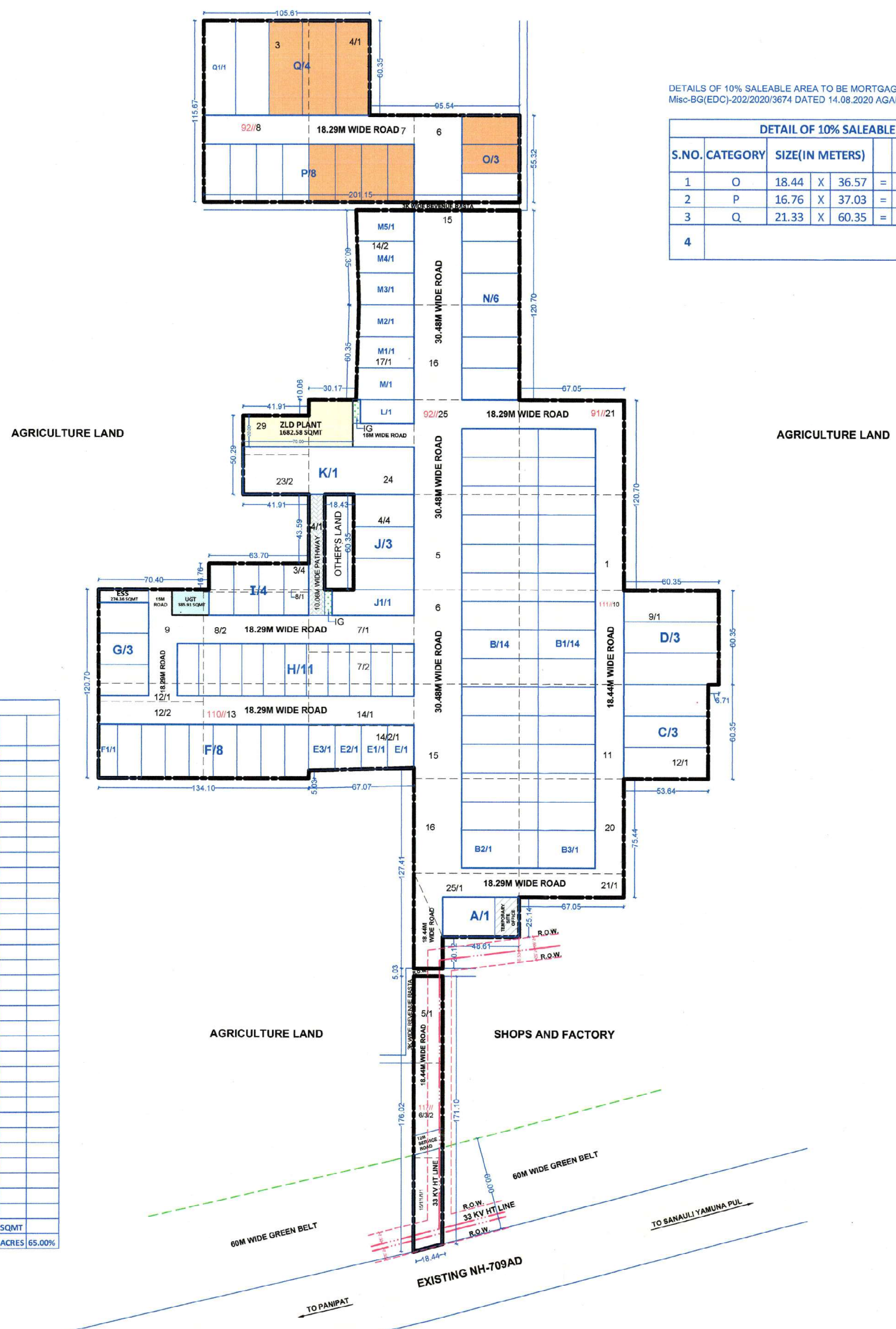


**PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 29.30 ACRES IN THE REVENUE ESTATE OF VILL. KURAR TEH. BAPOLI & DISTT. PANIPAT (HARYANA)- M/s PANIPAT INDUSTRIAL PARK.**

DETAILS OF 10% SALEABLE AREA TO BE MORTGAGED UNDER POLICY MEMO NO. Misc-BG(EDC)-202/2020/3674 DATED 14.08.2020 AGAINST BANK GUARANTEE OF UOI

DETAIL OF 10% SALEABLE AREA(TO BE MORTGAGE)						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	O	18.44	X 36.57	= 674.35	2	= 1348.70
2	P	16.76	X 37.03	= 620.62	4	= 2482.48
3	Q	21.33	X 60.35	= 1287.27	3	= 3861.81
4					9	= 7692.99 SQMT
						1.90 ACRES



DETAIL OF INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	25.14	X 48.61	= 1222.06	1	= 1222.06
2	B	18.29	X 48.76	= 891.82	14	= 12485.48
3	B1	18.29	X 36.57	= 668.87	14	= 9364.18
4	B2	24.20	X 48.76	= 1179.99	1	= 1179.99
5	B3	24.20	X 36.57	= 884.99	1	= 884.99
6	C	20.12	X 53.64	= 1079.24	3	= 3237.72
7	D	20.12	X 60.35	= 1214.24	3	= 3642.72
8	E	AS PER PLAN		= 463.69	1	= 463.69
9	E1	AS PER PLAN		= 470.46	1	= 470.46
10	E2	AS PER PLAN		= 477.49	1	= 477.49
11	E3	AS PER PLAN		= 484.53	1	= 484.53
12	F	15.24	X 34.15	= 520.45	8	= 4163.60
13	F1	12.18	X 34.15	= 415.95	1	= 415.95
14	G	19.89	X 31.94	= 635.29	3	= 1905.87
15	H	13.72	X 33.52	= 459.89	11	= 5058.79
16	I	15.93	X 33.21	= 529.04	4	= 2116.16
17	J	20.12	X 38.56	= 775.83	3	= 2327.49
18	J1	16.45	X 52.15	= 857.87	1	= 857.87
19	K	30.29	X 108.96	= 3300.40	1	= 3300.40
20	L	15.06	X 34.14	= 514.15	1	= 514.15
21	M	AS PER PLAN		= 736.39	1	= 736.39
22	M1	AS PER PLAN		= 725.12	1	= 725.12
23	M2	AS PER PLAN		= 713.85	1	= 713.85
24	M3	AS PER PLAN		= 713.85	1	= 713.85
25	M4	AS PER PLAN		= 725.13	1	= 725.13
26	M5	AS PER PLAN		= 735.66	1	= 735.66
27	N	20.12	X 36.57	= 735.79	6	= 4414.74
28	O	18.44	X 36.57	= 674.35	3	= 2023.05
29	P	16.76	X 37.03	= 620.62	8	= 4964.96
30	Q	21.33	X 60.35	= 1287.27	4	= 5149.08
31	Q1	20.29	X 60.35	= 1224.50	1	= 1224.50
32					102	76699.92 SQMT
						18.9529 ACRES (65.00%)

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	29.30	-	-	-
2	AREA UNDER 60M WIDE GREEN BELT	0.2829	-	-	-
3	BALANCE AREA	29.0171	-	-	-
4	50% BENEFIT OF AREA UNDER 60M WIDE GREEN BELT	0.14145	-	-	-
5	NET PLANNED AREA	29.15855	-	-	-
6	AREA UNDER RESIDENTIAL	0.0000	0.00%	5.8317	20%(MAXIMUM)
7	AREA UNDER COMMERCIAL	0.0000	0.00%	1.4579	5%(MAXIMUM)
8	AREA UNDER INDUSTRIAL PLOTS	18.9529	65.00%	11.6634	40%(MINIMUM)
9	TOTAL SALEABLE AREA( 6 + 7 + 8 )	18.9529	65.00%	18.9530	65%(MAXIMUM)
10	GREEN AREA / OPEN SPACE/ I.G. / ROADS / SERVICES	10.2056	35.00%	10.2054	35%(MINIMUM)

M/s PANIPAT INDUSTRIAL PARK

M/S PANIPAT INDUSTRIAL PARK

SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER

To be read with Licence No. 225 of 2025 Dated 14/11/2025

LC-5522

This layout plan for an area measuring 29.30 acres (Drawing No. DTCP-11616 Dated: 14-11-25) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Panpat Industrial Park in collaboration with land owners falling in Revenue Estate of Village Kurar, Tehsil-Bapoli, District-Panipat is hereby approved subject to the following conditions:-

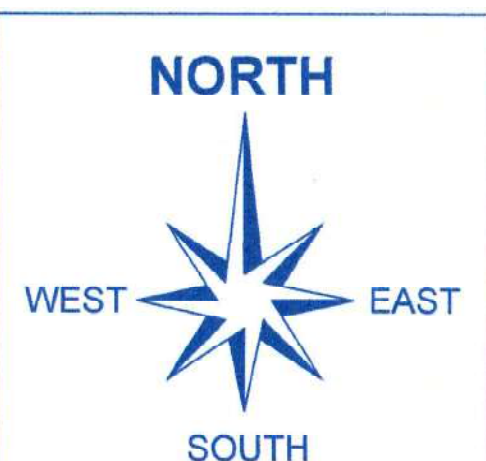
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be got approved from this Department 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 HSNP 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.
- 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. 22/52/2005-5P 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-478/22/2017-2T/CP dated 11.10.2017.

(RAM AJTAR BASSI) (RAMNEEK) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS)  
 JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)



**LEGEND:**  
 UGT  
 ZLD  
 ESS  
 PARKS/OPEN SPACES/IG  
 KILLA LINE  
 SCHEME BOUNDARY  
 60M WIDE GREEN BELT  
 REVENUE RASTA  
 33 KV HT LINE

**ABBREVIATIONS-**  
 ESS = ELECTRIC SUB STATION  
 UGT = UNDERGROUND WATER TANK  
 ZLD = ZERO LIQUID DISCHARGE  
 IG = INCIDENTAL GREEN



(SCALE-N.T.S.)

ADDRESS: SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARK, CHANDIGARH-160009  
 CONTACT: +91-98138-00375, +91-172-4785520  
 EMAIL: divinearchitects1@gmail.com