

LC-4962.

To be read with Licence No. 105 of 2023 Dated 12/05/2023
 That this Layout plan for 14.89375 acres, (Drawing No. 4234 dated 15/05/23) comprised of licence which is issued in respect Industrial Plotted Colony being developed by Sumitra Constructions Pvt. Ltd., in the revenue estate of village Soldha, Tehsil Bahadurgarh, District - Jhajjar hereby approved subject to the following conditions:-

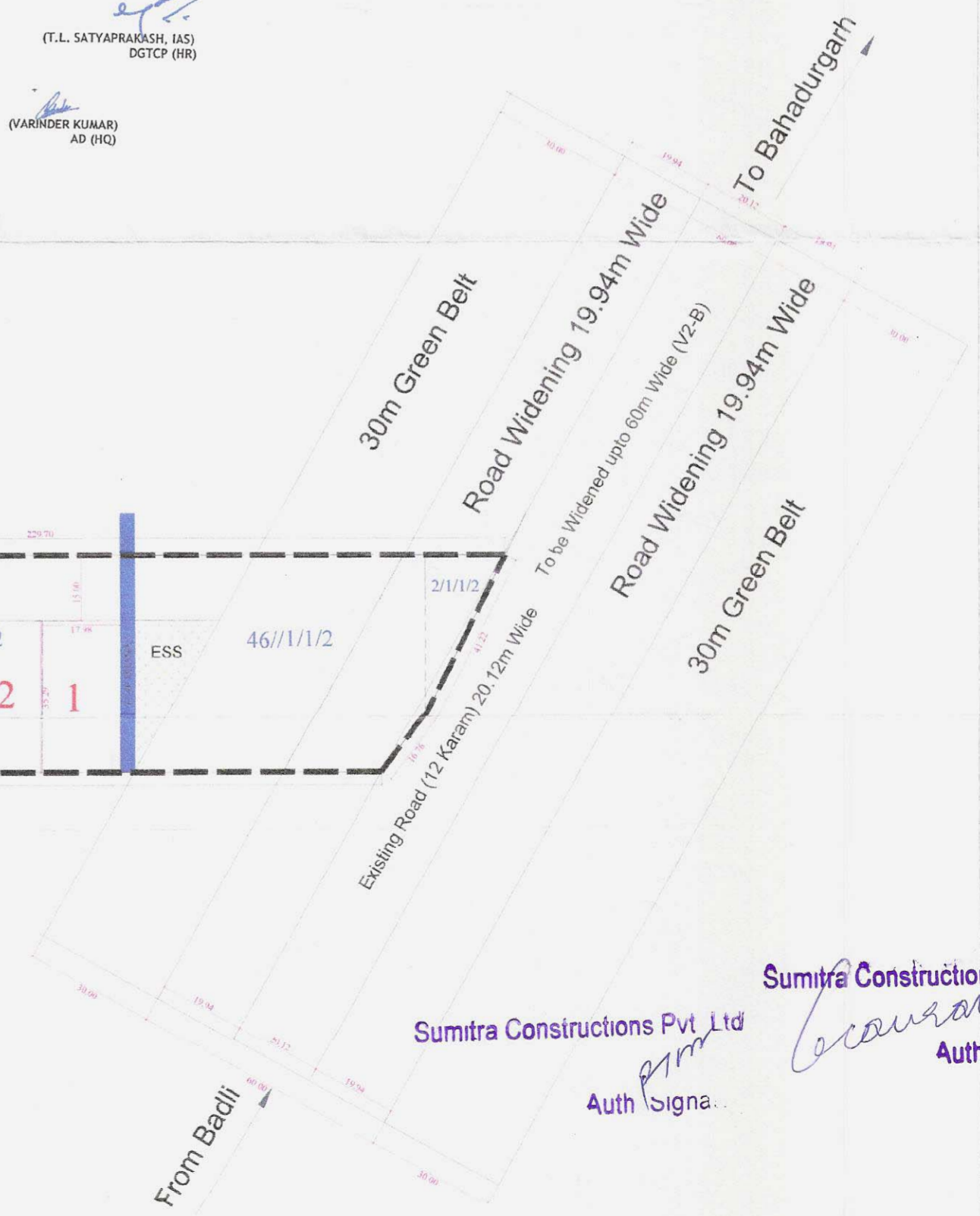
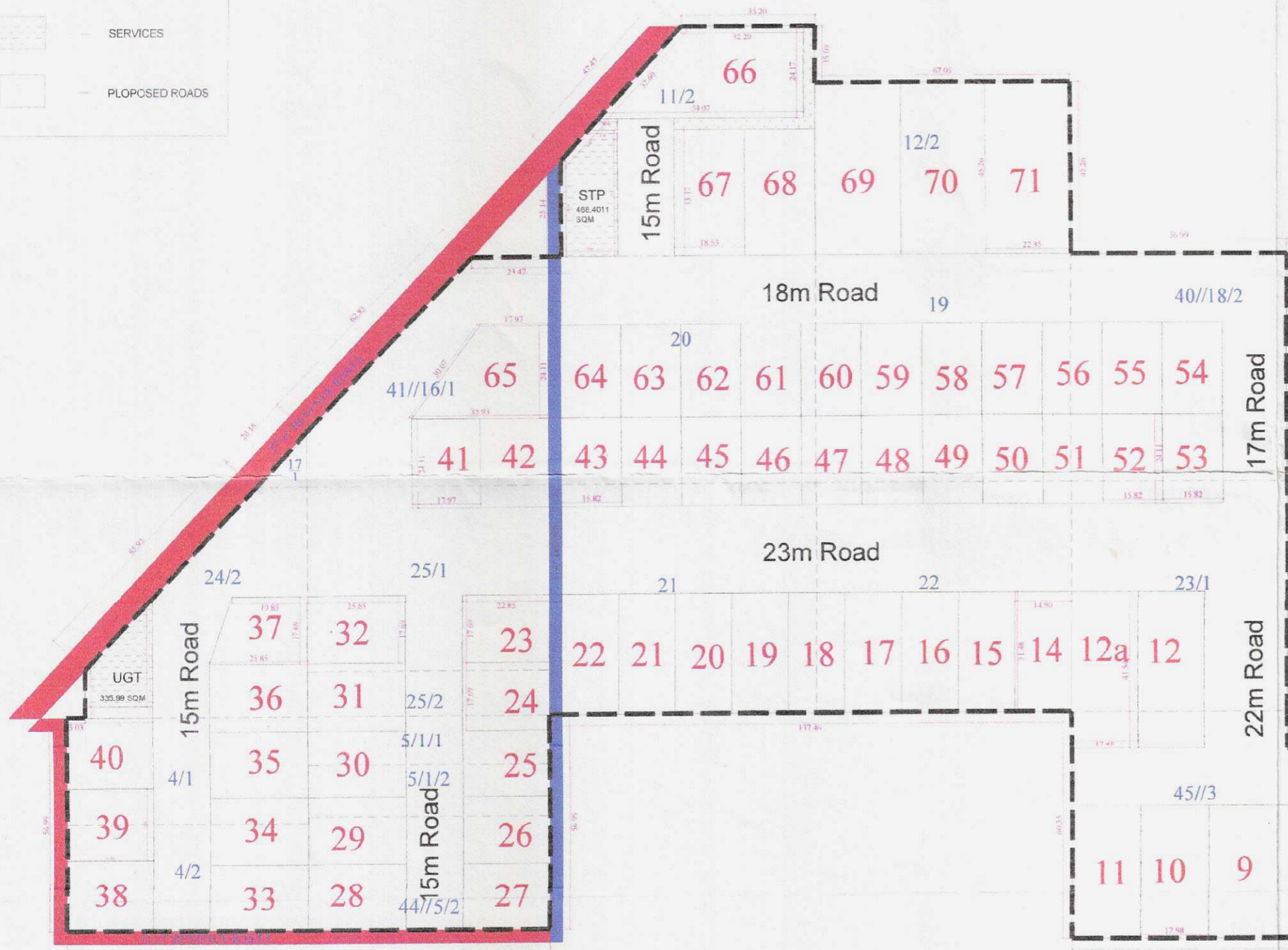
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction 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)(ii) 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 14.9.2005 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIVYA DOGRA) (SANJAY KUMAR) (P.P. SINGH) (T.L. SATYAPRAKASH, IAS)
 DTP (HQ) STP (E&V) JPHR DGTCP (HR)

(YAJAN CHAUDHARY) (DINESH KUMAR) (VARINDER KUMAR)
 ATP(HQ) PA (HQ) AD (HQ)

LEGENDS

- PLOT BOUNDARY
- REVENUE RASTA
- DHANA
- GREEN ZONES
- SERVICES
- PLOPCSED ROADS



TITLE
 LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 14.89375 ACRES IN THE REVENUE ESTATE OF VILLAGE SOLDHA, TEHSIL BAHADURGARH, DISTRICT- JHAJJAR - SUMITRA CONSTRUCTIONS PVT. LTD

NORTH LINE
 SCALE 1:2000
 DATE 17.10.2022

Sumitra Constructions Pvt Ltd
 Auth. Signatory

P.P. SINGH
 ARCHITECT
 CA/87/11135

Architects & Associates
 Architects & Engineers
 A-1/291A, Sec-6, Rohini
 Delhi-110085
 9868457020

UNITS	Acres	Sqm.
Total area of the scheme	14.89375	60272.77219
Area under proposed road widening of Bahadurgarh-Jhajjar Road (V2-B)	0.3000	1214.311
Area under 30.00 mtr wide green belt	0.4286	1734.487
Total	0.7286	2948.798
Balance Area (A)	14.16515	57323.972
50% area under green belt (B)	0.3643	1474.999
Net planned area (A+B)	14.52945	58798.971
Permissible		
(119K-3M) (14.89375 ACRES)	Area	Percentage
	Acres	%
Net Planned Area	14.52945	-
Residential	2.1794	15 (max)
Commercial	0.7265	5 (max)
Area under industrial plots	0.0000	0 (max)
Total salable area	9.4441	65.00

AREA STATEMENT FOR INDUSTRIAL PLOTS							
S.NO.	PLOT NO.		SIZE		AREA SQM	NO. OF PLOTS	AREA SQM
	FROM	TO	LENGTH	BREADTH			
1	1	11	35.29	17.98	634.5142	11	6979.6562
2	12	12a	17.45	41.54	724.8730	2	1449.7460
3	14	22	31.48	14.90	469.0520	9	4221.4680
4	23	27	17.69	22.85	404.2165	5	2021.0825
5	28	36	17.69	25.85	457.2865	9	4115.5785
6	37	-	AS PER SITE		404.2165	1	404.2165
7	38	40	19.00	22.85	434.1500	3	1302.4500
8	41	42	24.11	17.97	433.2567	2	866.5134
10	43	64	24.11	15.82	381.4202	22	8391.2444
9	65	-	AS PER SITE		649.7645	1	649.7645
12	66	-	AS PER SITE		1042.5730	1	1042.5730
11	67	68	18.53	33.17	614.6401	2	1229.2802
13	69	71	45.26	21.41	969.0166	3	2907.0498
					TOTAL	71	35580.6230
					PERCENTAGE =		60.51%

Sumitra Constructions Pvt Ltd
 Auth Signat.