Layout Plan Part 2 of 2

LC-3684-E

To be read with License No. 64 of 2022 Dated 24/05/2022.

That this layout plan for an additional area measuring 96.16875 acres (Under migration an area measuring 74.125 acres (after excluding an area acquired for road widening 0.1875 acres out of 74.3125 acres of Licence No. 06 of 2012 dated 01.02.2012 and fresh applied area measuring 22.04375 acres) in the Industrial Colony measuring 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 licence no. 11 of 2021 dated 12.03.2021 (15.33125 acres)), thereby making the total site area measuring 1034.59375 acres (96.16875 + 938.425), (Drawing No. DTCP PA-2301 dated 25-4-22) comprised of license which is issued in respect of Industrial Plotted Colony being developed by Model Economic Township Ltd. (Formerly known as Reliance Haryana SEZ Pvt. Ltd.) in the Revenue Estate of Village Bir Dadri, Dadri Toi, Sondhi, Yakubpur, Fatehpur and Bamnola, Tehsil- Badli, District-Jhajjar 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 section 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)(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 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 the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.

(RAJESH DUTT) JOINIQ | (DINESH KUMAR) SO (HQ) | (OM PARKASH) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JOGINDER SINGH) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR)

Description	Total Area (in acres)
Already Licensed area	1012.5500
Additional Area being applied for license	22.04375
Net Licensable area	1034.59375
Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from center line)	10.05725
Balance (3-4)	1024.53650
50% benefit of area under road widening (50% of 4)	5.028625
Net Area (5+6)	1029.565125
Area under Undetermined	114.94
Net Planned Area (7-8)	914.625125

Detail areas of the various plots in the Layout

						Landuse in 1034.59375 Acres	
S. No.	Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %
Net Planned Area						914.625125	
1	Industrial	IA	25.00	1	25.46	373.0170	40.78
		IB	12.00	1	14.80		
		ID	8.00	2	18.67		
		IE	6.00	2	12.08		
		IF	5.00	6	30.44		
		IG	4.00	2	8.43		
		IH	3.50	3	10.36		
		II	3.00	6	17.81		
		IJ	2.50	6	15.17		
		IK	2.00	17	33.79		
		IL	1.50	12	19.25		
		IM	1.25	13	16.51		
		IN	1.00	65	65.30		
		IP	0.75	21	15.09		
		IQ	0.50	84	42.98		
		IR	0.25	100	26.88		
	Weight Bright	W-B	0.19	1	0.19		
	Total			342			
2	Commercial	Comm- 1	1.36	1	1.36	24.090	2.63
		Comm- 2	1.46	1	1.46		
		Comm- 3	4.96	1	4.96		
		Comm- 4	1.52	1	1.52		
		Comm- 5	0.76	1	0.76		
		Comm- 6	1.3	1	1.30		
		Comm- 7	1.06	1	1.06		
		Comm-8	1.72	1	1.72		
		Comm-9 with fuel station	0.76	1	0.76		
		R Comm 1	3.35	1	3.35		
		R Comm 2	0.87	1	0.87		
		R Comm 3	0.32	1	0.32		
		R Comm 4	1.11	1	1.11		
		R Comm 5	0.50	1	0.50		
		R Comm 6	1.66	1	1.66		
		R Comm 7					
		R Comm/ Petrol Pump-7	0.38	1	0.38		
		R Comm 8	1.00	1	1.00		
	Total			17			
S. No	Type	Category	Area (sqm)	No. of Plots	Total area in each category (acres)	Saleable Area (Acres)	Saleable %
3	Affordable Plotted (DDJAY)	A1	150 (0.037 Acres)	727	26.95	79.2665	8.67
		A2	140 (0.034 Acres)	122	4.22		
		B1	130.032 (0.032 Acres)	515	16.55		
		B2	120 (0.029 Acres)	17	0.50		
		C1	109.48 (0.027 Acres)	917	24.81		
		C2	98 (0.024 Acres)	60	1.45		
		D1	84.15 (0.020 Acres)	194	4.03		
		D2	77.5 (0.019 Acres)	5	0.10		
		E1	63.27 (0.015 Acres)	42	0.66		
	Total			2599			
S. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %
4	General Plotted	GA1 (Gen)	490 (0.121 Acres)	4	0.48	29.3587	3.21
		GA2(Gen)	418.5 (0.103 Acres)	31	3.21		
		GA3(Gen)	375 (0.092 Acres)	51	4.73		
		GA4(Gen)	335 (0.082 Acres)	8	0.66		
		GB1(Gen)	278 (0.068 Acres)	104	7.14		
		GC1(Gen)	225 (0.055 Acres)	9	0.50		
		GC2 (Gen)	196 (0.048 Acres)	24	1.16		
		GC2 (NPNL)	196 (0.048 Acres)	72	3.49		
		GD1(NPNL)	167 (0.041 Acres)	6	0.25		
		GE1(NPNL)	126 (0.031 Acres)	33	1.03		
		GF (EWS)	50 (0.012 Acres)	98	1.21		
		Nursing Home	1010	2	0.50		
		Total (X)		442	24.3584		
		Club	8095	1	2.00		
		Religious building 1	5139.51	1	1.27		
		Religious building 2	7001.07	1	1.73		
		Total (Y)		3	5.0003		
S. No.	Type	Category	Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %
5	Affordable Industrial Housing	AGH-02	10.05	1	10.05	41.5514	4.54
		AGH-03	8.62	1	8.62		
		AGH-04	7.71	1	7.71		
		AGH-05	2.08	1	2.08		
		AGH-06	2.93	1	2.93		
		AGH-07	5.47	1	5.47		
		AGH-08	2.44	1	2.44		
		Labour Dormitory plot	0.50	1	0.50		
		Labour Dormitory plot	202.5 sq mts	35	1.75		
	Total			43			
	Total Saleable area					547.2835	59.84

Land Use	Permissible area as per approved Policy dated 01.10.2015/15.01.2008		Proposed Area in the Layout Plan (Cumulative area of 1038.769 acres)	
Minimum area under Industrial Plots	35%	65%	40.78%	59.84%
Area under Residential Component	25%		16.42%	
Maximum area under Commercial	5%		2.63%	
Additional facilities considered under saleable area	0%		0.00%	
Balance area under Roads, Greens and Public Utilities	35%		40.16%	

Calculations for the General Plotted category

S.No.	Item	Unit		Efficiency(%)
1	Total Area under Residential plots	24.3584	Acres	51.00
2	Considering net area of plots in S.No 1, the gross area of the colony considering saleable area of 51%	47.76	Acres	
3	Population of the General plotted colony	5499	Persons	
4	Density of the Plotted colony	115.1	PPA	
5	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	1.9104	Acres	
6	Area of Organised greens of area greater than 1 acres actually provided	3.03	Acres	
7	Area of incidental greens of area less than 1 acres to be provided (1% of the gross area)	0.4776	Acres	
8	Area of Incidental greens of area less than 1 acres actually provided	3.67	Acres	
9	Total achieved Efficiency			51.00

S.No.	Facilities to be provided for Affordable Plotted	Provided	Area (Acres)	Remarks
1	Community centre	1	2.00	
2	Community facility 1-Site	1	2.00	
3	High School 1	1	2.00	
4	High School 2	1	2.00	
5	High School 3	1	2.05	
6	Primary School	1	0.50	
7	Dispensary 1	1	1.25	
8	Public Utility	3	1.22	
9	Milk and Vegetable Booths	2	As / std.	
	Total		13.02	

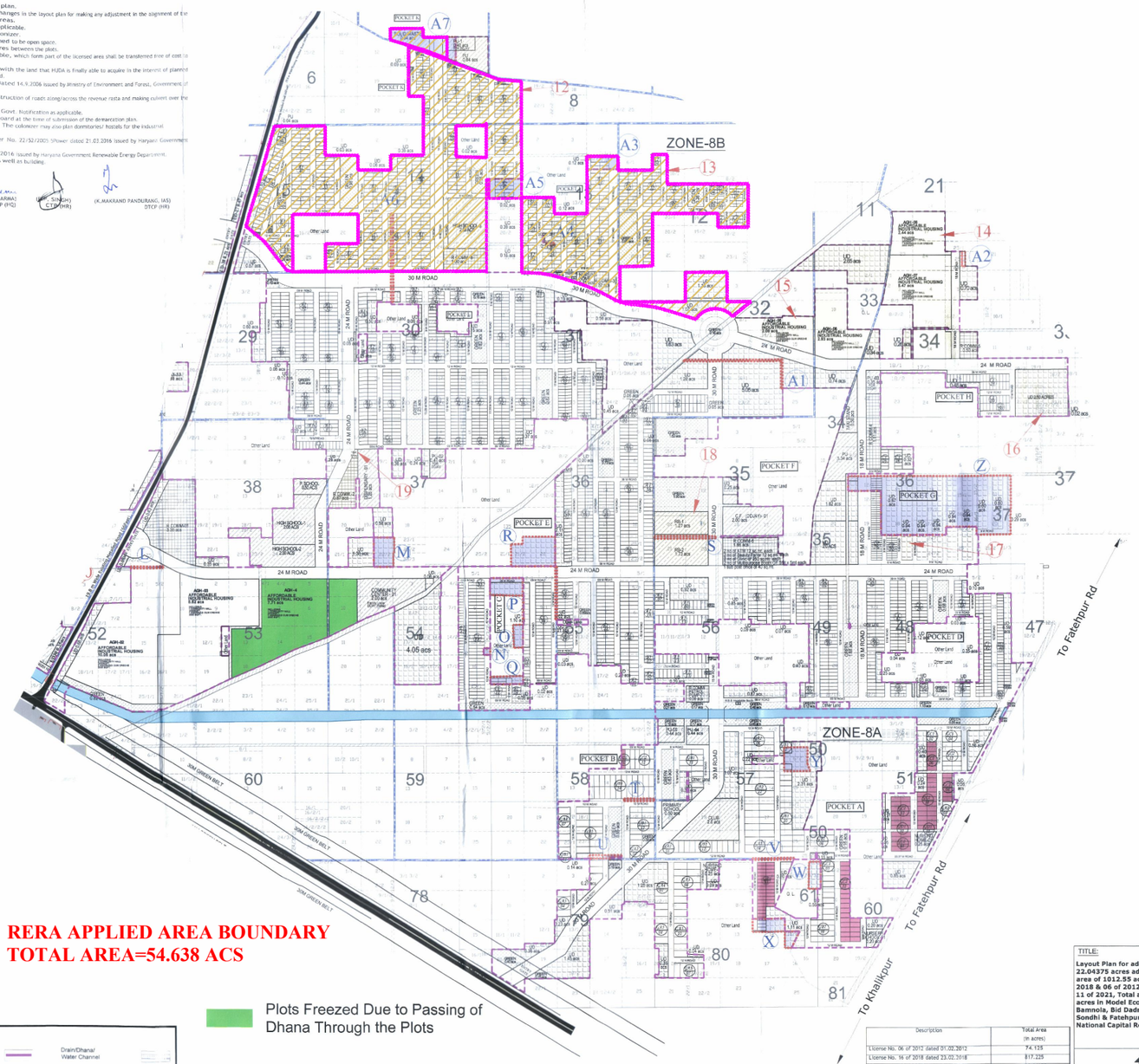
S.No.	Facilities to be provided for General Plotted	Required	Provided	Area (Acs)	Remarks
	Population Achieved	5499			
1	Nursing Home-1,2	1	2	0.25	Part of saleable area
2	Primary school	1	1	0.5	
3	Nursery school 1	1	1	0.20	
4	ATM (In Commercial site)	1	1	As/ std.	
5	Beauty Parlour(In Commercial site)	1	1	As/ std.	
6	Clinic(In Commercial site)	1	1	As/ std.	
7	Multipurpose Booth (In Commercial site)	1	1	As/ std.	
9	Taxi Stand	1	1	0.50	
10	Milk and Vegetable Booths	1	1	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.	23580	
	Area of Affordable Industrial Housing (Acres)	Required	Provided
1	AGH 2 (10.05 Acres)	2 Community hall and 2 Anganwadi cum Creche	2 Community halls and 2 Anganwadi cum Creche
2	AGH 3 (8.62 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
3	AGH 4 (7.71 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
4	AGH 5 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
5	AGH 6 (2.93 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
6	AGH 7 (5.47 Acres)	1 Community hall and 1 Anganwadi cum Creche	1 Community halls and 1 Anganwadi cum Creche
7	AGH 8 (2.44 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	Parking, Driver's Toilet, Canteen	0	1	2 acres	
2	ESI clinic	0	1	0.25 acres	
3	Police post	0	1	1 acres	
4	ESS	3	3	0.93 acres	
5	Water works	2	2	3.66 acres	
6	Public utility	0	2	3.21 acres	
7	Facility centre	0	1	1.83 Acres	
8	Skill Development centre	0	1	0.20 Acres	



RERA APPLIED AREA BOUNDARY
TOTAL AREA=54.638 ACS

Plots Freezed Due to Passing of Dhana Through the Plots

Legend

- Earlier Licensed Area 1012.55 acs (Lic 06 of 2012 , 16 of 2018 , Lic. 129 of 2019 & 11 of 2021)
- License Applied Area 22.04375 acs (Pocket A to Z & A1 to A7)
- NPNL Plots
- Greens/Open space
- Commercial
- Public Utility
- Undetermined
- Drain/Dhana/ Water Channel
- Panchayat Rasta
- Other's Land
- Metalled Road
- 74.125 acs apply for Migration (Town policy vide Memo.No. 7786/3886-2TCP dated 13.01.2006, to policy vide memo Misc.986/PA(III)/2005 /77/96/3886-2TCP dated 01.10.2015)
- Changing old layout-96.29 acs (Pocket 1 to 19) (Comm.-2.19 acs, affordable industrial Housing-13.42 acs, Industrial/Residential Plotted-80.68 acs)
- 11 KV Temporary HT Line to be Dismantled after under Ground network is Laid with 5.75 m one side R.O.W. shown which will falling Front/ side setback of the plot.

Calculations for the Affordable Plotted category

S.No.	Item	Unit		Efficiency(%)
1	Total Area under Residential plots	79.2665	Acres	61.00
2	Total Gross area under DDJAY considering saleable area of 61%	129.95	Acres	
3	Population of the plotted colony @13.5Per/plot as four floors are now allowed	35087	Persons	
4	Density of the Plotted colony	270	PPA	
5	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	9.75	Acres	
6	Area of Green Provided	15.01	Acres	
7	Area of community facilities to be provided is 10% of the gross area	12.995	10%	
8	Area of community facilities provided	13.02	10.06%	
9	Total achieved Efficiency			61.00

Density Calculations achieved for Plotted colony

S.No	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	231	13.5	52.50	3119	
2	EWS Plots	98	9	22.27	882	20% of total plots
3	NPNL Plots	111	13.5	25.23	1499	25 % of total plots
4	Total	440			5499	

Description	Total Area (in acres)	
License No. 06 of 2012 dated 01.02.2012	74.125	
License No. 16 of 2018 dated 23.02.2018	817.225	
License No. 129 of 2019 dated 04.12.2019	105.86875	
License No. 11 of 2021 dated 12.03.2021	15.33125	
Total area of the colony	1012.55	
Additional applied area	22.04375	
Total area of the colony	1034.59375	
Area under road widening as per approved layout plan	10.05725	
Balance Area (A)	1024.5365	
50% area of road widening (B)	5.028625	
Total Area (C) = (A+B)	1029.565125	
Area under UD (D)	114.94	
Net Planned Area (C-D)	914.625125	
Permissible Industrial Component	320.11879	Min. 35%
Proposed Industrial Component	373.0170	40.78%
Permissible Residential Component	228.65628	Max. 25%
Proposed Residential Component	150.1766 (Including Club having 2.00 acres, 2 Nos Religious Building having 1.27 acres and 1.73 acres)	16.42%
Permissible Commercial Component	45.73126	Max. 5%
Proposed Commercial Component	24.09	2.63%
Total permissible saleable area	594.30633	Max. 65%
Total proposed saleable area	547.2835	59.84%
Permissible Roads/Open Space & Public Building	320.11879	Min. 35%
Proposed Roads/Open Space & Public Building	367.34158	40.16%

TITLE:
Layout Plan for additional area measuring 22.04375 acres adjoining already licensed area of 1012.55 acres vide lic. no. 16 of 2018 & 06 of 2012 & lic. no. 129 of 2019 & 11 of 2021, Total area of 1034.59375 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	11-05-2022

DRAWING NO. METL/LAY/1016 ACS/1

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