

Density Calculations achieved for Plotted colony

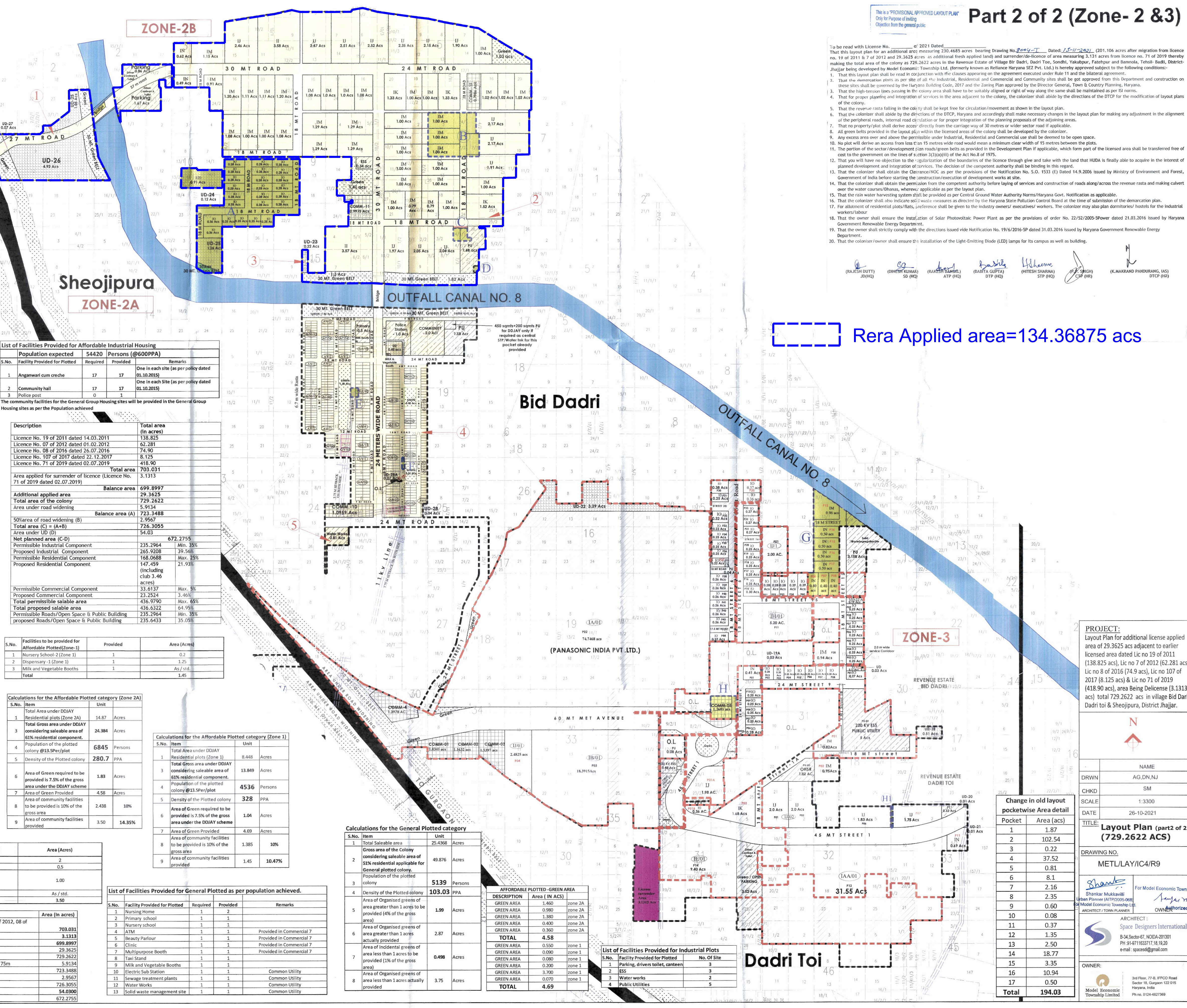
S.No	Item	Number	Persons per plot	Population	%	Remarks
1	General Plots	208	31.5	2808	50%	25% of total plots will be handed over to Housing Deptt
2	EWS Plots	97	9	873	23.48%	
3	NPWL Plots	108	13.5	1458	26.15%	25% of total plots will be sold in NPWL
4	Total	413		5139		

Land Use Permissible area as per approved Policy dated 01.10.2015

Minimum area under Industrial Plots	35%	39.56%
Area under Residential Component	25%	21.93%
Maximum area under Commercial	5%	3.46%
Balance area under Roads, Greens and Public Utilities	35%	35.05%

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)	Salable Percentage
Net Planned Area							
672.2755							
Industrial							
265.9208							
Commercial							
23.2524							
General Plotted							
25.4368							
Affordable Plotted							
23.3222							
General Group Housing							
8.0000							
Affordable Industrial Housing							
90.7000							
Total Saleable area							
436.6322							



To be read with License No. ... dated ...

This is a 'PROVISIONAL APPROVED LAYOUT PLAN' Only for Purpose of inviting Objection from the general public.

- That this layout plan for an additional area measuring 230.4685 acres bearing Drawing No. ... dated ... 2011, 106 acres after migration from licence no. 19 of 2011 & 7 of 2012 and 26.3628 acres as additional fresh applied lands and surrender/de-licence of area measuring 3.131 acres from licence no. 71 of 2019 thereby making the total area of the Revenue Estate of Village Bid Dabri, Dadri Toi, Sondhi, Yakubpur, Fatehpur and Bamnola, Tehsil- Dadri, District- Jhajjar being developed by Model Economic Township Ltd. (formerly known as Refinance Haryana SEZ Pvt. Ltd.) is hereby approved subject to the following conditions-
- That this layout plan shall be read in conjunction with the clauses specified in the agreement executed under Rule 11 and the bilateral agreement.
- That the remuneration 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.
- 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 IR norms.
- That for proper planning and interpretation of services in the area adjacent to the colony, the collector shall abide by the directions of the DTP for the modification of layout plans of the colony.
- That the revenue rates 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 DTP, 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.
- No plot will derive an access from less than 15 metres wide road which means a minimum clear width of 15 metres between the plots.
- The portion of the sector/development (lan 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(1)(a)(ii) 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 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 the development works at site.
- That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along the revenue estate and making culvert over the water courses/Dhans, wherever applicable as per the layout plan.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate all 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/flats for the industrial workers/labour.
- The owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/32/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- The owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer shall ensure the installation of Light-Emitting Diode (LED) lamps for its campus as well as building.

List of Facilities Provided for Affordable Industrial Housing

S.No.	Facility Provided for Plotted	Required	Persons (@600PPA)	Remarks
1	Anganwari cum creche	17	17	One in each site (as per policy dated 01.10.2015)
2	Community hall	17	17	One in each site (as per policy dated 01.10.2015)
3	Police post	0	1	

The community facilities for the General Group Housing sites will be provided in the General Group Housing sites as per the Population achieved

Description	Total Area (in acres)
Area applied for surrender of licence (Licence No. 71 of 2019 dated 02.07.2019)	3.1313
Balance area	699.8997
Additional applied area	29.3625
Total area of the colony	729.2622
Area under road widening	5.9134
Balance area (A)	723.3488
50% area of road widening (B)	2.9567
Total area (C) = (A+B)	726.3055
Area under UID (D)	54.03
Net planned area (C-D)	672.2755
Permissible Industrial Component	235.2964 Min. 35%
Proposed Industrial Component	265.9208
Permissible Residential Component	168.0688 Max. 25%
Proposed Residential Component	147.459 (including club 3.46 acres)
Permissible Commercial Component	33.6137 Max. 5%
Proposed Commercial Component	23.2524
Total permissible salable area	436.9790 Max. 65%
Total proposed salable area	436.6322 64.95%
Permissible Roads/Open Space & Public Building	235.2964 Min. 35%
Proposed Roads/Open Space & Public Building	235.6433 35.05%

Facilities to be provided for Affordable Plotted (Zone 1)

S.No.	Facilities to be provided for Affordable Plotted (Zone 1)	Provided	Area (Acres)
1	Nursery School-2 (Zone 1)	1	0.2
2	Dispensary -1 (Zone 1)	1	1.25
3	Milk and Vegetable Booths	1	As / std.
	Total		1.45

Calculations for the Affordable Plotted category (Zone 2A)

S.No.	Item	Unit
1	Total Area under DDIAJ Residential plots (Zone 2A)	14.87 Acres
2	Total Gross area under DDIAJ considering salable area of 61% residential component.	24.384 Acres
3	Population of the plotted colony @13.5per/plot	6845 Persons
4	Density of the Plotted colony	280.7 PPA
5	Area of Green required to be provided is 7.5% of the gross area under the DDIAJ scheme	1.83 Acres
6	Area of Green Provided	4.58 Acres
7	Area of community facilities to be provided is 10% of the gross area	2.438 10%
8	Area of community facilities provided	3.50 14.35%

Facilities to be provided for Affordable Plotted (Zone 2A)

S.No.	Facilities to be provided for Affordable Plotted (Zone 2A)	Provided	Area (Acres)
1	Community centre-1 (Zone 2A)	1	0.5
2	Primary School-1 (Zone 2A)	1	0.2
3	Police station (Zone 2A) plot to be handed over to Police department.	1	1.00
4	Milk and Vegetable Booths	1	As / std.
	Total		3.50

List of Facilities Provided for General Plotted as per population achieved.

S.No.	Facility Provided for Plotted	Required	Provided	Remarks
1	Nursing Home	1	2	
2	Primary school	1	1	
3	Nursery school	1	1	
4	ATM	1	1	Provided in Commercial 7
5	Beauty Parlour	1	1	Provided in Commercial 7
6	Clinic	1	1	Provided in Commercial 7
7	MultiPurpose Booth	1	1	Provided in Commercial 7
8	Taxi Stand	1	1	
9	Milk and Vegetable Booths	1	1	
10	Electric Sub Station	1	1	Common Utility
11	Sewage treatment plants	1	1	Common Utility
12	Water Works	1	1	Common Utility
13	Solid waste management site	1	1	Common Utility

Legend

Earlier Licensed Area (PO/01/AC/3) - Dotted line

Lic. Surrender area (S.1313 ACs) - Dashed line

Licenses Applied Area (29.3625 ACs) - Solid line

Green/Open space - Green hatched

Public Utility - Blue hatched

NPWL Plots - Blue hatched

Change in old layout - Red hatched

Plots already mortgaged to DTP - 39.79 ACs - Red hatched

New plots being mortgaged as per 10% salable area achieved in 729.2622 ACs (LIC. 19 of 2011, 07 of 2012, 08 of 2016, 107 of 2017, 71 of 2019) - Red hatched

Salable area achieved in the layout - 436.6322 ACs - Red hatched

10% salable area to be mortgaged - 43.47 ACs - Red hatched

Area being mortgaged - 39.79 ACs (S.1313 ACs) - Red hatched

Mortgaged - 48 ACs NEW PLOTS - 45.27 ACs (10.36%) - Red hatched

Change in old layout pocketwise Area detail

Pocket	Area (acs)
1	1.87
2	102.54
3	0.22
4	37.52
5	0.81
6	8.1
7	2.16
8	2.35
9	0.60
10	0.08
11	0.37
12	1.35
13	2.50
14	18.77
15	3.35
16	10.94
17	0.50
Total	194.03

PROJECT:
Layout Plan for additional license applied area of 29.3625 acs adjacent to earlier licensed area dated Lic no 19 of 2011 (138.825 acs), Lic no 7 of 2012 (62.281 acs), Lic no 8 of 2016 (74.9 acs), Lic no 107 of 2017 (8.125 acs) & Lic no 71 of 2019 (418.90 acs), area Being Delicence (5.133 acs) total 729.2622 acs in village Bid Dari, Dadri to I Sheojipura, District Jhajjar.

DRWN: AG.DN.NJ
CHKD: SM
SCALE: 1:3300
DATE: 26-10-2021
TITLE: **Layout Plan (part of 2) (729.2622 ACs)**

DRAWING NO: METL/LAY/IC4/R9

ARCHITECT: Space Designers International
5-34 Sector 67, NOIDA-201301
PH: 91-471-653171, 18, 19, 20
email: spades@gmail.com

OWNER: Model Economic Township Limited

3rd Floor, 77-B, JPCCD Road
Sector 18, Gurgaon 122 015
Haryana, India
Ph. No. 0124-4827369