LC-368H-D

Layout Plan Part 2 of 2

To be read with License No. 11 of 2021 Dated 12/03/2021

That this layout plan for an additional area measuring 15.33125 acres (Drawing No. "Mod-II" Dated: 16-03-2021) in licensed Industrial plotted colony area measuring 1000.76875 acres [Licence No. 6 of 2012 dated 01.02.201, (77.675 acres), Licence No. 16 of 2018 dated 23.02.2018 (817.225 acres) & Licence No. 129 of 2019 dated 04.12.2019 (105.86875 acres)], thereby making the total site area measuring 1016.10 acres in the Revenue Estate of Village Dadri Toe, Sondhi, Yakubpur, Fatehpur and Bamnola, Tehsil- Badli, 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 circulation 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 (road would mean a minimum clear width of 15 metres between the plots.
11. The portion of the sector/development plan roads/green belts 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)(ii) 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 shall 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. 22/52/2005-5Power 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. You shall maintain the ROW along HPCL pipe line as approved in the layout plan.
21. That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAJESH DUTT) JD(HQ) | (DINESH KUMAR) SD (HQ) | (JAMEDAR) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (K.P. SINGH) CTP (ESV) | (JITENDER SIHAG) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

POCKET-L - Residential plotted details

		Plot area (sq.mt.)	Nos	Total Area(sqm)	Total Area(acre)
1	Type - A1	150.00	143	21450.000	5.300
2	Type - A2	140.00	20	2800.000	0.692
3	Type - B1	130.03	102	13263.264	3.277
4	Type - B2	120.00	6	720.000	0.178
5	Type - C1	109.48	402	44010.960	10.875
6	Type - C2	98.00	38	3724.000	0.920
7	Type - D1	84.15	91	7657.650	1.892
8	Type - D2	77.50	4	310.000	0.077
9	Type - E	63.27	0	0.000	0.000
10	**Total - Pocket -L**	**806**	**93935.874**		**23.212**

Land Use	Permissible area as per approved Policy dated 01.10.2015/15.01.2008		Proposed Area in the Layout Plan (Cumulative area of 1016.1 acres)	
Minimum area under Industrial Plots	35%	65%	39.50%	59.55%
Area under Residential Component	25%		16.98%	
Maximum area under Commercial	5%		2.53%	
Additional facilities considered under saleable area	0%		0.54%	
Balance area under Roads, Greens and Public Utilities	35%		40.447%	

Calculations for the General Plotted category

S.No.	Item	Unit		Efficiency(%)
1	Total Area under Residential plots	23.31	Acres	38.35
2	Total Area under commercial plots	2.04		3.36
3	Considering net area of plots in S.No 1, the gross area of the colony as per drawing	60.78	Acres	
4	Population of the General plotted colony	**6786**	Persons	
5	Density of the Plotted colony	**111.7**	PPA	
6	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	2.43	Acres	
7	Area of Organised greens of area greater than 1 acres actually provided	3.03	Acres	
8	Area of Incidental greens of area less than 1 acres to be provided (1% of the gross area)	1.12	Acres	
9	Area of Incidental greens of area less than 1 acres actually provided	4.90	Acres	
10	Total achieved Efficiency			41.71

Comparision of Land Uses in various layout plans:

S.No.	Item	1000.76875 acres	%	1016.1 acres	%
1	Total Area (Acs)	1000.76875		1016.1	
2	Area under road widening (Acs)	10.24475		10.24475	
3	Undetermined Area (Acs)	154.71		113.78	
4	Net planned Area (Acs)	840.946375		897.197625	
5	Industrial (Acs)	346.723	41.23	354.39	39.50
6	Commercial (Acs)	20.83	2.48	22.72	2.53
7	Res-General Group Housing (Acs)	0	0.00	0	0.00
8	Res-Affordable Industrial Housing (Acs)	97.1	11.55	54.11	6.03
9	Res-General Plotted (Acs)	36.1	4.29	23.81	2.65
10	Res-Affordable plotted (Acs)	12.9647	1.54	74.40	8.29
11	Club (Saleable area)	0	0.00	2.00	0.22
12	Temple (Saleable area)	0	0.00	2.88	0.32
13	Opens and Greens (Acs)	327.23	38.91	362.89	40.45
			100.00		100.00
	Saleable area		61.09		59.553

Sl. No.	Description	Area (in acres)	Area (in acres)	Total Area (in acres)
1	Already Licensed area	**77.675**	**923.09375**	**1000.76875**
2	Additional Area being applied for license	0	**15.33125**	15.33125
3	Net Licensable area	77.675	**938.425**	1016.100
4	Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from center line)	5.002	**5.24275**	10.24475
5	Balance (3-4)	72.673	**933.18225**	1005.85525
6	50% benefit of area under road widening (50% of 4)	2.501	**2.62138**	5.122375
7	Net Area (5+6)	75.174	**935.80363**	1010.977625
8	Area under Undetermined	**6.440**	**107.34**	113.78
9	Net Planned Area (7-8)	68.734	828.463625	897.197625

Calculations for the Affordable Plotted category

S.No.	Item	Unit		Efficiency(%)
1	Total Area under Residential plots	74.40	Acres	45.48
2	Total Area Commercial plots	3.27	Acres	2.0
3	Total Gross area under DDJAY	163.58	Acres	
4	Population of the plotted colony **@150Per/plot as four floors are now allowed**	**45648**	Persons	
5	Density of the Plotted colony	**279**	PPA	
6	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	12.27	Acres	
7	Area of Green Provided	13.17	Acres	
8	Area of community facilities to be provided is 10% of the gross area	16.358	**10%**	
9	Area of community facilities provided	16.46	**10.06%**	
10	Total achieved Efficiency			47.48

Detail areas of the various plots in the Layout

S. No.	Type	Category	Standard Area (acres)	No. of Plots	Landuse in 77.675 Acres: Total Area in each category (acres)	Total Area (Acres)	Saleable %	No. of Plots	Landuse in 938.425 Acres: Total Area in each category (acres)	Total Area (Acres)	Saleable %	No. of Plots	Landuse in 1016.1 Acres: Total Area in each category (acres)	Total Area (Acres)	Saleable %
Net Planned Area						**68.734**				**828.46363**				**897.1976**	
1	Industrial	IA	25.00	1	25.46	43.05	62.64	0	0.00	311.34	37.58	1	25.46	354.39	39.50
		IB	12.00	0	0			1	14.65			1	14.65		
		IO	8.00	0	0			1	8.96			1	8.96		
		IE	6.00	0	0			3	17.61			3	17.61		
		IF	5.00	1	5.21			4	19.67			5	24.88		
		IG	4.00	1	4.31			1	4.04			2	8.35		
		IH	3.50	0	0			3	10.31			3	10.31		
		II	3.00	0	0			6	17.68			6	17.68		
		IJ	2.50	1	2.65			3	7.35			4	10.00		
		IK	2.00	1	2.14			15	29.40			16	31.54		
		IL	1.50	2	3.34			11	17.30			13	20.64		
		IM	1.25	0	0			13	16.43			13	16.43		
		IN	1.00	0	0			64	63.99			64	63.99		
		IP	0.75	0	0			21	14.94			21	14.94		
		IQ	0.50	0	0			86	43.26			86	43.26		
		IR	0.25	1	0.14			97	25.55			98	25.69		
		Total		**8**				**329**	**311.34**			**337**			
2	Commercial	Comm- 1	1.4	1	1.40	1.4000	2.04	0	0.00	21.32	2.57	1	1.40	22.72	2.53
		Comm- 2	1.46	0	0			1	1.46			1	1.46		
		Comm- 3	3.95	0	0			1	3.95			1	3.95		
		Comm- 4	1.52	0	0			1	1.52			1	1.52		
		Comm- 5	0.76	0	0			1	0.76			1	0.76		
		Comm- 6	1.3	0	0			1	1.30			1	1.30		
		Comm- 7	1.06	0	0			1	1.06			1	1.06		
		Comm-8	1.69	0	0			1	1.69			1	1.69		
		Comm-9 with fuel station	0.93	0	0			1	0.93			1	0.93		
		X Comm 1	3.35	0	0			1	3.35			1	3.35		
		X Comm 2	0.92	0	0			1	0.92			1	0.92		
		X Comm 3	0.63	0	0			1	0.63			1	0.63		
		X Comm 4	1.11	0	0			1	1.11			1	1.11		
		X Comm 5	0.40	0	0			1	0.40			1	0.40		
		X Comm 6	1.66	0	0			1	1.66			1	1.66		
		X Comm/ Petrol Pump- 7	0.38	0	0			1	0.38			1	0.38		
		Total		**1**				**15**				**16**			
3	Affordable Plotted	A1	150 (0.037 Acres)	0	0	0.0000	0.0000	469	16.43	74.3975	8.98	469	16.43	74.3975	8.29
		A2	140 (0.034 Acres)	0	0			94	3.25			94	3.25		
		B1	130.03 (0.032 Acres)	0	0			519	16.68			519	16.68		
		B2	120 (0.029 Acres)	0	0			8	0.24			8	0.24		
		C1	109.48 (0.027 Acres)	0	0			1163	31.46			1163	31.46		
		C2	98 (0.024 Acres)	0	0			54	1.31			54	1.31		
		D1	84.15 (0.020 Acres)	0	0			186	3.87			186	3.87		
		D2	77.5 (0.019 Acres)	0	0			27	0.52			27	0.52		
		E1	63.27 (0.015 Acres)	0	0			42	0.66			42	0.66		
		Total										**2538**			
4	General Plotted	GA1 (Gen)	490 (0.121 Acres)	0	0	0.00	0.00	4	0.48	23.81	2.87	4	0.48	23.81	2.65
		GA2 (Gen)	418.5 (0.103 Acres)	0	0			31	3.21			31	3.21		
		GA3 (Gen)	375 (0.092 Acres)	0	0			51	4.73			51	4.73		
		GA4(Gen)	335 (0.082 Acres)	0	0			8	0.66			8	0.66		
		GB1(Gen)	278 (0.068 Acres)	0	0			100	6.87			100	6.87		
		GC2(Gen)	225 (0.055 Acres)	0	0			9	0.50			9	0.50		
		GC3 (Gen)	196 (0.048 Acres)	0	0			24	1.16			24	1.16		
		GC3 (NPNL)	196 (0.048 Acres)	0	0			72	3.49			72	3.49		
		GD1(NPNL)	167 (0.041 Acres)	0	0			6	0.25			6	0.25		
		GE1(NPNL)	136 (0.033 Acres)	0	0			29	0.90			29	0.90		
		GF (EWS)	50 (0.012 Acres)	0	0			86	1.06			86	1.06		
		Nursing Home	1010	0	0			2	0.50			2	0.50		
		Total										**422**			
5		Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %
5A		Club	8095	0	0	0.00	0.00	1	2.00	4.88	0.59	1	2.00	4.88	0.54
5B		Temple	11655	0	0			1	2.88			1	2.88		
		Total													
6	Affordable Industrial Housing	AGH-01	24.59	0	0	0.00	0.00	1	24.59	54.11	6.53	1	24.59	54.1100	6.03
		AGH-02	10.00	0	0			1	10.00			1	10.00		
		AGH-03	8.62	0	0			1	8.62			1	8.62		
		AGH-04	7.71	0	0			1	7.71			1	7.71		
		Labour Dormitory plot	2.44	0	0			1	2.44			1	2.44		
		Labour Dormitory plot	202.5 sq mts	0	0			15	0.75			15	0.75		
		Total										20			
7	**Total Saleable area**					**44.45**	**64.68**			**489.8575**	**59.13**			**534.3075**	**59.55**

S.No.	Facilities to be provided for Affordable Plotted	Provided	Area (Acres)	Remarks
1	Community centre	1	2	
2	Community facility 1-Site	1	2	
3	High School 1	1	2	
4	High School 2	1	2	
5	High School 3	1	2	
6	Primary School	1	0.5	
7	Nursery School	1	0.2	
8	Community facility 2-Site	1	0.25	
9	Community facility 3-Site	1	0.25	
10	Community facility 4-Site	1	0.25	
11	Dispensary 1	1	1.25	
12	Health Centre	1	2.5	
13	ESS (PU)	3	1.26	
14	Milk and Vegetable Booths	2	As /std.	
	Total		**16.46**	

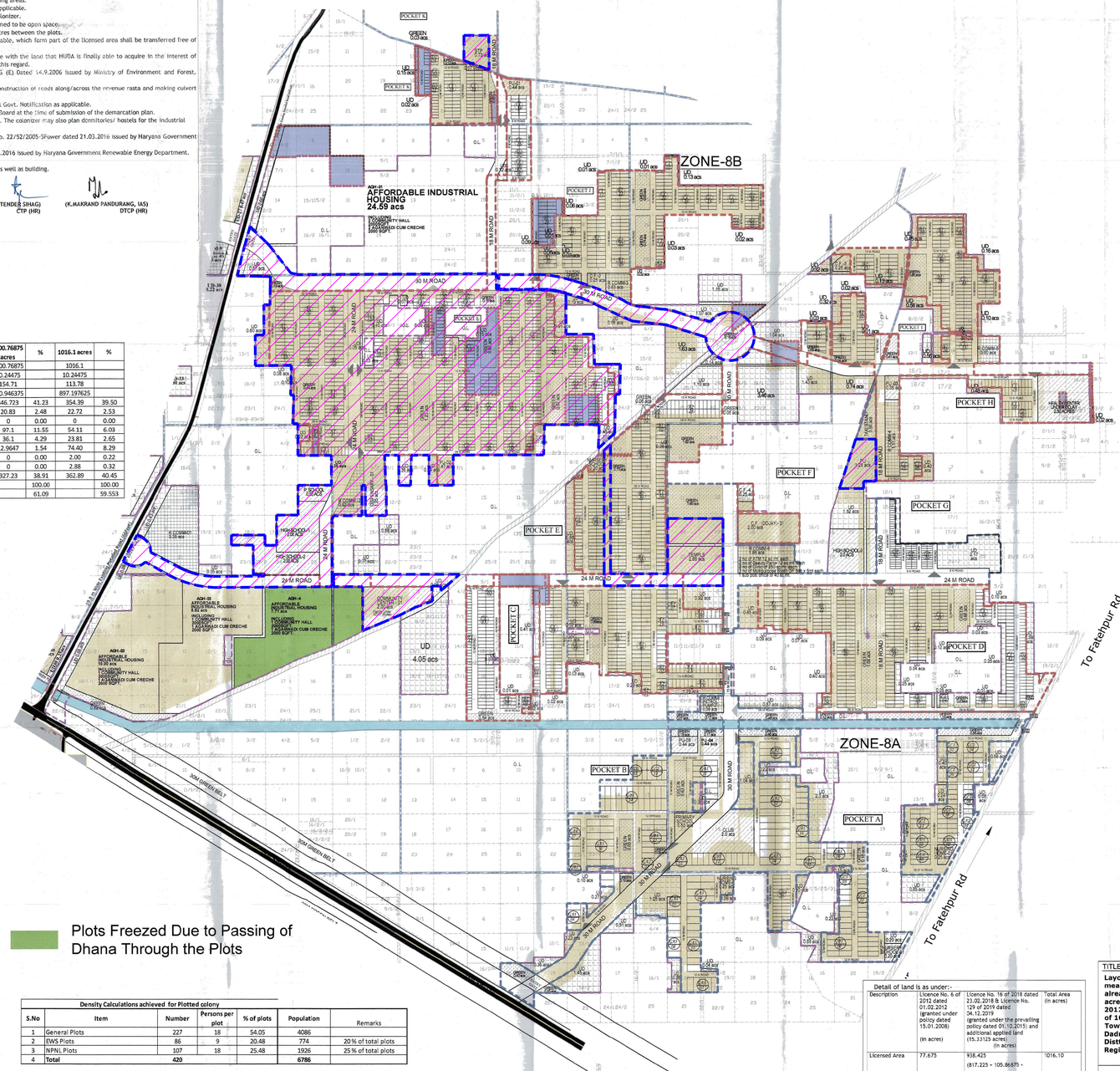
S.No.	Facilities to be provided for General Plotted	Required	Provided	Area (Acs)	Remarks
	Population Achieved	**6786**			
1	Nursing Home-1,2	2	2	0.25	Part of saleable area
2	Primary school	1	1	0.5	
3	Nursery school 1	1	1	0.20	
4	ATM (In Commercial site)	2	2	As/ std.	
5	Beauty Parlour(In Commercial site)	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	1	1	0.50	
10	Milk and Vegetable Booths	2	2	As/ Std	

S.No	Facilities to be provided for Labour Dormitory	Required	Provided	Area	Remarks
1	Community hall/ Kiosks	0	1	150 sq mts	
2	Milk and Vegetable Booths	0	1	As/ Std	

Facilities to be Provided for Affordable Industrial Housing.

S.No.	Population Achieved for four Plots @ Density of 600 Persons per acre.	30552	
	Area of Affordable Industrial Housing (Acres)	**Required**	**Provided**
1	**AGH1 (24.59 Acres)**	**2 Community halls and 2 Anganwadi cum Creche**	**2 Community halls and 2 Anganwadi cum Creche**
2	**AGH 2 (10 Acres)**	**1 Community hall and 1 Anganwadi cum Creche**	**1 Community halls and 1 Anganwadi cum Creche**
3	**AGH 3 (8.62 Acres)**	**1 Community hall and 1 Anganwadi cum Creche**	**1 Community halls and 1 Anganwadi cum Creche**
4	**AGH 4 (7.71 Acres)**	**1 Community hall and 1 Anganwadi cum Creche**	**1 Community halls and 1 Anganwadi cum Creche**

S.No.	Facilities to provided for Industrial component	Required	Provided	Area	Remarks
1	Weigh bridge	0	1	0.19 acres	
2	Parking, Driver's Toilet, Canteen	0	1	2 acres	
3	Club	0	1	2 acres	Provided in earlier approved layout of Industries
4	ESI clinic	0	1	0.25 acres	
5	Police post	0	1	1 acres	



Density Calculations achieved for Plotted colony						
S.No	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	227	18	54.05	4086	
2	EWS Plots	86	9	20.48	774	20% of total plots
3	NPNL Plots	107	18	25.48	1926	25% of total plots
4	Total	420			6786	

Note: Four saleable plots/ area in old licensed area 77.675 acres have been converted into PU for keeping the saleable area under 65%. This will be converted into saleable area when the old area is migrated into New policy.

Legend

Earlier Licensed Area 1000.76875 acs (Lic.06 of 2012 & 16 of 2018 & Lic. 129 of 2019)
License Applied Area 15.33125 acs
Greens/Open space
Commercial
Public Utility
DDAY Boundary
General Plotted Boundary
Undetermined
Drain/Dhana/ Water Channel
Panchayat Rasta
Change in old Layout Area =315 acs
Other's Land
O.L.
Metalled Road

As per the *policy dated 15.01.2008*, the permissible & proposed limits of Industrial Land Use for *77.675 acres (Licence No. 6 of 2012 dated 01.02.2012)* is as under:

Land Use	Permissible area as per approved Policy		Proposed area in the Layout Plan
Area under Industrial Plots	51%	65%	62.64%
Area under Residential Component	10%		0.00%
Area under Commercial	4%		2.04%
Minimum area under Road and Open Spaces	25% to 30%	35%	28.29%
Area under Public buildings and Utilities	10%		7.03%
Total	100%		100%

As per policy dated 01.10.2015, the permissible Land Use for **938.425 acres** (Licence No. 16 of 2018 dated 23.02.2018 (817.225 acres) & Licence No. 129 of 2019 dated 04.12.2019 (105.86875 acres) and additional applied land (15.33125 acres)) is as under:

Sr. No.	Land Use component	Percentage of Gross Area of the Colony		Proposed area in the Layout Plan
1.	Roads, Infrastructure Services, Public Utilities and Open spaces	35%		40.87%
2.	Plotted/ Saleable Area of which	65%		59.13%
	For colony area more than 200 acres	(a) Industrial	35% (minimum)	37.58%
		(b) Mixed use	30% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%.	21.55% (18.98% for Residential and 2.57% for Commercial)

Detail of land is as under:-

Description	Licence No. 6 of 2012 dated 01.02.2012 (granted under policy dated 15.01.2008) (in acres)	Licence No. 16 of 2018 dated 23.02.2018 & Licence No. 129 of 2019 dated 04.12.2019 (granted under the prevailing policy dated 01.10.2015) and additional applied land (15.33125 acres). (in acres)	Total Area (in acres)
Licensed Area	77.675	938.425 (817.225 + 105.86875 + 15.33125)	1016.10
Area under road widening	5.002	5.24275	10.24475
Balance Area	72.673 (A)	933.18225 (A)	1005.85525
50% area of road widening	2.501 (B)	2.621375 (B)	5.122375
Total Area (A+B)	**75.174**	**935.803625**	**1010.977625**
Area under UD	6.44	107.34	113.78
Net Planned Area	**68.734**	**828.463625**	**897.197625**
Permissible Industrial Component	35.05434 (51%)	289.962 (35% minimum)	325.01634
Proposed Industrial Component	43.05 (62.64%)	311.34 (37.58%)	354.39
Permissible Residential Component	6.8734 (10%)	207.116 (25%)	213.9894
Proposed Residential Component	0.00	197.1975 (18.98%)	197.1975
Permissible Commercial Component	6.8734 (4%)	41.423 (5% maximum)	48.2964
Proposed Commercial Component	1.40 (2.04%)	21.32 (2.57%)	22.72
Total permissible saleable area	**44.6771 (65%)**	**538.501 (65%)**	583.1781
Total proposed saleable area	**44.45 (64.68%)**	**489.8575 (59.13%)**	534.3075
Permissible Roads/Open Space & Public Building	24.0569 (35%)	289.962 (35%)	314.0189
Proposed Roads/Open Space & Public Building	24.284 (35.32%)	338.606125 (40.87%)	362.89013

TITLE:
Layout Plan for additional area measuring 15.33125 acres adjoining already licensed area of 1000.76875 acres vide lic. no. 16 of 2018 & 06 of 2012 & lic. no. 129 of 2019 (Total area of 1016.10 acres in Model Economic Township, Village Bamnola, Bid Dadri, Dadri Toi, Yaqubpur, Sondhi & Fatehpur Distt. Jhajjar, Haryana , National Capital Region)

N

	NAME
DRWN	AG, DN, NJ
CHKD	SM
Apprd.	SVG
SCALE	1:3500
DATE	24-12-2020
DRAWING NO.	METL/LAY/1016 ACS/1

NIMIT K. JAIN CA/2014/65626
ARCHITECT/TOWN PLANNER

For Model Economic Township Limited
Authorised Signatory
OWNER

OWNER:
Model Economic Township Limited
3rd Floor, 77-B, IFFCO Road Sector 18, Gurgaon 122 015 Haryana, India
Ph no. 0124-4827369