

To be read with License No. 64 of 2022 Dated 24.05.2022.

LC-3684-C

This layout plan for an additional area measuring 96.16875 acres (under migration an area measuring 7.4.125 acres (after excluding an area reserved for road widening 0.1875 acres out of 74.3125 acres of License No. 06 of 2012 dated 01.02.2012 and fresh applied area measuring 22.04375 acres) in the industrial colony measuring 938.425 acres (License No. 16 of 2018 dated 23.02.2018 (117.225 acres) & License No. 129 of 2019 dated 04.12.2019 (105.86875 acres) and License No. 11 of 2021 dated 12.03.2021 (15.33125 acres)), thereby making the total site area measuring 1034.59375 acres (74.16875 + 938.425), (Drawing No. DTC/2022/3001) dated 23.08.2021, comprising of license which is issued in respect of industrial Plotted Colony being developed by Model Economic Township Ltd. (formerly known as Balance Haryana SEZ Pvt. Ltd.) in the Revenue Estate of Village Bir Dabri, Dabri To, Sonahi, Yagubpur, Fatehpur and Bamnola, Tehsil: Bahli, 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 DTC for the modification of layout plans of the colony.
5. That the revenue rate 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 DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road creation 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 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area 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 meters wide road which means a minimum clear width of 15 meters between the plots.
11. The portion of the sector development plan road/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(i)(a)(iii) of the Act No.8 of 1975.
12. That the owner shall have objection to the re-regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and regular use of services. The decision of the competent authority shall be binding in this regard.
13. That the colonizer shall obtain the Clearance HOD as per the provisions of the Notification No. S.D. 1933 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/regularization 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 rates and making circuit over the water courses/Drains, 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/ hotels 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. 22/92/2020/S/Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the owner shall comply with the directions issued vide Notification No. 19/6/2016/S/ dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
20. That the colonizer shall ensure the installation of the Light Emitting Diode (LED) lamp for its campus as well as building.

(BALESH DUTT) SD (HQ) (DINESH KUMAR) SD (HQ) (DR. ANIL KUMAR) SD (HQ) (SABITA GUPTA) SD (HQ) (HETESH SHARMA) SD (HQ) (GURPREET) SD (HQ) (K. MAKKAND PANDEY) SD (HQ)

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 Undertimed	114.94
Net Planned Area (7-8)	914.625125

S.No.	Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable %
<b>Net Planned Area</b>							
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		
		IK	2.50	6	15.17		
		IL	2.00	17	33.79		
		IM	1.25	19	18.53		
		IN	1.00	65	65.10		
		IP	0.75	21	15.09		
		IQ	0.50	84	42.38		
2	Commercial	Comm-1	1.36	1	1.36	24.090	2.63
		Comm-2	1.46	1	1.46		
<b>Total</b>							
				342			

Land Use	Permissible area as per approved Policy dated 03.10.2015/15.01.2008	Proposed Area in the Layout Plan (Cumulative area of 1038.769 acres)
Minimum area under Industrial Plots	35%	40.78%
Area under Residential Component	25%	65%
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%

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% Population of the General plotted colony	47.76 Acres	
3	Density of the Plotted colony	5499 Persons	
4	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	1.9104 Acres	
5	Area of Organised greens of area greater than 1 acres actually provided	3.03 Acres	
6	Area of incidental greens of area less than 1 acres to be provided (1% of the gross area)	0.4776 Acres	
7	Area of incidental greens of area less than 1 acres actually provided	3.67 Acres	
8	Total achieved Efficiency		51.00

S.No.	Item	Provided	Area (Acres)	Remarks
1	Community centre	1	2.00	
2	Community facility 3-Site	1	2.00	
3	High School 1	1	2.00	
4	High School 2	1	2.00	
5	High School 3	1	2.00	
6	Primary School	1	0.50	
7	Dispensary 1	1	1.25	
8	Public Utility	3	3.22	
9	Milk and Vegetable Booths	2	As/Std	
10	Total		13.02	

S.No.	Item	Required	Provided	Area (Ac)	Remarks
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	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	Multi purpose Booth (In Commercial site)	1	1	As/ std	
8	Taxi Stand	1	1	0.50	
9	Milk and Vegetable Booths	1	1	As/ Std	
10	Total			13.02	

S.No.	Item	Required	Provided	Area	Remarks
1	Community hall/ Mess	0	1	150 sq. mts	
2	Milk and Vegetable Booths	0	1	As/ Std	

S.No.	Item	Required	Provided	Area	Remarks
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 (7.73 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.	Item	Required	Provided	Area	Remarks
1	Parking, Driver's Toilet, Canteen	0	1	3 acres	
2	ESI clinic	0	1	0.25 acres	
3	Police post	0	1	1 acres	
4	SSS	3	3	0.93 acres	
5	Water works	2	2	3.65 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=3.356 ACS**

**Legend**

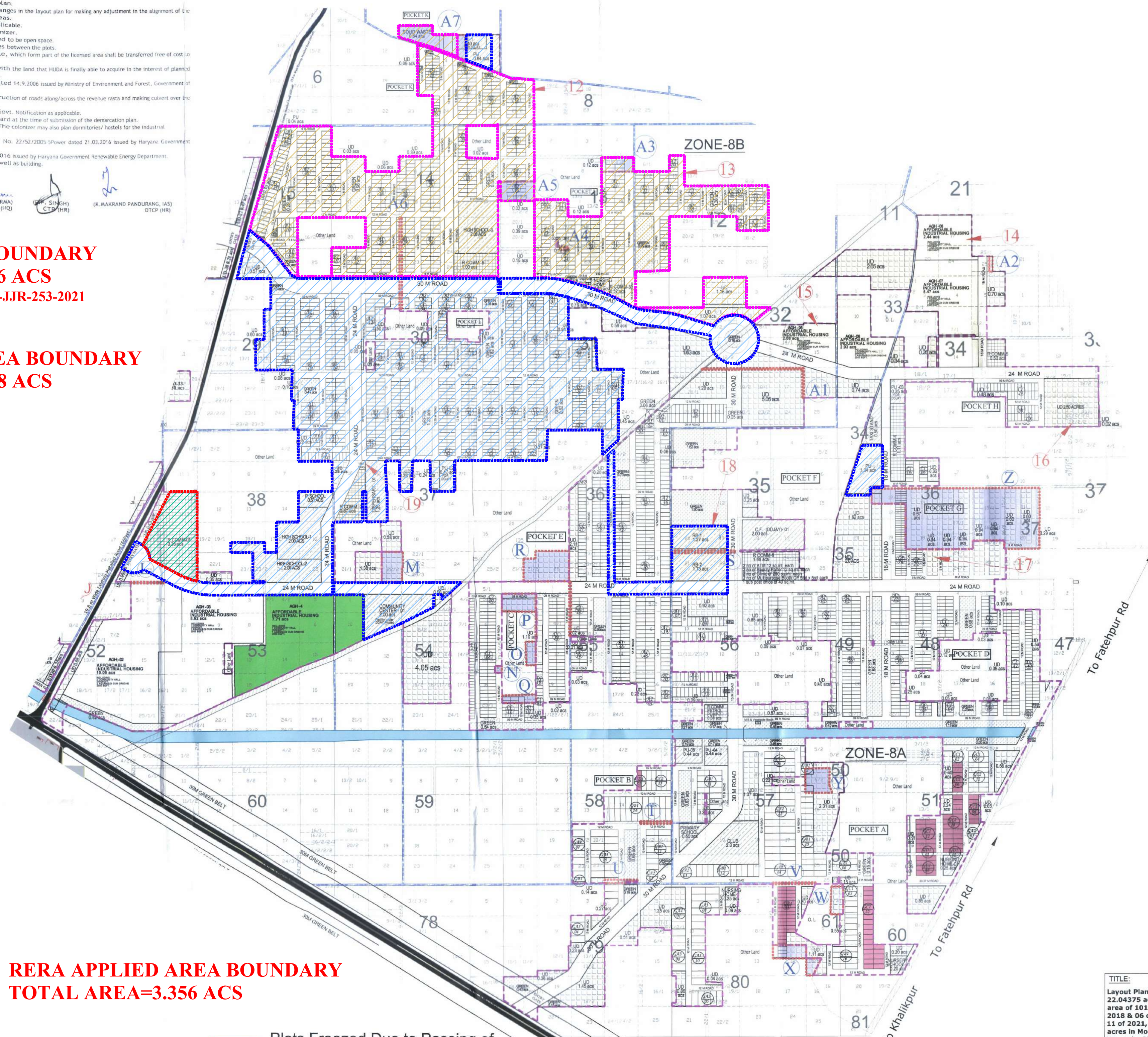
- Earlier Licensed Area 1012.55 acres (Lic. No. 06 of 2012, 16 of 2018, 129 of 2019 & 11 of 2021)
- License Applied Area 22.04375 acres (Pocket A to Z & A1 to A7)
- NPFL Plots
- Greens/Open space
- Commercial
- Public Utility
- Undertimed
- Drain/Channel Water Channel
- Panchayat Rasta
- Other's Land
- Mettalled Road
- 74.125 acres apply for Migration (Free public utility items, like water supply, sewerage, drainage, etc. shall be provided as per Haryana Govt. Notification No. 19/6/2016/S/ dated 31.03.2016)
- Changing old layout-96.29 acres (Pocket 1 to 19) (Comm. - 0.18 acres, affordable Industrial Housing 96.11 acres)

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 fall from Front/ side setback of the plot.

**Plots Freed Due to Passing of Dhana Through the Plots**

S.No.	Item	Unit	Efficiency(%)
1	Total Area under Residential plots	79.2665 Acres	61.00
2	Total Gross area under DDIAY 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 DDIAY 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

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



**TITLE:**  
Layout Plan for additional area measuring 22.04375 acres adjoining already licensed area of 1012.55 acres 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 Dabri, Dabri To, Yagubpur, Sonahi & Fatehpur Distt. Jhajjar, Haryana, National Capital Region)

**DRWN:** AG, DN, NU  
**CHKD:** SM  
**Apprd.:** SVG  
**SCALE:** 1:3500  
**DATE:** 11-05-2022

**DRAWING NO. METL/LAY/1016 ACS/1**

Description	Total Area (In acres)
License No. 06 of 2012 dated 01.02.2012	94.125
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 Road UD (D)	114.94
Net Planned Area (E)=[C-D]	914.625125
Permissible Industrial Component	320.11879 Min. 35%
Proposed Industrial Component	373.0170 40.78%
Permissible Residential Component	228.5628 Max. 25%
Proposed Residential Component	160.7766 (Including Club having 2.00 acres, 2 Nos religious Building having 1.27 acres and 1.73 acres)
Permissible Commercial Component	24.090 Max. 5%
Proposed Commercial Component	24.090 2.63%
Total permissible saleable area	594.30633 Max. 55%
Total proposed saleable area	547.2835 59.84%
Permissible Roads/Open Space & Public Building	320.11879 Min. 35%
Proposed Roads/Open Space & Public Building	367.24158 40.16%

**OWNER:** 3rd Floor, 77-B, IFFCO Road Sector 16, Gurgaon 122 015 Haryana, India Ph.No. 0124-4827369

**ARCHITECT/TOWN PLANNER:** Model Economic Township Limited

**OWNER:** Model Economic Township Limited