



AREA STATEMENT		
TOTAL AREA OF THE SCHEME	16.03125	Acre
AREA UNDER U.D	0.72217	Acre
NET PLANNED AREA	15.30908	Acre

DESCRIPTION	PERMISSIBLE (%)	ACRE	PROPOSED AREA DETAIL	
AREA UNDER COMMERCIAL	5%	0.76545	0.765221	Acre 4.99%
AREA UNDER PLOTS	60%	9.18545	9.15916	Acre 59.83%
TOTAL SALEBLE AREA	65%	9.9509	9.924381	Acre 64.82%

PLOTS AREA DETAILS							
S.NO	PLOT NO.	SIZE		AREA SQ. MT.	NO.	TOTAL AREA IN SQM	
1	A	23.15	X	55.08	5	6375.510	
2	B	23.15	X	49.04	6	6811.656	
3	C	29.92	X	49.04	1	1467.277	
4	D	13.66	X	27	7	2581.740	
5	E	13.18	X	28	49	18082.960	
6	F	ODD SIZE		447.6	1	447.600	
7	G	ODD SIZE		367.53	1	367.530	
8	H	14.25	X	21.79	3	931.523	
					73	37065.795	
					OR	9.15916	
					OR	59.83	

To be read with License No. 103 of 2023 Dated 10/5/2023 Deg. No. - DGTCP 9222 Dated 10-05-2023

This layout plan for industrial plotted colony over an area measuring 16.03125 acres in the Revenue Estate of Village Gubhana, Bahadurgarh, District-Jhajjar being developed by H.L. Residency and Developers LLP 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 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 Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
- 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 coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(YAJAN CHAUDHARY) ATP (HQ)
 (DIVYA DOGRA) DTP (HQ)
 (SANJAY KUMAR) STP (E B/V)
 (R.P. SINGH) CTP (HR)
 (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
 (NARINDER KUMAR) JD (HQ)

LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY ON AN AREA MEASURING 16.03 ACRES IN VILLAGE GUBHANA, BAHADURGARH, BEING DEVELOPED BY H.L RESIDENCY AND DEVELOPERS LLP.

LAYOUT PLAN

OWNER
 For HL Residency & Developers LLP
 Authorized Signatory

ARCHITECT
 AR. LAKSHAY DRALL
 COA/2018/98559

SCALE = 1:500
 DATE = OCT-2021

