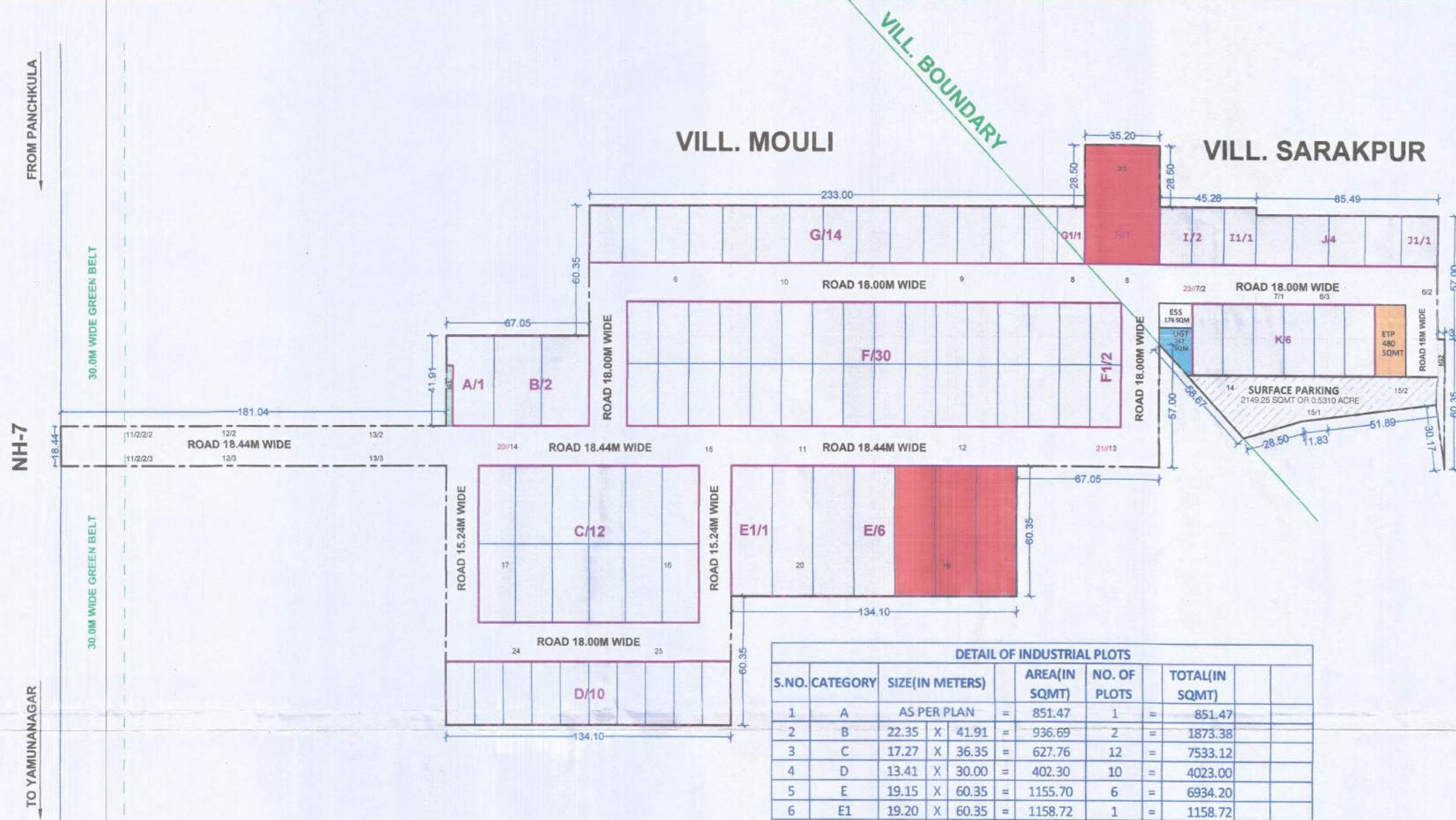


PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 19.05625 ACRES IN THE REVENUE ESTATE OF VILL. MAULI TEH. BARWALA & VILL. SARAHPUR TEH. RAIPUR RANI, DISTT. PANCHKULA (HARYANA)- M/s SIGMA INDUSTRIAL PARK.

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	19.05625	-	10(MINIMUM)	-
2	AREA UNDER 30M WIDE GREEN BELT	0.1370	-	-	-
3	BALANCE AREA	18.91925	-	-	-
4	50% BENEFIT OF AREA UNDER 30M WIDE GREEN BELT	0.0685	-	-	-
5	NET PLANNED AREA	18.98775	-	-	-
6	AREA UNDER INDUSTRIAL PLOTS	12.3417	65.00%	12.3420	65.00%
7	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	6.6460	35.00%	6.6457	35.00%



DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	AS PER PLAN	851.47	1	851.47
2	B	22.35 X 41.91	936.69	2	1873.38
3	C	17.27 X 36.35	627.76	12	7533.12
4	D	13.41 X 30.00	402.30	10	4023.00
5	E	19.15 X 60.35	1155.70	6	6934.20
6	E1	19.20 X 60.35	1158.72	1	1158.72
7	F	14.51 X 28.83	418.32	30	12549.60
8	F1	14.55 X 28.83	419.48	2	838.96
9	G	15.72 X 26.60	418.15	14	5854.10
10	G1	12.92 X 26.60	343.67	1	343.67
11	H	35.20 X 55.10	1939.52	1	1939.52
12	I	15.08 X 26.60	401.13	2	802.26
13	I1	15.10 X 26.60	401.66	1	401.66
14	J	17.09 X 23.25	397.34	4	1589.36
15	J1	17.13 X 23.25	398.27	1	398.27
16	K	14.30 X 33.26	475.62	6	2853.72
17				94	49945.01 SQMT 12.3417 ACRES 65.00%

DETAIL OF 10% OF SALEABLE AREA TO BE MORTGAGE AGAINST COST OF IDW

DETAIL OF INDUSTRIAL PLOTS TO BE MORTGAGE AGAINST IDW

S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	E	19.15 X 60.35	1155.70	3	3467.10
2	H	35.20 X 55.10	1939.52	1	1939.52
3				4	5406.62 SQMT 1.3360 ACRES 10.83%

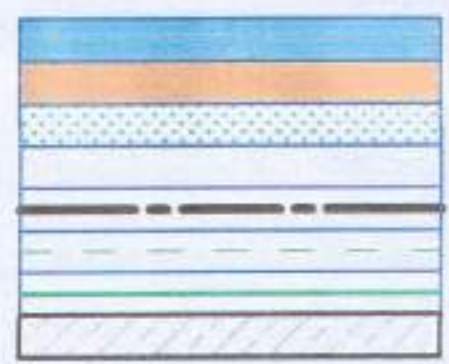
To be read with Licence No. 117 of 2023 Dated 3/6/2023

This this Layout plan for 19.05625 acres, (Drawing No. 9297 dated 05-06-23) comprised of licence which is issued in respect Industrial Plotted Colony being developed by Sigma Industrial Park in the revenue estate of village mauli, Tehsil Barwala and village sarakpur, Tehsil Raipur Rani, District -Panchkula 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 Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 more wide sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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 HSPV 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That the colonizer/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 colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ASHISH SHARMA) DTP (HQ) (SUNITA SETHI) STP (HQ) (R.P. SINGH) ETP (HQ) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

(RAHUL SINGLA) ATP (HQ) (VARINDER KUMAR) AD (HQ)



ABBREVIATIONS-
 ESS = ELECTRIC SUB STATION
 UGT = UNDERGROUND WATER TANK
 ETP = EFFLUENT TREATMENT PLANT
 IG1 = INCIDENTAL GREEN 1
 IG2 = INCIDENTAL GREEN 2

(SCALE-N.T.S.)



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Sigma Industrial Park
 Signature of Owner / Applicant



SIGNATURE OF ARCHITECT / TOWN PLANNER