.

OWNER/AUTH. SIGN.