

U/D AREA DETAILS		
1	U/D -01	1235.237
2	U/D -02	185.859
3	U/D -03	641.973
Total		2063.0690
2063.069 Sq.Mts. Or 0.5098 Acre		

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL SITE AREA OF THE SCHEME - (A)	21.2979	-	10(MINIMUM)	-
2	AREA UNDER GREEN BELT - (B)	4.7200	-	-	-
3	AREA UNDER UNDECIDED LAND - (C)	0.5098	-	-	-
4	BALANCE SITE AREA = (A - (B + C)) - (D)	16.0681	-	-	-
5	50% AREA UNDER GREEN BELT - (E)	2.3600	-	-	-
6	NET PLANNED AREA = (D + E)	18.4281	-	-	-
7	AREA UNDER INDUSTRIAL PLOTS	8.6826	47.12%	8.2926	45%(MINIMUM)
8	AREA UNDER COMMERCIAL PLOTS	NIL	NIL	0.9214	5%(MINIMUM)
9	AREA UNDER RESIDENTIAL PLOTS	NIL	NIL	2.7642	15%(MINIMUM)
10	TOTAL SALEABLE AREA	8.6826	47.12%	11.9783	65%(MAXIMUM)
11	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES / RESERVE LAND	9.7455	52.88%	6.4498	35%(MINIMUM)

DETAIL OF INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)	
1	1	As Per Site	319.053	1	319.053	
2	2	As Per Site	414.183	1	414.183	
3	03 To 13	12.470 X 33.530	418.119	23	9616.737	
4	14	As Per Site	241.819	1	241.819	
5	15	As Per Site	172.364	1	172.364	
6	16 To 21	9.145 X 22.860	209.055	31	6480.705	
7	22	As Per Site	192.431	1	192.431	
8	23	As Per Site	562.768	1	562.768	
9	38	As Per Site	404.453	1	404.453	
10	46	As Per Site	206.855	1	206.855	
11	47	As Per Site	541.031	1	541.031	
12	48 To 53	12.190 X 30.480	371.551	6	2229.306	
13	54	As Per Site	348.155	1	348.155	
14	55	As Per Site	205.095	1	205.095	
15	56	As Per Site	189.863	1	189.863	
16	57	As Per Site	176.513	1	176.513	
17	58	As Per Site	163.162	1	163.162	
18	59	As Per Site	214.215	1	214.215	
19	60 To 65	9.565 X 27.430	262.368	6	1574.208	
20	66	As Per Site	747.973	1	747.973	
21	67	As Per Site	947.628	1	947.628	
22	68 & 69	11.625 X 33.530	389.786	2	779.572	
23	82	As Per Site	364.960	1	364.960	
24	83 To 92	9.140 X 28.195	257.702	17	4380.934	
25	93	As Per Site	430.226	1	430.226	
26	94	As Per Site	339.090	1	339.090	
27	102	As Per Site	545.199	1	545.199	
28	103	As Per Site	222.791	1	222.791	
29	108	As Per Site	276.823	1	276.823	
30	109	As Per Site	426.323	1	426.323	
31	110	As Per Site	374.314	1	374.314	
32	111	As Per Site	322.306	1	322.306	
33	112	As Per Site	270.297	1	270.297	
34	113	As Per Site	218.289	1	218.289	
35	114	As Per Site	237.394	1	237.394	
Total				114	35137.035	
Total Industrial Saleable Area = 35,137.035 Sq.Mts. Or 8.6826 Acre						

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 21.2979 ACRE BELONGS TO M/S NAVDESH ASSOCIATES LLP AT SECTOR -18 VILLAGE KAKRU & VILLAGE SULTANPUR TEHSIL & DISTT. AMBALA (HARYANA)

M/S NAVDESH ASSOCIATES LLP

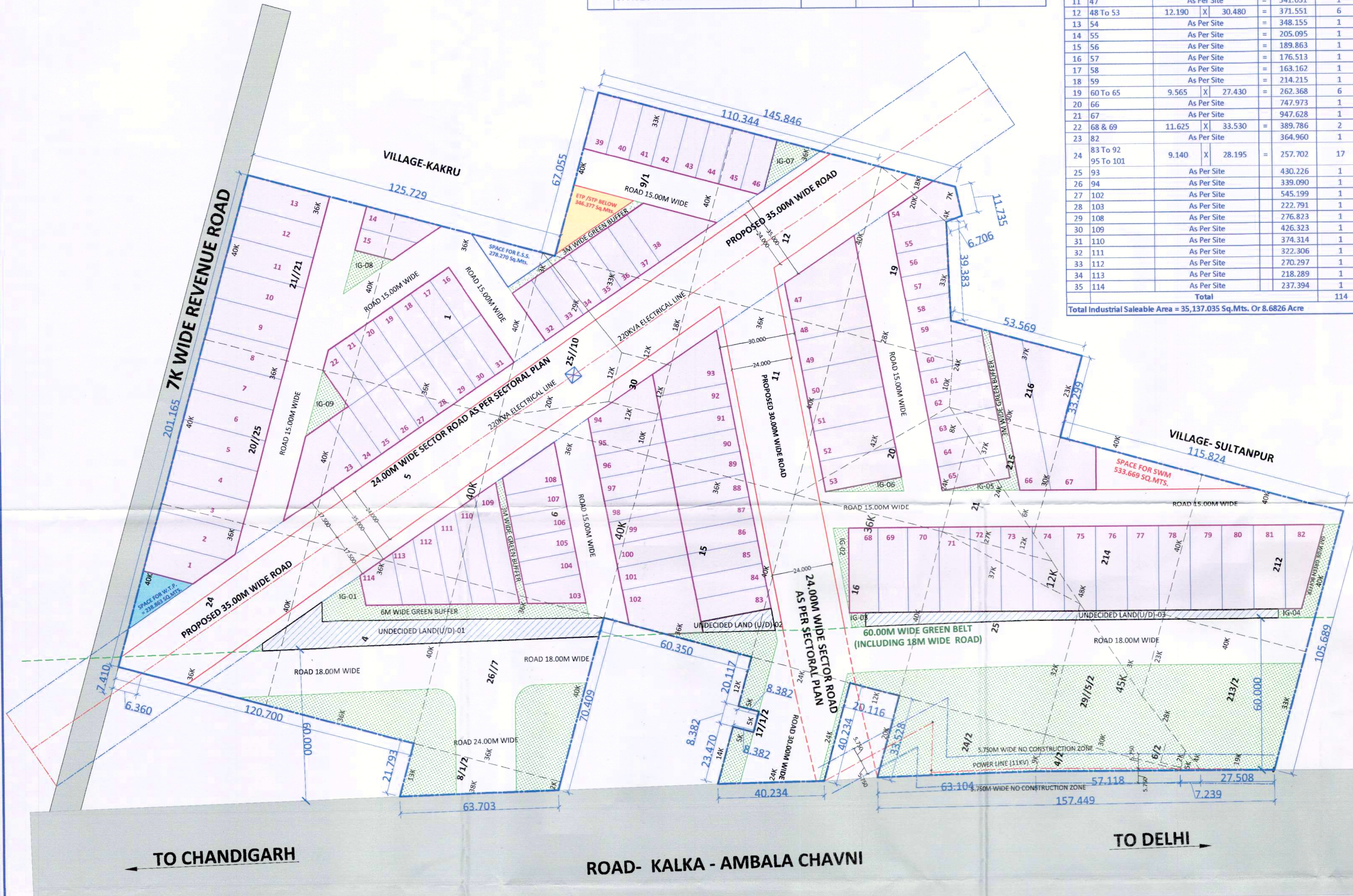
To be read with License No. 51 of 2026 Dated 17-03-2026

LC-5681

That this Layout Plan for area measuring 21.2979 acres (Drawing No. DTCP/ 11910 Dated: 17-03-2026) in respect of Industrial Plotted Colony in the revenue estate of village Kakru & Sultanpur, in Sector-18B, Ambala being developed by Navdesh Associates LLP, 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 12meters 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 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 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 coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAMAN KUMAR) ATP (HQ) (BABITA GUPTA) DTP (HQ) (HSHAM) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR) (SATYAPAL) JD(HQ)

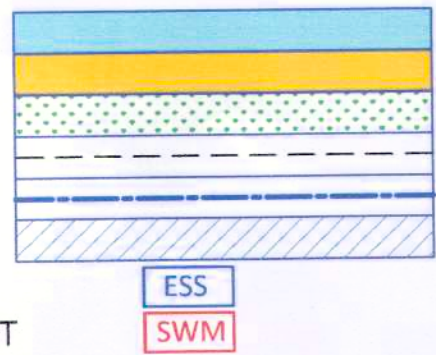


LAYOUT PLAN

NIRMAAN ASSOCIATES

an architecture studio
ARCHITECTS, INTERIOR DESIGNERS
LANDSCAPERS TOWN PLANNERS & ENGINEERS
Office:- SHOW ROOM-2, 1ST FLOOR,
SECTOR - 11, PANCHKULA, HARYANA
(TRICITY CHANDIGARH)
PHONE NO. 0172-5004498, 172-4064498, 9814168979
EMAIL :- nirmaanaassociates@gmail.com

LEGEND:
UGT
STP/ETP
OPEN SPACES/IG
KILLA LINE
SCHEME BOUNDARY
UNDIVIDED LAND (U/D)
ESS
SOLID WASTE MANAGEMENT



ABBREVIATIONS-

ESS = ELECTRIC SUB STATION
UGT = UNDERGROUND WATER TANK
ETP = EFFLUENT TREATMENT PLANT
IG = INCIDENTAL GREEN
SWM = SOLID WASTE MANAGEMENT
U/D = UNDECIDED LAND

(SCALE-N.T.S.)



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

AR. AMITA SAINI
Urban Planner,
Architect
M. Plan. Barch. AIA, AIV
Regd. No. CA/2016/75704
TP No. AITP/2025/0009