

To be read with License No. 130 of 2026 Dated 07/07/2026

That this Layout Plan for area measuring 49.89375 acres (Drawing No. DTCP/12348 Dated: 07-07-2026) in respect of Industrial Plotted Colony in revenue estate of village Jhanjhari & Dadpur, Tehsil-Nilokheri, District-Karnal being developed by INR Constructions, K.M. Build Estate Pvt. Ltd. and others in collaboration with INR Constructions 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 Industrial plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- No Residential plot will derive an access from less than 9.0 meters wide road would mean a minimum clear width of 9.0 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 HSPV 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-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-SP 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.

Ramay (RAMAN KUMAR) ATP (HQ)
 Babita (BABITA GUPTA) DTP (HQ)
 Hitesh (HITESH SHARMA) STP (HQ)
 Bhuvnesh (BHUVNESH KUMAR) CTP (HR)
 Amit (AMIT KHATRI, IAS) DTCP (HR)
 Gurpreet (GURPREET) JD(HQ)

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY UNDER EPP-2015 OVER AN AREA MEASURING 49.89375 ACRES IN THE REVENUE ESTATE OF VILL. JHANJHARI & DADPUR, TEH. NILOKHERI & DISTT. KARNAL, HARYANA, BEING DEVELOPED BY - M/s. INR CONSTRUCTIONS.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	49.89375	-	-	-
2	AREA UNDER 30M WIDE GREEN BELT	0.4346	-	-	-
3	BALANCE AREA	49.45915	-	-	-
4	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT	0.2173	-	-	-
5	NET PLANNED AREA	49.67645	-	-	-
6	AREA UNDER AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY	10.2817	20.70%	12.4191	25%(MAXIMUM)
7	AREA UNDER COMMERCIAL	1.6824	3.39%		
8	AREA UNDER INDUSTRIAL PLOTS	20.0673	40.40%	19.8706	40%(MINIMUM)
9	TOTAL SALEABLE AREA (6 + 7 + 8)	32.0314	64.48%	32.2897	65%(MAXIMUM)
10	GREEN AREA / OPEN SPACE/ I.G. / ROADS / SERVICES / COMMUNITY FACILITIES	17.6450	35.52%	17.3867	35%(MINIMUM)

S.NO.	CATEGORY	SIZE (IN METERS)	AREA (SQM)	AREA (SQM)	NO. OF PLOTS	TOTAL (SQM)
1	M	15.70 X 23.47	440.70	368.48	4	1473.92
2	M1	15.70 X 23.47	442.95	370.36	1	370.36
3	N	14.18 X 30.48	516.92	432.21	20	12338.00
4	N1	13.66 X 30.48	497.97	416.36	2	812.72
5	O	13.41 X 29.80	477.05	399.62	5	1995.10
6	O1	AS PER PLAN	469.90	392.29	1	392.29
7	O2	AS PER PLAN	453.79	379.42	1	379.42
8	O3	AS PER PLAN	437.69	365.96	1	365.96
9	O4	AS PER PLAN	375.22	313.73	1	313.73
10	O5	AS PER PLAN	362.52	303.11	1	303.11
11	P	11.87 X 26.025	309.47	308.92	13	4015.96
12	P1	12.96 X 26.025	403.39	337.28	1	337.28
13	Q	12.65 X 26.025	389.75	329.42	22	7242.84
14	Q1	13.12 X 26.025	408.37	341.45	2	682.90
15	R	12.20 X 26.025	379.74	317.51	18	5715.18
16	R1	11.98 X 26.025	372.89	311.78	1	311.78
17	R2	11.65 X 26.025	362.62	303.19	1	303.19
18	R3	12.81 X 26.025	398.72	333.38	5	1666.90
19	R4	12.70 X 26.025	395.30	330.52	1	330.52
20	S	13.11 X 26.025	408.06	341.19	32	10910.88
21	S1	13.09 X 26.025	407.44	340.67	5	1703.35
22	S2	AS PER PLAN	417.58	349.15	1	349.15
23	S3	AS PER PLAN	449.58	375.90	1	375.90
24	S4	AS PER PLAN	529.50	435.20	1	435.20
25	T	12.29 X 26.025	379.74	317.51	5	1587.55
26	T1	AS PER PLAN	445.65	372.62	1	372.62
27	U	13.95 X 30.00	508.53	418.60	2	827.14
28	U1	13.90 X 30.00	498.73	417.00	1	417.00
29	V	14.81 X 28.40	501.04	426.60	10	4266.00
30	V1	14.80 X 28.40	502.70	420.32	2	840.64
31	V2	13.87 X 28.40	471.12	393.91	4	1575.64
32	V3	13.89 X 28.40	471.80	394.48	2	786.96
33	W	13.67 X 38.02	621.60	519.73	20	10394.60
34	W1	13.56 X 38.02	616.60	515.55	2	1031.10
35	X	13.72 X 38.03	624.04	521.77	9	4605.93
36	X1	11.735 X 43.06	604.35	505.31	2	1010.62
37	X2	13.98 X 38.03	635.87	531.66	1	531.66
38					210	83209.84 SQMT
						20.0673 ACRES 40.40%

S.NO.	PARTICULARS	AREA (SQMT)
1	GREEN-I	418.48
2	GREEN-II	815.77
3	GREEN-III	537.67
4	GREEN-IV	1221.65
5	GREEN-V	1494.46
6	GREEN-VI	5164.92 SQMT
7	TOTAL	1.2762 ACRES

S.NO.	CATEGORY	SIZE (IN METERS)	AREA (SQM)	AREA (SQMT)	NO. OF PLOTS	TOTAL (SQMT)
1	A	7.55 X 19.81	178.89	149.57	61	9123.77
2	A1	7.42 X 19.81	175.80	146.99	28	4115.72
3	A2	7.31 X 19.81	173.19	144.81	2	289.62
4	B	8.20 X 18.29	179.38	149.98	4	599.92
5	C	7.32 X 15.06	131.85	110.24	4	440.96
6	C1	7.30 X 15.06	131.49	109.94	1	109.94
7	D	7.32 X 19.80	173.35	144.94	14	2029.16
8	E	7.32 X 15.24	133.43	111.56	20	2231.20
9	E1	7.28 X 15.24	132.70	110.95	1	110.95
10	F	7.32 X 19.58	171.42	143.33	19	2732.27
11	F1	7.40 X 19.58	173.29	144.89	1	144.89
12	G	7.66 X 19.51	178.74	149.45	42	6276.90
13	H	7.66 X 19.58	179.38	149.98	52	7798.96
14	I	6.71 X 18.80	150.88	126.15	14	1766.10
15	I1	6.69 X 16.46	131.70	110.12	2	220.24
16	J	6.71 X 18.78	150.71	126.01	7	882.07
17	K	6.10 X 15.09	110.09	92.05	18	1656.90
18	K1	AS PER PLAN	151.43	126.61	1	126.61
19	K2	AS PER PLAN	118.86	99.38	1	99.38
20	K3	AS PER PLAN	114.40	95.65	1	95.65
21	K4	AS PER PLAN	109.60	91.64	1	91.64
22	L	6.25 X 13.42	100.32	83.88	7	587.16
23	L1	6.54 X 13.42	104.97	87.77	1	87.77
24					302	41608.78 SQMT
						10.2817 ACRES 20.70%

S.NO.	PARTICULARS	AREA (ACRE)	AREA (SQMT)	AREA (%)
1	SALEABLE AREA / PLOTTED AREA	10.2817	-	-
2	GROSS SITE AREA (PLOTTED AREA/61%)	16.8553	-	-
3	REQUIRED AREA FOR PARK/GREEN	1.2641	5115.62	7.50%
4	PROPOSED AREA FOR PARK/GREEN	1.2762	5164.92	7.57%
5	REQUIRED AREA FOR COMMUNITY FACILITIES	1.6855	6820.97	10.00%
6	PROPOSED AREA FOR COMMUNITY FACILITIES	1.7061	6904.51	10.12%

S.NO.	DESCRIPTION	16.8553 ACRES
1	GROSS SITE AREA	16.8553 ACRES
2	NUMBER OF RESIDENTIAL PLOTS	302
3	DWELLING UNITS ALLOWED	4
4	POPULATION ALLOWED PER UNIT	4.5
5	DENSITY CALCULATION:	
	(S.NO. 1 X S.NO. 3 X S.NO. 4 = POPULATION)	302 X 4 X 4.5 = 5436.00 PERSONS
	(POPULATION / GROSS SITE AREA = PPA)	5436.00 / 16.8553 = 322.51 PPA
	SAY	= 323 PPA
	(PERMISSIBLE DENSITY: 240 PPA TO 400 PPA)	

ABBREVIATIONS-

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

(SCALE-N.T.S.)



For INR CONSTRUCTIONS
 Naveen
 Auth. Signatory



SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER



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LEGEND:

ESS
 PARKS/OPEN SPACES/IG
 KILLA LINE
 SCHEME BOUNDARY
 EXISTING ROAD
 UGT/WTP
 CETP
 COMMUNITY FACILITIES
 RESIDENTIAL PLOTS
 INDUSTRIAL PLOTS

