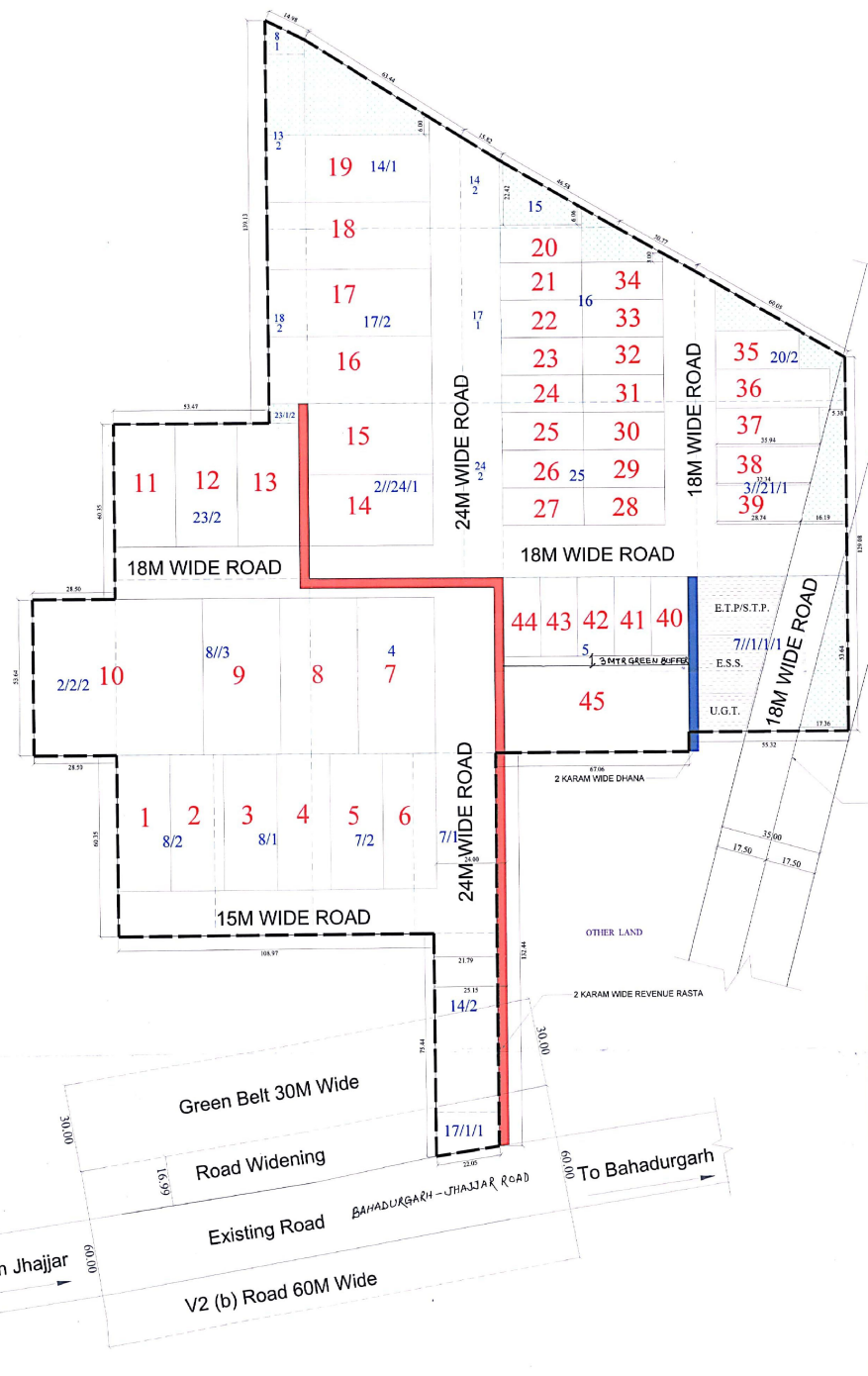


To be read with License No. 04 of 2021 Dated 19/07/2022
 This Layout plan for site area measuring 13.5125 acres (Drawing No. DTCP- 0463, dated 13-07-22) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Chhavi Secfin Pvt. Ltd., Bharat Gupta of village Lowa Khurd, Tehsil Bahadurgarh, District Jhajjar, 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 shall derive access directly from the cartilage 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 access 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 areas shall be transferred free of cost to the government on the lines of section 313(i)(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/HOC 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 covert over the water courses/Dhans, 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 S'power 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 owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5P dated 14.03.2016.
21. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SAPNKAASHI) A/P (HQ) (BABITA GUPTA) DTP (HQ) (SUNITA SETHI) STP (HQ) (K. MAKRAND PANDURANG, IAS) DTP (HR) (RAJESH DUTT) JD (HQ) (DINESH KUMAR) SD (HQ)



Total area of the scheme	13.5125 Acres (54683.0606 Sqm.)					
Area under proposed road widening of Bahadurgarh - Jhajjar Road (V2-B)	0.1086 Acres (439.47 Sqm.)					
Area under 30.00 mtr wide green belt	0.1633 Acres (661.20 Sqm.)					
Total	0.2719 Acres (1100.67)					
Balance Area (A)	13.240 Acres (53582.3906)					
50% area under greenbelt (B)	0.1359 Acres (550.335)					
Net planned area (A+B)	13.3765 Acres (54132.7256)					
(108K-02M) (13.5125 ACRES)	Area	Area	Percentage	Area	Area	Percentage
	Acres	Sqm.	%	Acres	Sqm.	%
Net Planned Area	-	-	-	13.3765	54132.7256	-
Residential	2.0511	10728.6174	20 (max)	0.0000	0.0000	0
Commercial	0.6628	2682.1544	5 (max)	0.0000	0.0000	0
Area Under industrial plots	6.0191 ±5	24359.77	±5 (min)	8.3795	33910.5795	62.64
Total saleable area	8.6947 ±5	35196.24	65.00	8.3795	33910.5795	62.64

S.NO.	PLOT NO.		SIZE		AREA SQM	NO. OF PLOTS	AREA SQM
	FROM	TO	LENGTH	BREADTH			
1	1	6	45.35	18.35	832.1725	6	4993.0350
2	7	9	53.64	26.70	1432.1880	3	4296.5640
3	10	-	58.50	53.64	3137.9400	1	3137.9400
4	11	13	42.35	21.23	899.0905	3	2697.2715
5	14	15	43.06	23.03	991.6718	2	1983.3436
6	16	19	56.47	23.21	1310.6687	4	5242.6748
7	20	34	28.05	12.97	363.8085	15	5457.1275
8	35	-	28.74	13.37	384.2538	1	384.2538
9	36	-	39.55	13.37	528.7835	1	528.7835
10	37	-	35.94	13.37	480.5178	1	480.5178
11	38	-	AS PER SITE	-	456.4518	1	456.4518
12	39	-	AS PER SITE	-	408.3198	1	408.3198
13	40	44	27.35	12.74	348.4390	5	1742.1950
14	45	-	63.70	33.00	2102.1000	1	2102.1000
					TOTAL	45	33910.5781
					PERCENTAGE =		63.22

LEGENDS

- PLOT BOUNDARY
- REVENUE RASTA
- DHANA
- GREEN ZONES
- SERVICES
- PLOPOSED ROADS

TITLE
 LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 13.5125 ACRES IN THE REVENUE ESTATE OF VILLAGE LOWA KHURD, TEHSIL BAHADURGARH, DISTRICT- JHAJJAR - CHHAVI SECFIN PVT. LTD

NORTH LINE

SCALE: 1:2000

DATE: 25.04.2022

For CHHAVI SECFIN PVT. LTD.
 Authorized Signatory:

Authorized Signatory:

Architect's Signature: