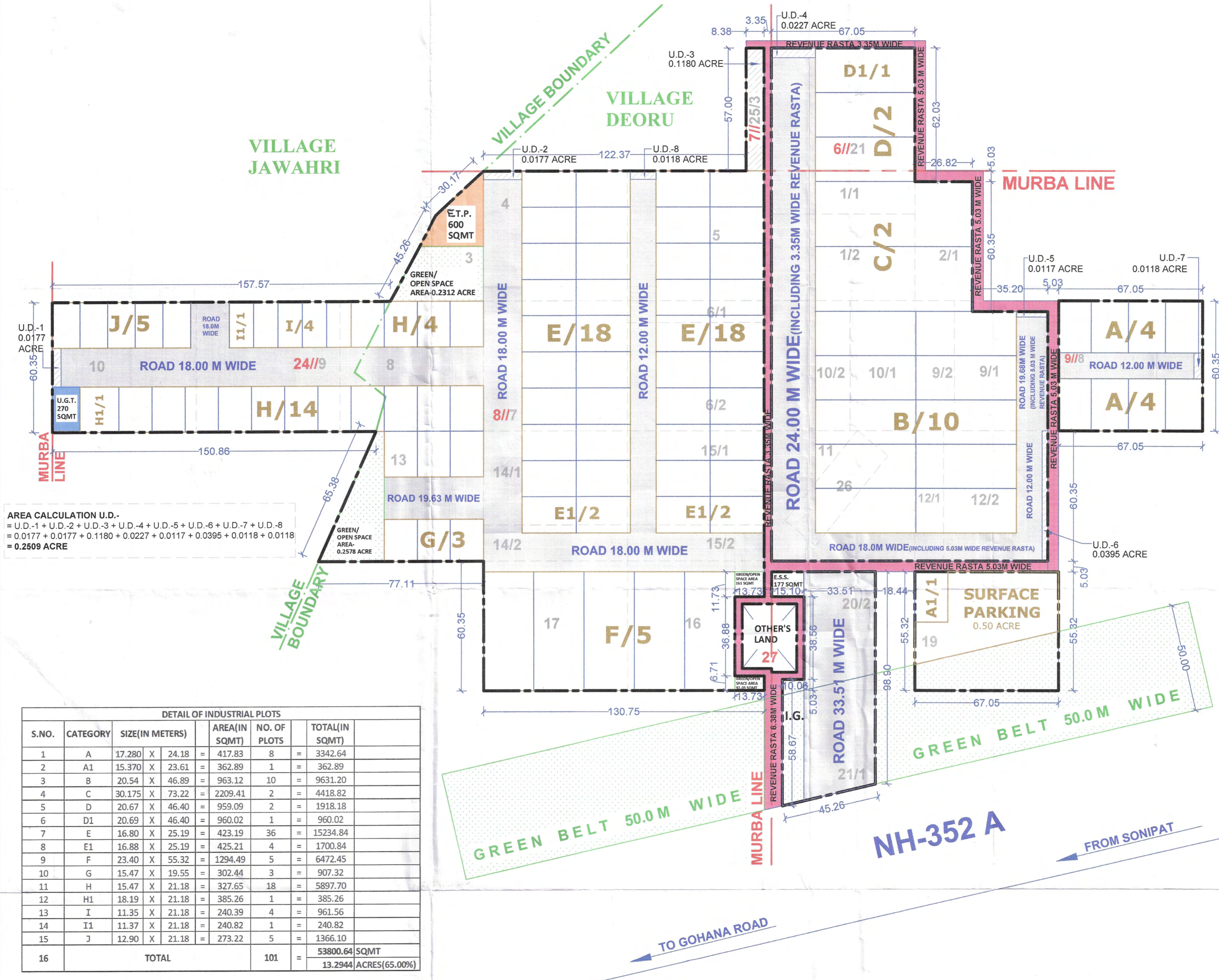


LAYOUT PLAN OF THE INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 21.14375 ACRES IN VILLAGE DEORU & JAWAHRI TEH. & DISTT. SONIPAT (HARYANA), BELONGS TO M/S SYSCOM EDUTECH PVT. LTD.

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	TOTAL AREA OF THE SCHEME	21.14375	-	20 (MINIMUM)	-
2.	AREA UNDER 50.0M WIDE GREEN BELT	(-)0.8794	-	-	-
3.	50% BENEFIT OF AREA UNDER 50.0M WIDE GREEN BELT	(+)0.4397	-	-	-
4.	AREA UNDER U.D.	(-)0.2509	-	-	-
5.	NET PLANNED AREA	20.45315	-	-	-
6.	AREA UNDER INDUSTRIAL PLOTS	13.2944	65.00	13.29454 (MAX.)	65% (MAXIMUM)
7.	AREA UNDER ROADS / GREEN / OPEN SPACE / SERVICES	7.15875	35.00	7.15861 (MIN.)	35% (MINIMUM)



AREA CALCULATION U.D.-
 = U.D.-1 + U.D.-2 + U.D.-3 + U.D.-4 + U.D.-5 + U.D.-6 + U.D.-7 + U.D.-8
 = 0.0177 + 0.0177 + 0.1180 + 0.0227 + 0.0117 + 0.0395 + 0.0118 + 0.0118
 = 0.2509 ACRE

S.NO.	CATEGORY	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)
1	A	17.280 X 24.18	417.83	8	3342.64
2	A1	15.370 X 23.61	362.89	1	362.89
3	B	20.54 X 46.89	963.12	10	9631.20
4	C	30.175 X 73.22	2209.41	2	4418.82
5	D	20.67 X 46.40	959.09	2	1918.18
6	D1	20.69 X 46.40	960.02	1	960.02
7	E	16.80 X 25.19	423.19	36	15234.84
8	E1	16.88 X 25.19	425.21	4	1700.84
9	F	23.40 X 55.32	1294.49	5	6472.45
10	G	15.47 X 19.55	302.44	3	907.32
11	H	15.47 X 21.18	327.65	18	5897.70
12	H1	18.19 X 21.18	385.26	1	385.26
13	I	11.35 X 21.18	240.39	4	961.56
14	I1	11.37 X 21.18	240.82	1	240.82
15	J	12.90 X 21.18	273.22	5	1366.10
16	TOTAL		53800.64 SQMT	101	13.2944 ACRES (65.00%)

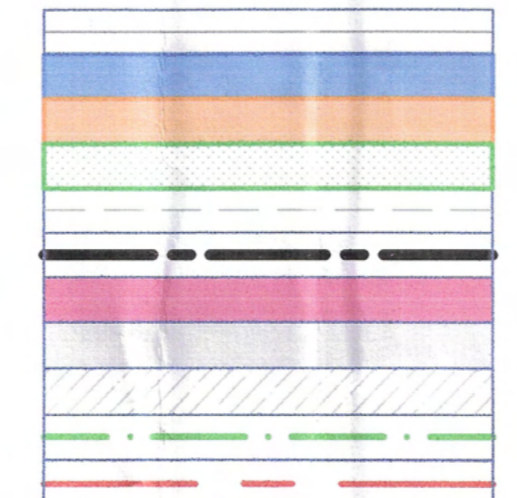


SYSCOM EDUTECH PVT. LTD.
 AUTHORIZED SIGNATORY
 SIGNATURE OF APPLICANT



SIGNATURE OF ARCHITECT

LEGEND:
 E.S.S. = ELECTRIC SUB STATION
 UGT = UNDERGROUND WATER TANK
 S.T.P. = SEWAGE TREATMENT PLANT
 GREEN / OPEN SPACES
 KILLA LINE
 SCHEME BOUNDARY
 REVENUE RASTA
 ROAD
 U.D. AREA
 VILLAGE BOUNDARY
 MURBA LINE



- To be read with License No. 34 of 2021 Dated 09.07.2021 LC-4360
- That this layout plan for area measuring 21.14375 acres (Drawing No. 7821 Dated: 09-07-2021) in respect of Industrial Plotted Colony in the Revenue Estate of Village Deoru & Jawahri, District Sonapat being developed by Syscom Edutech Pvt. Ltd. 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 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 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 use shall be deemed to be open space.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres 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 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.
 - 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 revised 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.

(SATYAPAL) JD(HQ) (JAIDEEP) ATP (HQ) (BABITA GUPTA) DTP (HQ) (P.B. SINGH) STP (HQ) (JITENDER SIHAG) BTP (HR) (K. MAKRAND PANDURANG, IAS) DTCP (HR)