Part 1 of 2 (Zone 1)

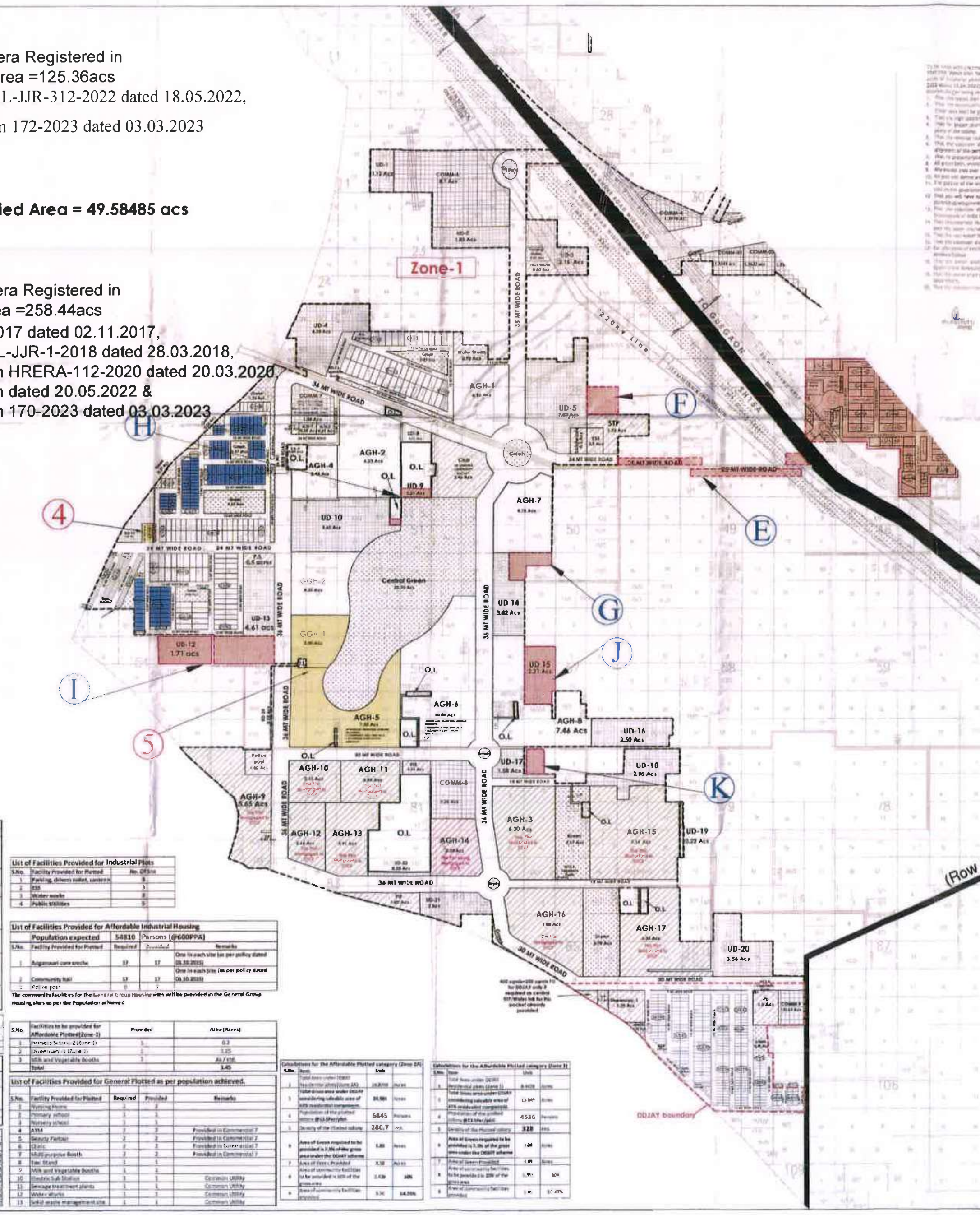
Aleready Rera Registered in
Sector 2B area =125.36acs
HRERA-PKL-JJR-312-2022 dated 18.05.2022,
Corrigendum 172-2023 dated 03.03.2023

Rera Applied Area = 49.58485 acs

Aleready Rera Registered in
Sector 3 area =258.44acs
110 (a) of 2017 dated 02.11.2017,
HRERA-PKL-JJR-1-2018 dated 28.03.2018,
corrigendum HRERA-112-2020 dated 20.03.2020,
corrigendum dated 20.05.2022 &
corrigendum 170-2023 dated 03.03.2023

Description	Total area (in acres)	
Licence No. 68 of 2016 dated 26.07.2016	74.9	
Licence No. 107 of 2017 dated 22.12.2017	8.125	
Licence No. 71 of 2019 dated 02.07.2019	418.9	
Licence No. 43 of 2022 dated 13.04.2022	227.337	
Total area	729.2622	
Additional applied area	47.7125	
Total area of the colony	776.9747	
Area under road widening	6.3436	
Balance area (A)	770.6311	
50%area of road widening (B)	3.1717	
Total area (C) = (A+B)	773.8028	
Area under UD (D)	63.21	
Net planned area (C-D)	710.593	
Permissible Industrial Component	248.70755	Min. 35%
Proposed Industrial Component	273.1338	38.44%
Permissible Residential Component	177.64825	Max. 25%
Proposed Residential Component	156.6888 (including club 3.46)	22.05%
Permissible Commercial Component	35.52965	Max. 5%
Proposed Commercial Component	23.7324	3.34%
Total permissible salable area	461.88545	Max. 65%
Total proposed salable area	453.55	63.83%
Permissible Roads/Open Space & Public Building	248.70755	Min. 35%
proposed Roads/Open Space & Public Building	257.043	36.17%

Land Use	Permissible area as per approved Policy dated 01.10.2015		Proposed Area in the Layout Plan	
Minimum area under Industrial Plots	35%	65%	38.44%	63.83%
Area under Residential Component	25%		22.05%	
Maximum area under Commercial	5%		3.34%	
Balance area under Roads, Greens and Public Utilities	35%		36.17%	



For Model Economic Township Ltd.

Authorized Signatory

List of Facilities Provided for Industrial Plots		
S.No.	Facility Provided for Plotted	No. Of Site
1	Parking, drivers toilet, canteen	9
2	ESS	3
3	Water works	8
4	Public Utilities	5

List of Facilities Provided for Affordable Industrial Housing				
	Population expected	54810	Persons (@600PPA)	
S.No.	Facility Provided for Plotted	Required	Provided	Remarks
1	Anganwari cum creche	17	17	One in each site (as per policy dated 01.10.2015)
2	Community hall	17	17	One in each site (as per policy dated 01.10.2015)
3	Police post	[illegible]	[illegible]	

The community facilities for the General Group Housing sites will be provided in the General Group Housing sites as per the Population achieved

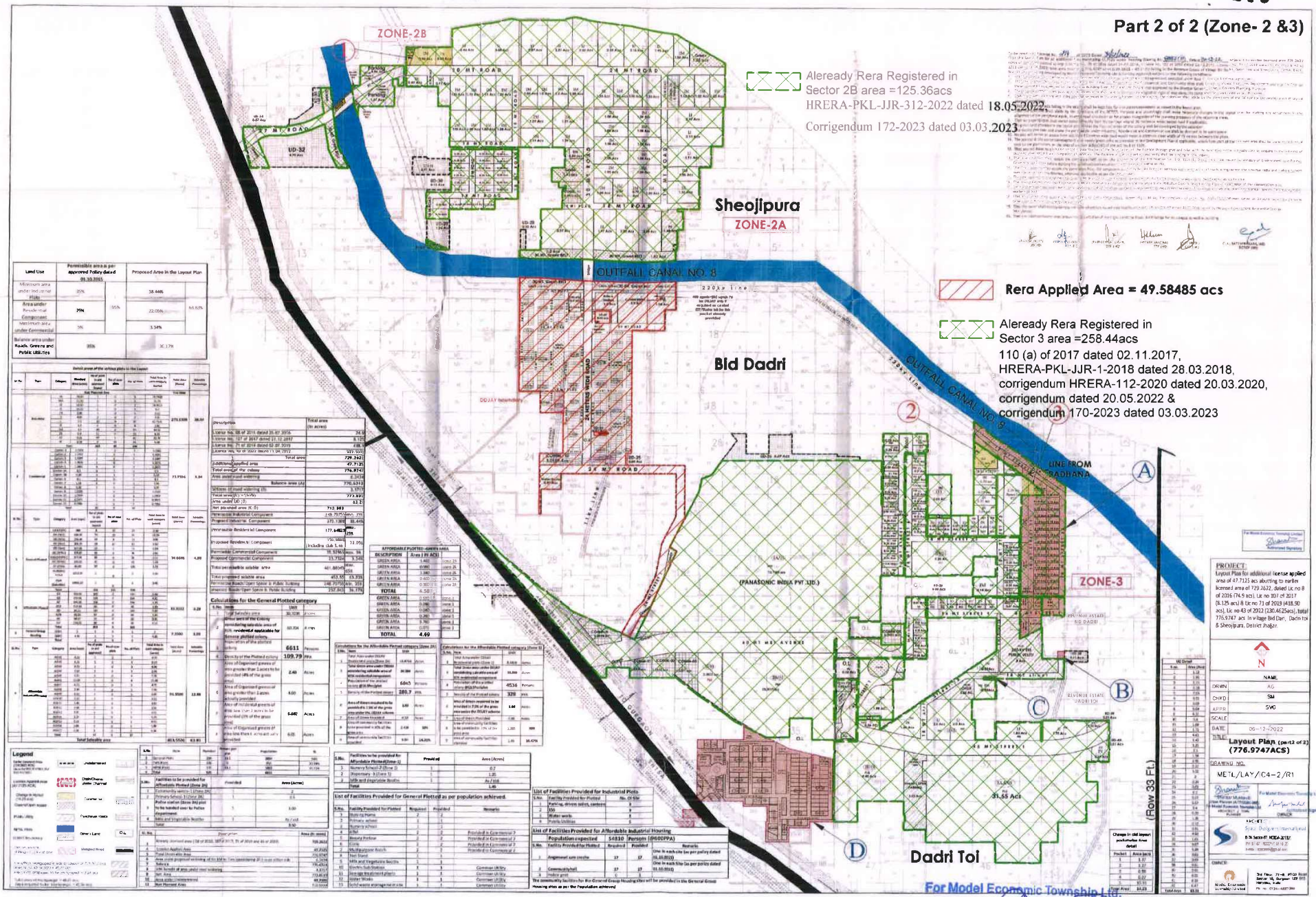
S.No	Facilities to be provided for Affordable Plotted (Zone-1)	Provided	Area (Acres)
1	Nursery School 2 (Zone 1)	1	0.2
2	Dispensary 1 (Zone 1)	1	1.25
3	Milk and Vegetable Booths	1	As / std.
	Total		1.45

PROJECT:
Layout Plan for additional license applied area of 47.7125 acs abutting to earlier licensed area of 729.2622, dated Lic no 68 of 2016 (74.9 acs), Lic no 107 of 2017 (8.125 acs) & Lic no 71 of 2019 (418.90 acs), Lic no 43 of 2022 (230.4625acs), total 776.9747 acs in village Bid Dari, Dadri toi & Shejipura, District Jhajjar,

	NAME
DRWN	AG
CHKD	SM
APPR	SVG
SCALE	
DATE	06-12-2022

TITLE: **Layout Plan (part 1 of 2) (776.9747 ACS)**

DRAWING NO. METL/LAY/IC4-1/R1

OWNER: Model Economic Township Limited

Part 2 of 2 (Zone- 2 &3)