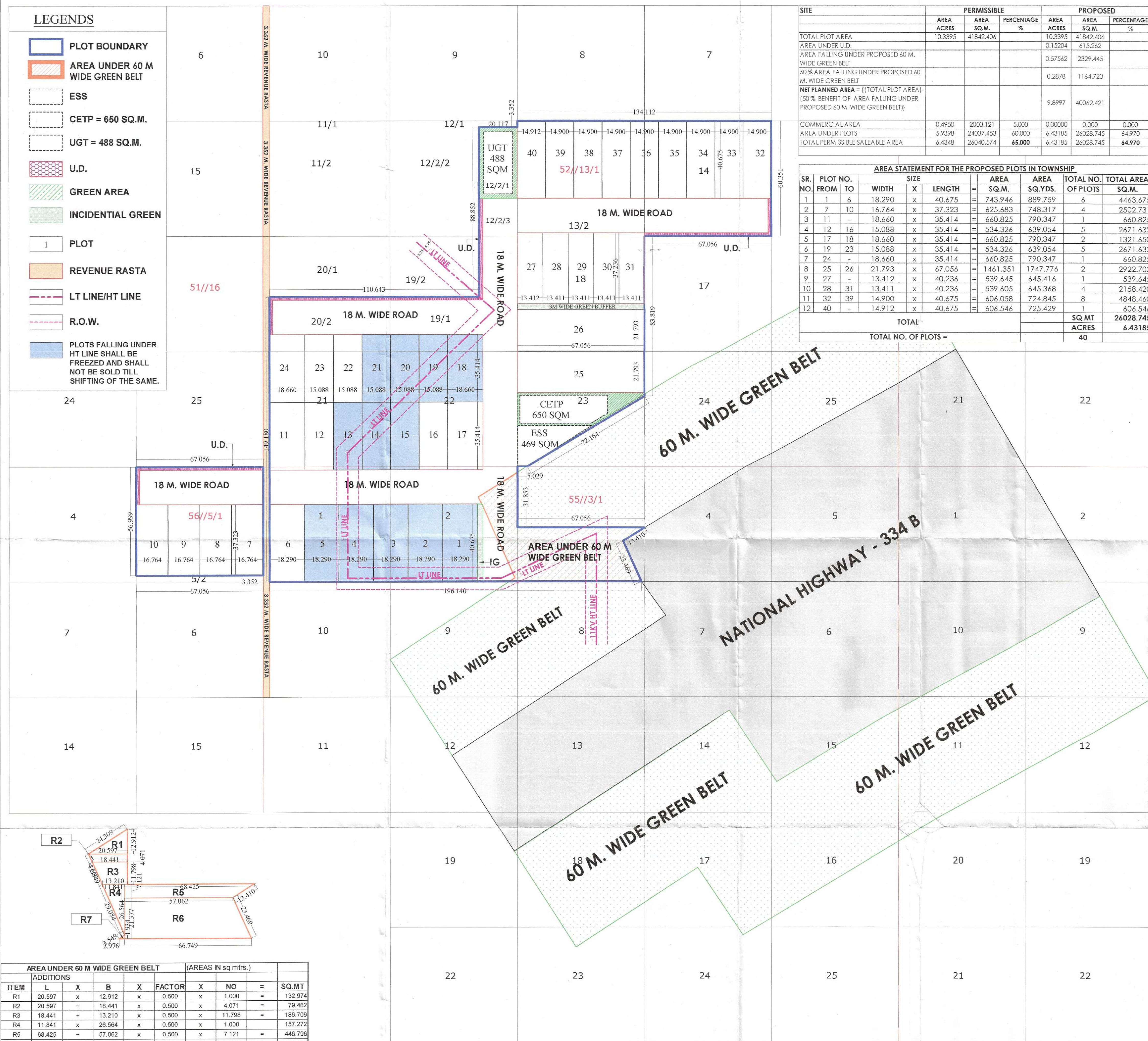


|                                                                                   |                                                                                                      |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  | <b>PLOT BOUNDARY</b>                                                                                 |
|  | <b>AREA UNDER 60 M WIDE GREEN BELT</b>                                                               |
|  | <b>ESS</b>                                                                                           |
|  | <b>CETP = 650 SQ.M.</b>                                                                              |
|  | <b>UGT = 488 SQ.M.</b>                                                                               |
|  | <b>U.D.</b>                                                                                          |
|  | <b>GREEN AREA</b>                                                                                    |
|  | <b>INCIDENTIAL GREEN</b>                                                                             |
|  | <b>PLOT</b>                                                                                          |
|  | <b>REVENUE RASTA</b>                                                                                 |
|  | <b>LT LINE/HT LINE</b>                                                                               |
|  | <b>R.O.W.</b>                                                                                        |
|  | <b>PLOTS FALLING UNDER HT LINE SHALL BE FREETED AND SHALL NOT BE SOLD TILL SHIFTING OF THE SAME.</b> |



| SITE                                                                                                              | PERMISSIBLE   |               |                 | PROPOSED      |               |                 |
|-------------------------------------------------------------------------------------------------------------------|---------------|---------------|-----------------|---------------|---------------|-----------------|
|                                                                                                                   | AREA<br>ACRES | AREA<br>SQ.M. | PERCENTAGE<br>% | AREA<br>ACRES | AREA<br>SQ.M. | PERCENTAGE<br>% |
| TOTAL PLOT AREA                                                                                                   | 10.3395       | 41642.406     |                 | 10.3395       | 41642.406     |                 |
| AREA UNDER U.D.                                                                                                   |               |               |                 | 0.15204       | 615.262       |                 |
| AREA FALLING UNDER PROPOSED 60 M. WIDE GREEN BELT                                                                 |               |               |                 | 0.57562       | 2329.445      |                 |
| 50 % AREA FALLING UNDER PROPOSED 60 M. WIDE GREEN BELT                                                            |               |               |                 | 0.2878        | 1164.723      |                 |
| <b>NET PLANNED AREA = ((TOTAL PLOT AREA)-(50 % BENEFIT OF AREA FALLING UNDER PROPOSED 60 M. WIDE GREEN BELT))</b> |               |               |                 | 9.8997        | 40062.421     |                 |
| COMMERCIAL AREA                                                                                                   | 0.4950        | 2003.121      | 5.000           | 0.00000       | 0.000         | 0.000           |
| AREA UNDER PLOTS                                                                                                  | 5.9398        | 24037.453     | 60.000          | 6.43185       | 26028.745     | 64.970          |
| TOTAL PERMISSIBLE SALEABLE AREA                                                                                   | 6.4348        | 26040.574     | <b>65.000</b>   | 6.43185       | 26028.745     | <b>64.970</b>   |

| AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP |          |    |        |   |        |   |          |          |                    |            |
|---------------------------------------------------|----------|----|--------|---|--------|---|----------|----------|--------------------|------------|
| SR. NO.                                           | PLOT NO. |    | SIZE   |   |        | = | AREA     |          | TOTAL NO. OF PLOTS | TOTAL AREA |
|                                                   | FROM     | TO | WIDTH  | X | LENGTH |   | SQ.M.    | SQ.YDS.  |                    |            |
| 1                                                 | 1        | 6  | 18.290 | x | 40.675 | = | 743.946  | 889.759  | 6                  | 4463.6     |
| 2                                                 | 7        | 10 | 16.764 | x | 37.323 | = | 625.683  | 748.317  | 4                  | 2502.7     |
| 3                                                 | 11       | -  | 18.660 | x | 35.414 | = | 660.825  | 790.347  | 1                  | 660.8      |
| 4                                                 | 12       | 16 | 15.088 | x | 35.414 | = | 534.326  | 639.054  | 5                  | 2671.6     |
| 5                                                 | 17       | 18 | 18.660 | x | 35.414 | = | 660.825  | 790.347  | 2                  | 1321.6     |
| 6                                                 | 19       | 23 | 15.088 | x | 35.414 | = | 534.326  | 639.054  | 5                  | 2671.6     |
| 7                                                 | 24       | -  | 18.660 | x | 35.414 | = | 660.825  | 790.347  | 1                  | 660.8      |
| 8                                                 | 25       | 26 | 21.793 | x | 67.056 | = | 1461.351 | 1747.776 | 2                  | 2922.7     |
| 9                                                 | 27       | -  | 13.412 | x | 40.236 | = | 539.645  | 645.416  | 1                  | 539.6      |
| 10                                                | 28       | 31 | 13.411 | x | 40.236 | = | 539.605  | 645.368  | 4                  | 2158.4     |
| 11                                                | 32       | 39 | 14.900 | x | 40.675 | = | 606.058  | 724.845  | 8                  | 4848.4     |
| 12                                                | 40       | -  | 14.912 | x | 40.675 | = | 606.546  | 725.429  | 1                  | 606.5      |
| TOTAL                                             |          |    |        |   |        |   |          |          | SQ MT              | 26028.7    |
|                                                   |          |    |        |   |        |   |          |          | ACRES              | 6.431      |
| TOTAL NO. OF PLOTS =                              |          |    |        |   |        |   |          |          | 40                 |            |

All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of \_\_\_\_\_ and shall not be used in part of its entirety without written permission.

LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL  
PLOTTED COLONY UNDER ENTERPRISE PROMOTION  
POLICY- 2015 OVER AN AREA MEASURING 10.3395  
ACRES AT VILLAGE JHAROTHI ,TEHSIL KHARKHODA,  
DISTRICT. SONIPAT ,HARYANA.

TO BE DEVELOPED BY-  
M/S MRIDA SEVEN ELEMENTS LLP

Day



**APPLICANT**

To be read with License No. 78 of 2025 Dated 26/05/2025

That this layout plan for Industrial plotted colony over an area measuring 10.3395 acres falling in the revenue estate of village- Jharothi, Teshil-Kharkhanda & District-Sonapat being developed by Mrida Seven Elements LLP is hereby approved subject to the following conditions:- DRG No.DTCP 11133 Dated: 27-05-2025

1. That the layout plan shall read in conjunction with the clauses appearing on the agreement executed under Rule 1 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 General, 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 ISI 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 DGTCP for the modification of layout plans of the colony.
5. That the revenue raster 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 of 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. No plot will require an access from less than 15 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. 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(iii) of the Act No.8 of 1975.
12. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
13. 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.
14. That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification S.O. 1533 (E).
16. 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.
17. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hotels for the industrial workers/labour
18. 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.
19. That the owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. 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-S Power dated 14.03.2016.
21. That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(JAIDEEP)  
DTP (HQ)

(VIJENDER SINGH  
STP (HQ))

(BHUVNESH KUMAR)  
CTP (HR)

(AMIT KHATRI, IAS  
DTCP (HR))

(GURPREET KHEPAR  
JD (HQ))

(SHIVAM ROHILA  
ATP (HQ))