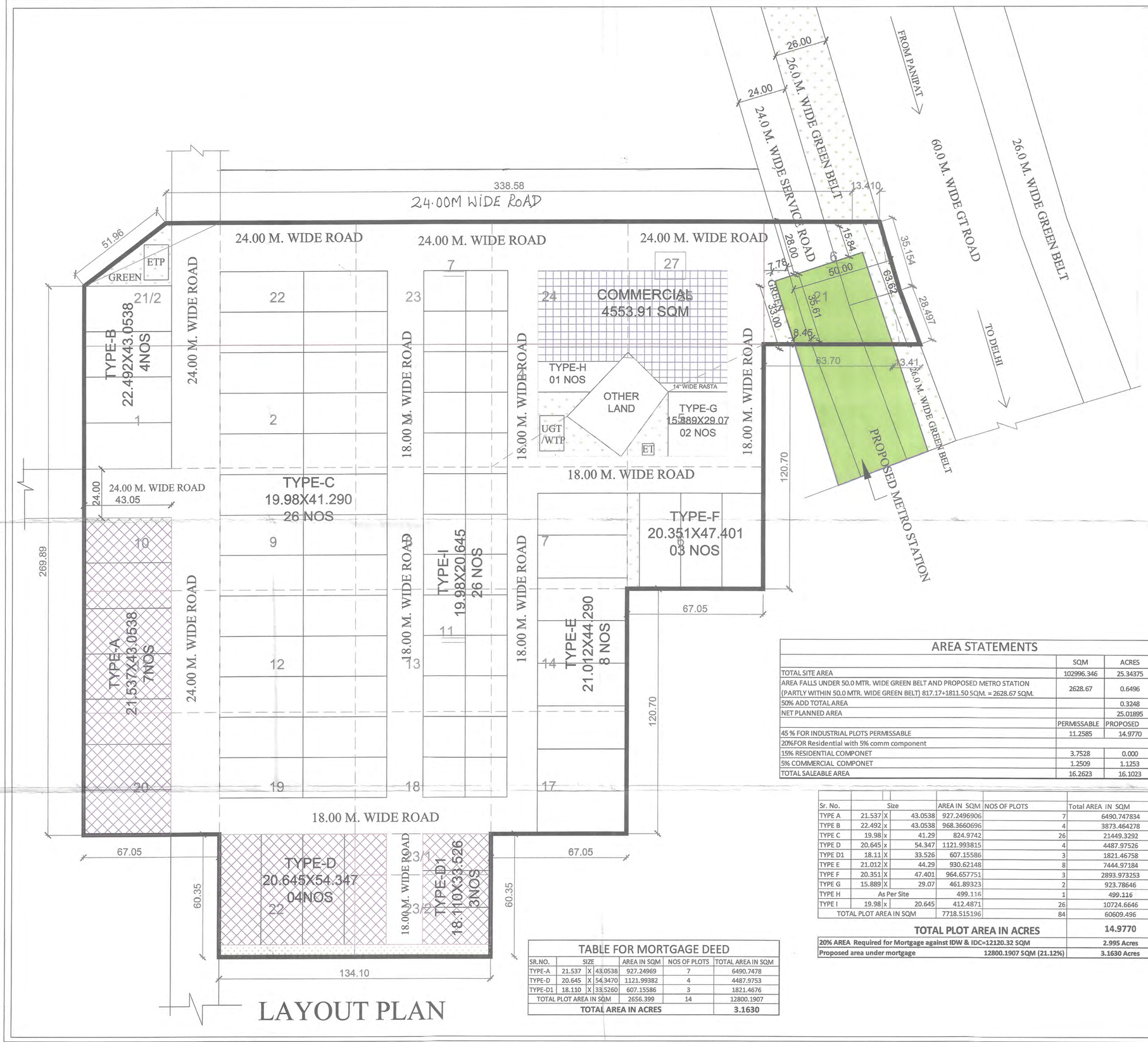
To be read with License No. 94 of 2023 Dated 27-04-2023

That this Layout plan for site area measuring 25.34375 acres (Drawing No. DGTCP- 9198 dated 09.05.23) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by SPJ Promoters Pvt. Ltd. falling in the revenue estate of village Kundli, Tehsil Rai & District- Sonipat, is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. 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.
17. 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
18. 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.
19. 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.
20. 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.
21. That the coloniser/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) | (DP. SINGH) ETP(HR) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(SUREKHA YADAV) ATP(HQ) | (RAJESH DUTT) JD(HQ)



LAYOUT PLAN

AREA STATEMENTS

	SQM	ACRES	
TOTAL SITE AREA	102996.346	25.34375	
AREA FALLS UNDER 50.0 MTR. WIDE GREEN BELT AND PROPOSED METRO STATION (PARTLY WITHIN 50.0 MTR. WIDE GREEN BELT) 817.17+1811.50 SQM. = 2628.67 SQM.	2628.67	0.6496	
50% ADD TOTAL AREA		0.3248	
NET PLANNED AREA		25.01895	
	PERMISSABLE	PROPOSED	%
45 % FOR INDUSTRIAL PLOTS PERMISSABLE	11.2585	14.9770	59.86
20%FOR Residential with 5% comm component			
15% RESIDENTIAL COMPONET	3.7528	0.000	0.00
5% COMMERCIAL COMPONET	1.2509	1.1253	4.50
TOTAL SALEABLE AREA	16.2623	16.1023	64.36

Sr. No.	Size			AREA IN SQM	NOS OF PLOTS	Total AREA IN SQM
TYPE A	21.537	X	43.0538	927.2496906	7	6490.747834
TYPE B	22.492	x	43.0538	968.3660696	4	3873.464278
TYPE C	19.98	x	41.29	824.9742	26	21449.3292
TYPE D	20.645	x	54.347	1121.993815	4	4487.97526
TYPE D1	18.11	X	33.526	607.15586	3	1821.46758
TYPE E	21.012	X	44.29	930.62148	8	7444.97184
TYPE F	20.351	X	47.401	964.657751	3	2893.973253
TYPE G	15.889	X	29.07	461.89323	2	923.78646
TYPE H	As Per Site			499.116	1	499.116
TYPE I	19.98	x	20.645	412.4871	26	10724.6646
TOTAL PLOT AREA IN SQM				7718.515196	84	60609.496
TOTAL PLOT AREA IN ACRES						**14.9770**
20% AREA Required for Mortgage against IDW & IDC=12120.32 SQM						**2.995 Acres**
Proposed area under mortgage 12800.1907 SQM (21.12%)						**3.1630 Acres**

TABLE FOR MORTGAGE DEED

SR.NO.	SIZE			AREA IN SQM	NOS OF PLOTS	TOTAL AREA IN SQM
TYPE-A	21.537	X	43.0538	927.24969	7	6490.7478
TYPE-D	20.645	X	54.3470	1121.99382	4	4487.9753
TYPE-D1	18.110	X	33.5260	607.15586	3	1821.4676
TOTAL PLOT AREA IN SQM				2656.399	14	12800.1907
TOTAL AREA IN ACRES						**3.1630**

NOTE

1 ALL DIMENSIONS AND HEIGHTS ARE IN METRE.
2 THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION.
AREA UNDER PROPOSED METRO STATION
AREA UNDER MORTGAGE=12729.4852 SQM

NORTH W E S

SCALE = 1:400

LAYOUT PLAN FOR GRANT OF LICENSE FOR DEVELOPMENT OF INDUSTRIAL PLOTTED COLONY ON LAND MEASURING 25.34375 ACRES SITUATED AT REVENUE ESTATE VILLAGE KUNDLI, TEH. RAI SEC- 47 , DISTT-SONIPAT HARYANA.DEVELOPED BY- M/S SPJ PROMOTERS PVT. LTD.

ARCHITECT'S SIGNATURE:

OWNER'S SIGNATURE:

For SPJ PROMOTERS (P) LTD.
Authorised Signatory