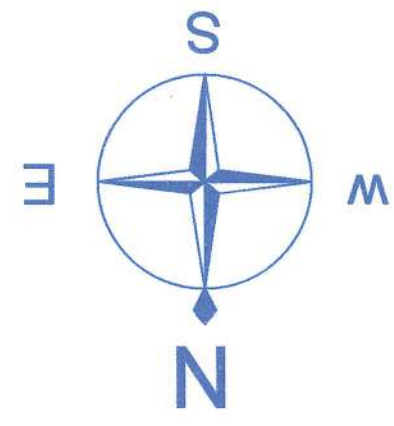


LAYOUT PLAN
(SCALE - N.T.S.)



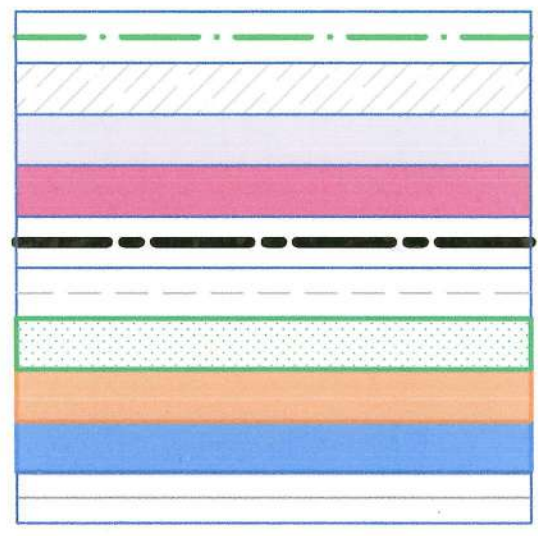
SIGNATURE OF APPLICANT
SYSCOM EDUTECH PVT. LTD.



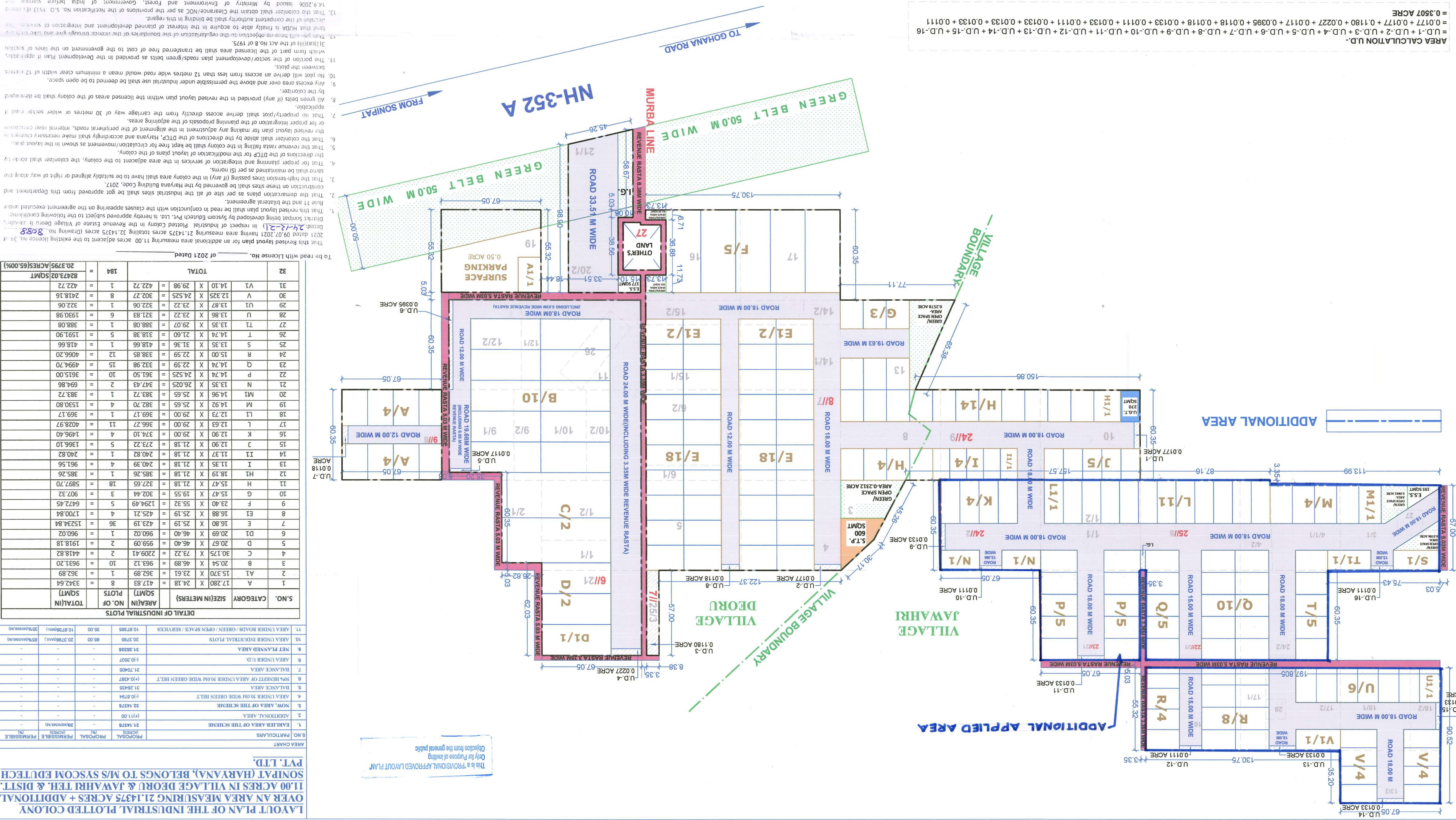
SIGNATURE OF ARCHITECT

LEGEND:
E.S.S. = ELECTRIC SUB STATION
UGT = UNDERGROUND WATER TANK
S.T.P. = SEWAGE TREATMENT PLANT
GREEN / OPEN SPACES
KILLA LINE
SCHEME BOUNDARY
REVENUE RASTA
ROAD
U.D. AREA
VILLAGE BOUNDARY

ABBREVIATIONS:
I.G. = INCIDENTAL GREEN



AREA CALCULATION U.D. = U.D.-1 + U.D.-2 + U.D.-3 + U.D.-4 + U.D.-5 + U.D.-6 + U.D.-7 + U.D.-8 + U.D.-9 + U.D.-10 + U.D.-11 + U.D.-12 + U.D.-13 + U.D.-14 + U.D.-15 + U.D.-16 = 0.0177 + 0.0177 + 0.1180 + 0.0227 + 0.0117 + 0.0395 + 0.0118 + 0.0118 + 0.0133 + 0.0111 + 0.0133 + 0.0133 + 0.0133 + 0.0133 + 0.0111 = 0.3507 ACRE



To be read with License No. _____ of 2021 Dated _____

2021 dated 09.07.2021 having area measuring 21.14375 acres (Drawing No. 2021-24-1-2-1) in respect of Industrial Plotted Colony in the Revenue Estate of Village Deoru & Jawahri, District Sonapat being developed by Syscom Edutech Pvt. Ltd. is hereby approved subject to the following conditions:

1. That the demarcation plans as per site of all the industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
2. That the high-tension lines passing (if any) in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
3. 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 plan of the colony.
4. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan. The colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the revised 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.
5. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
6. All green belts (if any) provided in the revised layout plan within the licensed areas of the colony shall be developed by the colonizer.
7. Any excess area over and above the permissible under industrial use shall be deemed to be open space.
8. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
9. 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(1)(iii) of the Act No.8 of 1975.
10. There shall be no objection to the regularization of the boundaries of the licensee through green and take over the land that HUDA is finally able to acquire in the interest of planned development and integration of services.
11. The decision of the competent authority shall be binding in this regard.
12. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1933 (ET) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana State Notification as applicable.
14. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board in the time of submission of the demarcation plan.
15. 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.
16. That the owner shall ensure the installation of solar photovoltaic Power Plant as per the provisions of order No. 22/12/2005-5Pwvt dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
17. That the owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall submit the revised layout plan for approval as and when norms pertaining to parking provided in the layout plan.
19. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.
20. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

S.NO.	PARTICULARS	PROPOSAL AREA (SQMT)	PERMISSIBLE AREA (SQMT)	DIFFERENCE (+/-)
1.	BALANCE AREA OF THE SCHEME	21.14375	21.14375	0.0000
2.	ADDITIONAL AREA	0.0000	0.0000	0.0000
3.	NOM. AREA OF THE SCHEME	32.14375	32.14375	0.0000
4.	AREA UNDER 50.00 M WIDE GREEN BELT	0.0000	0.0000	0.0000
5.	BALANCE AREA	31.28375	31.28375	0.0000
6.	50% BENEFIT OF AREA UNDER 30.00 M WIDE GREEN BELT	0.0000	0.0000	0.0000
7.	BALANCE AREA	31.28375	31.28375	0.0000
8.	AREA UNDER U.D.	0.0000	0.0000	0.0000
9.	NET PLANNED AREA	31.28375	31.28375	0.0000
10.	AREA UNDER INDUSTRIAL PLOTS	20.3795	20.3795	0.0000
11.	AREA UNDER ROADS / GREEN / OPEN SPACE / SERVICES	10.8796	10.8796	0.0000
TOTAL		20.3795	20.3795	0.0000

LAYOUT PLAN OF THE INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 21.14375 ACRES + ADDITIONAL 11.00 ACRES IN VILLAGE DEORU & JAWAHRI TEH. & DISTT. SONPAT (HARYANA), BELONGS TO M/S SYSCOM EDUTECH PVT. LTD.

Only for Purpose of Writing
Objection from the general public