



AREA FALLING UNDER ROADS, FOOTPATH & BOUNDARY WALL

NO.	WIDTH (M)	LENGTH (M)	AREA (SQ.MT.)
ROAD NO-1	21.00	48.00	1008.00
ROAD NO-2	15.00	150.00	2250.00
ROAD NO-3	12.00	190.00	2280.00
ROAD NO-4	17.00	230.00	3910.00
ROAD NO-5	12.00	140.00	1680.00
ROAD NO-6	12.00	217.73	2612.77
TOTAL			13740.770

AREA FALLING UNDER BLACK TOP BITUMIN ROADS = 8472.550 SQM.
 AREA FALLING UNDER FOOTPATH BOTH SIDE OF ROADS = 5268.220 SQM.
 TOTAL LENGTH OF BOUNDARY WALL = 1269.605 RMT.

GREEN AREA DETAILS

NO.	AREA (SQ.MT.)
GREEN-1	296.00
GREEN-2	374.00
GREEN-3	131.00
GREEN-4	483.00
TOTAL	1284.00

AREA STATEMENT

S.NO.	DESCRIPTION	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN SQ.MT.	PERMISSIBLE AREA IN PERCENTAGE	PROPOSED AREA IN ACRES	PROPOSED AREA IN SQ.MT.	PROPOSED AREA IN PERCENTAGE
I	TOTAL LICENCE AREA	11.92361	48253.06	-	-	-	-
II	AREA FALLING UNDER 60.0 M. WIDE GREEN BELT	0.29795	1205.762	-	-	-	-
III	BALANCE AREA (I-II)	11.62566	47047.302	-	-	-	-
IV	50% AREA OF UNDER 60.0 M. WIDE GREEN BELT	0.14898	602.899	-	-	-	-
V	NET PLANNED AREA (III+IV)	11.77464	47650.20	-	-	-	-
VI	AREA UNDER INDUSTRIAL PLOTS (MINIMUM)	5.29859	21442.635	45	7.06497	28590.962	60.00
VII	AREA UNDER COMMERCIAL (MAXIMUM)	0.58873	2382.515	5	0.58853	2381.686	5.00
VIII	AREA UNDER RESIDENTIAL (MAXIMUM)	1.76620	7147.545	15	0.00	0.000	0.00
IX	TOTAL PERMISSIBLE SALEABLE AREA	7.65351	30972.695	65	7.65352	30972.648	65.00
X	AREA UNDER ROADS, GREEN AREA, SERVICES, AND PUBLIC UTILITIES.	4.12112			4.12112		35.00
A	Area Under Roads						
B	Area Under Green Parks						
C	Area Under ESS						
D	Area Under UGT & WTP						
E	Area Under CETP						

DETAILS OF PLOTS

TYPE	PLOT NO.	PLOT SIZE		AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
		WIDTH (M)	LENGTH (M)			
A	43	37.00	(33.58+14.52)/2	889.85	1	889.85
B	35	16.81	(37.00+35.15)/2	606.42	1	606.42
	58	15.00	(40.09+47.83)/2	659.40	1	659.40
C	1	ODD SIZE		558.60	1	558.60
	2	17.00	(31.35+30.19)/2	523.09	1	523.09
	3	17.00	(30.19+29.04)/2	503.46	1	503.46
	8 & 9	15.50	32.35	501.43	2	1002.85
	10,16,17 & 23	18.50	28.00	518.00	4	2072.00
	24	ODD SIZE		501.55	1	501.55
	26 to 31 & 36 to 42	14.00	37.00	518.00	13	6734.00
	57	16.00	(31.83+40.09)/2	575.36	1	575.36
	4	17.00	(29.04+27.88)/2	483.82	1	483.82
	5	17.00	(27.88+26.72)/2	464.10	1	464.10
	6	17.00	(26.72+25.57)/2	444.47	1	444.47
	7	17.00	(25.57+24.41)/2	424.83	1	424.83
	11 to 15 & 18 to 22	17.00	28.00	476.00	10	4760.00
25	12.00	37.00	444.00	1	444.00	
32	14.00	(33.86+37.00)/2	496.02	1	496.02	
33	14.00	(30.72+33.86)/2	452.06	1	452.06	
34	16.81	(30.72+26.95)/2	484.72	1	484.72	
44	28.26	(20.31+5.75)/2	368.23	1	368.23	
45 & 46	12.00	28.26	339.12	2	678.24	
47	14.10	30.00	423.00	1	423.00	
48 to 55	15.00	30.00	450.00	8	3600.00	
56	15.90	(23.63+31.83)/2	440.91	1	440.91	
TOTAL				58	28590.962	

To be read with License No. 17 of 2022 Dated 01/02/2023.
 That this layout plan for site area measuring 11.92361 acres (Drawing No. DGTC-8964 dated 02-03-22) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Kia Developers Pvt. Ltd, Pathview Developers Pvt. Ltd. in collaboration with Kia Developers Pvt. Ltd. falling in the revenue estate of village Jakhoda and Assauda Todran, Tehsil Bahadurgarh, District- Jhajjar, is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- 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 DTCP 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 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.
- 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 areas 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)(iii) 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 land that the colonizer shall obtain 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/Dhans, wherever applicable as per the layout 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. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P 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. 19/4/2016-5 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.

PROJECT
 LAYOUT PLAN OF PROPOSED INDUSTRIAL PLOTTED COLONY AT VILLAGE JAKHAUDA & ASSAUDA TODRAN TEHSIL BAHADURGARH, DISTT. JHAJJAR, HARYANA.

OWNER:- M/S KIA DEVELOPERS PVT. LTD.

DRAWING TITLE:-
 LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY

OWNER SIGN	ARCHITECT SIGN
For KIA Developers Private Limited Director/Authorised Signatory	AR. HANISH ANIL CA/2016/79575
DATE - 17-06-2022	
DRG NO. - KD/SUB/02	

(DIVYA DOGRA) D.P.(HQ)
 (SANJAY KUMAR) STP (E&U)
 (RAJESH CHAUDHARY) ATP(HQ)
 (RAJESH DUTT) JD(HQ)
 (PRADEEP) C.P.(HR)
 (T.L. SATYAPRAKASH, AS) DTCP (HR)

