

Land Use	Permissible area as per approved Policy dated 01.10.2015	Proposed Area in the Layout Plan
Minimum area under Industrial Plots	40%	63.81%
Maximum Area under Residential/ Commercial Component	25%	0.00%
Balance area under Roads, Greens and Public Utilities	35%	36.19%

To be read with License No. 111 of 2022 Dated 10/08/2022
 That this Layout plan for site area measuring 92.54375 acres (Drawing No. DTPC-8506, dated 10-08-22) 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 ISI norms.
 That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 That the revenue rasta 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 DTPC, 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 area 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 would mean a minimum clear width of 15 metres between the plots.
 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.
 That you will have no objection to the regularization of the boundaries of the licence through give and take with the lands that HUDRA 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.
 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.
 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 approved plan.
 That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
 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.
 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.
 That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/17/2015 (Power) dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
 That the owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 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. 19/14/2016-5 Power dated 14.03.2016.
 That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

- A. TOTAL LICENSED AREA 92.54375 Acres
 - B. AREA UNDER U.D 6.840 48 Acres
 - C. AREA APPLIED FOR RERA 85.70375 Acres
- (C = A-B)

RERA APPLIED BOUNDARY = 85.70375 Acres

ACCESS FROM EXISTING ROAD OF 45 M IN LICENSED LAYOUT 1016.10 ACRES

Sl. No.	Type	Category	Area of Plots (acres)	No. of Plots	Total Area in each category	Total Area (Acres)	Saleable Percentage
Net Planned Area							
85.70375							
Industrial							
1	Industrial	IL	3.04	1	11.46		
		IM	2.27	1	12.37		
		IN	1.91	1	11.73		
		IO	1.38	1	7.14		
		IR	1.39	1	1.75		
		IQ	1.63	1	10.24		
		IS	1.65	1			
		IT	1.54	1			
		IU	1.35	1			
		IV	0.82	1			
		IS	0.88	1			
		IT	0.88	1			
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