LC-3684B

To be read with License No. 129 of 2019 Dated 04/12/2019

That this layout plan for an additional area measuring 105.86875 acres (Drawing No. DTCP-7234 Dated: 07.11.2019) in licensed Industrial plotted colony area measuring 894.91 acres comprising of License No. 16 of 2018 & License No. 06 of 2018 , thereby making the total scheme area measuring 1000.77875 acres in the Revenue Estate of Village Bamnola, Bid Dadri, Dadri Toe, Yaqubpur, Sondhi & Fathepur District Jhajjar being developed by Model Economic Township Ltd. (formerly known as Reliance Haryana SEZ Pvt. Ltd.) is hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 derive an access from less than 15 metres wide road would mean a minimum clear width of 15 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(3)(a)(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 permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
15. That the rain water harvesting system will be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
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/ hostels 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. 19/6/2016-5P dated 31.03.2016 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. 19/4/2016-5 Power dated 14.03.2016.
21. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(NARINDER KUMAR) AD(HQ) | (DINESH KUMAR) SD (HQ) | (JAI DEV) ATP (HQ) | (SAVITA JINDAL) DTP (HQ) | (V.P. SINGH) CTP (LDEV) | (JITENDER SHAG) CTP (HR) | (K.MAKRAND ANDURANG, IAS) DTCP (HR)

Table Showing component of Residential/ Commercial considered as per old and New Policies

S.No	Item	License no: 06 of 2012 (88.725 acres)				Earlier licensed area of 894.91 acres(License no. 06 of 2012 & 16 of 2018) & now licensed area of 105.86875 acres (Total area=1000.77875 acres)			
		Permissible landuses as per old policy for 88.725 acres				Permissible landuses as per old policy for 88.725 acres and 01.10.2015 policy for 912.05375 acres.			
		Permissible area under Commercial/ Residential	Area as / approved layout	% permissible as / old policy	% Achieved in Layout plan	Permissible area of Residential / Commercial	Area provided in the layout plan	Permisible %	% Achieved in Layout plan
1	Cumulative Area (Acres)		**88.725**				**1000.77875**		
2	Area excluding road widening area		82.88119				990.534		
3	Net planned area		85.38357				840.946375		
4	Industrial (Acres)		43.54562	51.00	51.00		346.723	36.62	41.23
5	Residential (Acres)	8.538	8.25612	10.00	9.67	197.429	145.8947	23.48	17.35
6	Commercial (Acres)	3.4153	3.41288	4.00	4.00	41.193	20.83	4.90	2.48
7	Opens, roads, greens		30.16895	35.00	35.33		327.498675		38.94
8	Saleable area		55.21462	65.00	64.67		513.4477		61.06

Note: The commercial/ residential component has been considered at 4% and 10% for area licensed prior to policy dated 01.10.2015 and For new area applied after 01.10.2015 policy Commercial has been considered at 5% and Residential component at 25%

Note:
1. The average population density for the Affordable industrial housing has been considered as 600PPA.
2. The construction of the community facilities will be undertaken with in license validity period approved from time to time.
3. The Schools Area as per CBSE norms.

Detail areas of the various plots in the Layout

Sl. No.	Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
		Net Planned Area				840.9464	
1	Industrial	IA	25.00	1	25.46	346.7230	41.23
		IB	12.00	3	39.51		
		ID	8.00	3	25.35		
		IE	6.00	3	17.46		
		IF	5.00	6	29.50		
		IG	4.00	3	12.90		
		IH	3.50	5	17.86		
		II	3.00	6	18.15		
		III	2.50	8	19.01		
		IK	2.00	14	27.96		
		IL	1.50	11	16.95		
		IM	1.25	9	11.15		
		IN	1.00	46	45.52		
		IP	0.75	16	11.46		
		IQ	0.50	33	16.21		
		IR	0.25	48	12.27		
		Total		215			
2	Commercial	Comm- 1	1.35	1	1.35	20.8300	2.48
		Comm- 2a	1.46	1	1.46		
		Comm- 2	3.95	1	3.95		
		Comm- 2b	1.51	1	1.51		
		Comm- 3	1.26	1	1.26		
		Comm- 4	1.09	1	1.09		
		Comm- 5	0.95	1	0.95		
		Comm- 6	0.8	1	0.80		
		Comm- 7	0.74	1	0.74		
		Comm- 8	3.36	1	3.36		
		Comm- 9	0.77	1	0.77		
		Comm- 10	0.75	1	0.75		
		Comm-11	0.75	1	0.75		
		Comm-12 with fuel station	2.09	1	2.09		
		Total		14			

Sl. No	Type	Category	Area (sqm)	No. of Plots	Total area in each category (acres)	Saleable Area (Acres)	Saleable Percentage
4	Affordable Plotted	A B	140.83	53	1.84	12.6947	1.51
		A C	111.48	52	1.43		
		A D	99.75	364	8.97		
		A E	81.98	22	0.45		
		Total		491			

Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
3	General Plotted	GA	418.5	164	16.96	34.85	4.14
		GB	278.3	88	6.05		
		GC	209	74	3.82		
		GD	167.06	80	3.30		
		GE	136	95	2.96		
		GF (EWS)	50	142	1.75		
		Total		643			

Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
4	Nursing Home	Nursing Home	1010	5	1.25	1.25	0.15
		Total		5			

Sl. No.	Type	Category	Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
5	Industrial Worker Group Housing	GH-01	9.00	1	9.00	97.10	11.55
		GH-02	7.91	1	7.91		
		GH-03	16.47	1	16.47		
		GH-04	21.48	1	21.48		
		GH-05	3.85	1	3.85		
		GH-06	12.46	1	12.46		
		GH-07	3.55	1	3.55		
		GH-08	8.83	1	8.83		
		GH-09	2.56	1	2.56		
		GH-10	7.81	1	7.81		
		Labour dormitory plot	2.43	1	2.43		
		Labour dormitory plot	202.5 sq mts	15	0.75		
		Total		26			
6		Total Saleable area				513.4443	61.056

Legend

- Earlier Licensed Area 894.91 acs (Lic.06 of 2012 & 16 of 2018)
- License Applied Area 105.86875 acs
- Greens/Open space
- Commercial
- Public Utility
- Undetermined
- Drain/Dhana/ Water Channel
- Panchayat Rasta
- Other's Land (O.L.)
- Metalled Road

Calculations for the General Plotted category

S.No.	Item	Unit	
1	Total Area under plots	34.85	Acres
2	Considering net area of plots in S.No 1, the gross area of the colony with 51% residential component would be	68.33	Acres
3	Population of the General plotted colony	**8042**	Persons
4	Density of the Plotted colony	**118**	PPA
5	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	2.73	Acres
6	Area of Organised greens of area greater than 1 acres actually provided	4	Acres
7	Area of Incidental greens of area less than 1 acres to be provided (1% of the gross area)	0.68	Acres
8	Area of Organised greens of area less than 1 acres actually provided	12.8	Acres

Calculations for the Affordable Plotted category

S.No.	Item	Unit	
1	Total Area under plots	12.69	Acres
2	Considering net area of plots in S.No 1, the gross area of the colony with 63% saleable area (2% for commercial area considered) would be	20.15	Acres
3	Population of the plotted colony	**6629**	Persons
4	Density of the Plotted colony	**329**	PPA
5	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	1.51	Acres
6	Area of Green Provided	5.33	Acres
7	Area of community facilities to be provided is 10% of the gross area	2.02	
8	Area of community facilities provided	3.73	

Land Use	Permissible area as per approved Policy dated 01.10.2015		Proposed Area in the Layout Plan	
Minimum area under Industrial Plots	35%	65%	41.23%	61.056%
Area under Residential Component	25%		17.35%	
Maximum area under Commercial	5%		2.48%	
Balance area under Roads, Greens and	35%		38.9445%	

S.No.	Facilities to be provided for Affordable Plotted	Required	Provided	Area
1	Community centre	1	1	2.00
2	Temple	1	1	1.73
3	Milk and Vegetable Booths	2	2	As / std.
	Total			**3.73**

S.No.	Facilities to be provided for General Plotted	Required	Provided	Area
	Population Achieved	8042		
1	Nursing Home	2	2	0.25
2	Primary school	1	1	1
3	Nursery school	2	2	0.2
4	ATM (In Commercial site)	2	2	As/ std.
5	Beauty Parlour(In Commercial site)	2	2	As/ std.
6	Clinic(In Commercial site)	2	2	As/ std.
7	Multipurpose Booth (In Commercial site	2	2	As/ std.
8	Sub Post Office(In Commercial site)	1	1	As/ std.
9	Taxi Stand	2	2	0.5
10	Milk and Vegetable Booths	2	2	As/ Std

S.No.	Facilities to be provided for Industrial worker Housing	Required	Provided inside AGH	Provided outside	Area
	Population Achieved		57810		
1	Community Hall	10	10	0	2000 sq mts part of builtup area
2	Anganwadi cum creche	10	10	0	2001 sq mts part of builtup area
3	Dispensary	0	0	2	1.25 acre
4	Nursing Home	0	0	3	0.25 acre
5	High school	0	0	2	2 acre (without Hostel)
6	Primary school	0	0	1	1 acre
7	Nursery school	0	0	0	0.2 acre
8	Creche	0	0	1	0.2 acre
9	Religious Building	0	0	1	0.2 acre
10	Club/Community Center	0	0	1	2 acre
11	Health Centre	0	0	1	2.5 acre
12	Electric Sub Station	0	0	2	1.25acre (0.4 acs for 33 KV GIS station, circular u/25 of 15)
13	Police posts	0	0	2	1 acre
14	Space for Fire Tenders	0	0	2	Shed will be provided in the waterworks site

PLOTS FREEZED DUE TO PASSING OF DHANA THROUGH THE PLOT

S.No.	Facilities to be provided for Labour Dormitory	Required	Provided	Area
	Population Achieved (considering 75 Persons/ plot)	0	1125	
1	Community hall/ Kiosks	0	1	150 sq mts
2	Milk and Vegetable Booths	0	1	As/ Std

Sl. No.	Description	Area (In acres)
1	Earlier Licensed area	**894.91**
2	Additional Area applied for license	105.86875
3	Net Licensable area	1000.77875
4	Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from center line)	10.24475
5	Balance (3-4)	990.534
6	50% benefit of area under road widening (50% of 4)	5.122375
7	Net Area (5+6)	995.656375
8	Area under Undetermined	154.710
9	**Net Planned Area (7-8)**	840.946375

Density Calculations achieved for Plotted colony

S.No	Item	Number	Persons per plot	% of plots	Population
1	General Plots	326	13.5	50.70	4401
2	EWS Plots	142	9	22.08	1278
3	NPNL Plots	175	13.5	27.22	2363
4	**Total**	**643**			**8042**

TITLE:

Layout Plan for additional area measuring 105.86875 acres adjoining already licensed area of 894.91 acres vide lic. no. 16 of 2018 & 06 of 2012 (Total area of 1000.77875 acres in Model Economic Township, Village Bamnola, Bid Dadri, Dadri Toi, Yaqubpur, Sondhi & Fatehpur Distt. Jhajjar, Haryana , National Capital Region)

N

	NAME
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CHKD	Shankar Mukkavilli
Apprd.	Ajay Nijhawan
SCALE	1:4000
DATE	04-11-2019

DRAWING NO. METL/SP/IC3Extn/R12

Shankar Mukkavilli
Urban Planner (ATP/2006-068)
For Model Economic Township Ltd.
ARCHITECT / TOWN PLANNER

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OWNER

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