



DRG No:- D4TCP 9817 DATED:- 17/12/2023

To be read with License No. 249 of 2023 Dated 16/11/2023

That this layout plan for industrial plotted colony over an additional area measuring 19.60625 acres in the revenue estate of village-Dulhera, District-Jhajjar being developed by M/s Arduous Hospitality LLP 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 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.
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 12 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 National Code, 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 Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority, 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-Power 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-SP 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.

(ASHISH SHARMA) DTP (HQ)  
 (SARJAY KUMAR) STP (HQ)  
 (P.P. SINGH) P.P. (HR)  
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(GURPREET KHEPAR) AD (HQ)  
 (YAJAN CHAUDHARY) ATP (HQ)

| AREA STATEMENT  |   |
|---|---|
| TOTAL AREA OF SCHEME  | = 79343.003 SQM. 18.60625Acres                      |
| ROAD WIDENING (65.293 x 19.942)   | = 1302.073 SQM.                                     |
| AREA FALLING UNDER 30 MTR GREEN BELT (65.293 x 30.000)                          | = 1958.790 SQM. 0.805778 Acres                      |
| TOTAL APPLIED AREA -ROAD WIDENING & GREEN BELT                                  | = 76082.140 18.800Acres                             |
| 50% OF THE AREA FALLING IN 30 MTR WIDE GREEN BELT AND 19.942 MTR ROAD WIDENING. | = 3260.863/2 = 1630.431 SQM. 0.402889 Acres         |
| NET PLANNED AREA  | = 76082.14+1630.431 = 77712.571 SQM. 19.20322 Acres |

| DESCRIPTION           | PERMISSIBLE AREA                               | PROPOSED AREA              | ACRES        |
|-----------------------|--|----------------------------|--------------|
| AREA UNDER COMMERCIAL | 65% PERMISSIBLE = 3885.628SQM.                 | = 3599.740 SQM. (4.63%)    | 0.889 Acres  |
| AREA UNDER PLOTS      | 60% PERMISSIBLE 46627.542 SQ.MT (11.522 Acres) | = 46393.358 SQM. (59.698%) | 11.464 Acres |

| PLOTS AREA DETAIL |                     |                 |                |           |                        |
|-------------------|---------------------|-----------------|----------------|-----------|------------------------|
| CATEGORY NO.      | PLOT NO             | SIZE            | AREA SQ.MT     | NO'S      | TOTAL AREA             |
| A-3               | 1 TO 3              | 43.056 X 15.087 | 649.585 SQ.MT  | 3         | 1948.755 SQ.MT         |
| B-1               | 4                   | 43.056 X 15.089 | 649.671 SQ.MT  | 1         | 649.671 SQ.MT          |
| C-2               | 5 TO 6              | 33.172 X 17.500 | 580.510 SQ.MT  | 2         | 1161.020 SQ.MT         |
| D-2               | 7 TO 8              | 15.000 X 35.000 | 525.000 SQ.MT  | 2         | 1050.000 SQ.MT         |
| E-2               | 9 & 20              | 36.494 X 15.921 | 581.020 SQ.MT  | 2         | 1162.040 SQ.MT         |
| F-10              | 10 TO 19            | 36.494 X 14.000 | 510.916 SQ.MT  | 10        | 5109.160 SQ.MT         |
| G-2               | 21 TO 22            | 35.467 X 15.000 | 532.005 SQ.MT  | 2         | 1064.010 SQ.MT         |
| H-3               | 23 TO 25            | 15.000 X 30.000 | 450.000 SQ.MT  | 3         | 1350.000 SQ.MT         |
| I-4               | 26, 37, 38 & 49     | 32.000 X 15.921 | 509.472 SQ.MT  | 4         | 2037.888 SQ.MT         |
| J-20              | 27 TO 36 & 39 TO 48 | 32.000 X 14.000 | 448.000 SQ.MT  | 20        | 8960.000 SQ.MT         |
| K-7               | 50 TO 56            | 53.645 X 20.680 | 1109.378 SQ.MT | 7         | 7765.646 SQ.MT         |
| L-1               | 57                  | 53.645 X 20.732 | 1112.168 SQ.MT | 1         | 1112.168 SQ.MT         |
| M-3               | 58 TO 60            | 22.352 X 60.350 | 1348.943 SQ.MT | 3         | 4046.829 SQ.MT         |
| N-2               | 61 & 68             | 45.939 X 15.089 | 693.173 SQ.MT  | 2         | 1386.346 SQ.MT         |
| O-6               | 62 TO 67            | 45.939 X 15.087 | 693.081 SQ.MT  | 6         | 4158.486 SQ.MT         |
| P-1               | 69                  | 62.026 X 18.441 | 1143.821 SQ.MT | 1         | 1143.821 SQ.MT         |
| Q-2               | 70 & 71             | 62.026 X 18.440 | 1143.759 SQ.MT | 2         | 2287.518 SQ.MT         |
| <b>TOTAL</b>      |                     |                 |                | <b>71</b> | <b>46393.358 SQ.MT</b> |
| <b>OR</b>         |                     |                 |                |           | <b>11.464 Acres</b>    |
|                   |                     |                 |                |           | <b>59.698 %</b>        |



PROPOSED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY ON AN AREA MEASURING 19.60625 ACRES IN VILLAGE DULHERA, BAHADURGARH, DISTRICT JHAJJAR BEING DEVELOPED BY ARDUOUS HOSPITALITY LLP

For ARDUOUS HOSPITALITY LLP  
 AUTHORIZED SIGNATURE

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