

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 11.8375 ACRES IN THE REVENUE ESTATE OF VILL. ROHAT, KHARKHODA, TEH. & DISTT. SONIPAT (HARYANA), BEING DEVELOPED BY M/S Y.P. INFRATECH PRIVATE LIMITED

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	11.8375	-	10(MINIMUM)	-
2	AREA UNDER 60M WIDE GREEN BELT	0.7209	-	-	-
3	BALANCE AREA	11.1166	-	-	-
4	50% BENEFIT OF AREA UNDER 60M WIDE GREEN BELT	0.3605	-	-	-
5	NET PLANNED AREA	11.4771	-	-	-
6	AREA UNDER INDUSTRIAL PLOTS	6.9656	60.69%	7.4600	65.00%
7	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	4.5114	39.31%	4.0169	35.00%

To be read with License No. 46 of 2023 Dated 02/03/2023
 This Layout plan for site area measuring 11.8375 acres (Drawing No. DGTCP-9011 dated 16-03-22) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Y.P. Infratech Pvt. Ltd. falling in the revenue estate of village Rohat, Tehsil & District- Sonpat, is hereby approved subject to the following conditions:-

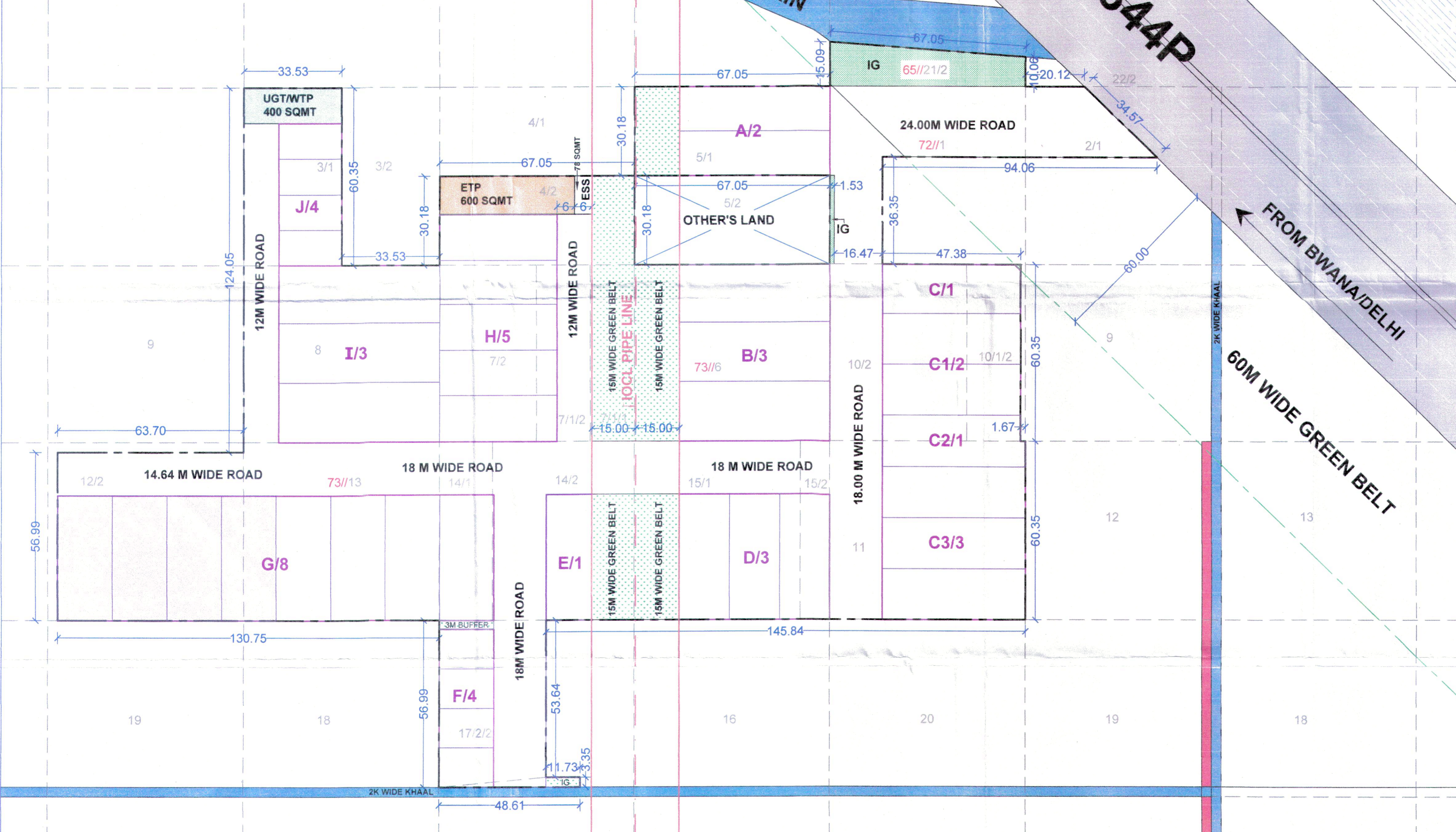
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be approved from this Department and 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 DGTCP 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 DGTCP, 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 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.
- 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 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. 22/52/2005-5Power 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.

(SUNENA) DTP (HQ) (SANJAY KUMAR) STP (E&V) (T.L. SATYAPRAKASH, IAS)* DGTCP (HR)
 (SUREKHA YADAV) ATP(HQ) (RAJESH DUTT) JD(HQ)

DETAIL OF INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	15.09	X 51.63	= 779.10	2	= 1558.20
2	B	20.11	X 51.63	= 1038.28	3	= 3114.84
3	C	AS PER PLAN		= 815.72	1	= 815.72
4	C1	17.24	X 47.38	= 816.83	2	= 1633.66
5	C2	AS PER PLAN		= 831.24	1	= 831.24
6	C3	17.24	X 49.05	= 845.62	3	= 2536.86
7	D	17.21	X 42.35	= 728.84	3	= 2186.52
8	E	15.59	X 42.35	= 660.24	1	= 660.24
9	F	13.49	X 18.88	= 254.69	4	= 1018.76
10	G	18.70	X 42.35	= 791.95	8	= 6335.60
11	H	15.50	X 40.47	= 627.29	5	= 3136.45
12	I	20.11	X 55.05	= 1107.06	3	= 3321.18
13	J	12.07	X 21.53	= 259.87	4	= 1039.48
14	TOTAL				40	= 28188.75 SQMT 6.9656 ACRES 60.69%

DETAILS OF 10% INDUSTRIAL PLOTTED AREA AS REQUIRED TO BE MORTGAGE AS PER POLICY AGAINST IDW(0.69656 ACRE)

DETAIL OF 10% MORTGAGED INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	G	18.70	X 42.35	= 791.95	4	= 3167.80
2	TOTAL				4	= 3167.80 SQMT 0.7827 ACRE 11.24%



DIVINE ARCHITECTS & PLANNERS
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LEGEND:
 UGT/WTP
 ETP
 PARKS/OPEN SPACES/IG
 KILLA LINE
 SCHEME BOUNDARY
 REVENUE PASTA
 KHAAL
 IOCL PIPE LINE
 60M WIDE GREEN BELT

ABBREVIATIONS-
 ESS = ELECTRIC SUB STATION
 UGT = UNDERGROUND WATER TANK
 WTP = WATER TREATMENT PLANT
 ETP = EFFLUENT TREATMENT PLANT
 IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

North arrow pointing North (N), South (S), East (E), West (W).

SIGNATURE OF OWNER / APPLICANT
 (Signature)

SIGNATURE OF ARCHITECT / TOWN PLANNER
 (Signature)
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