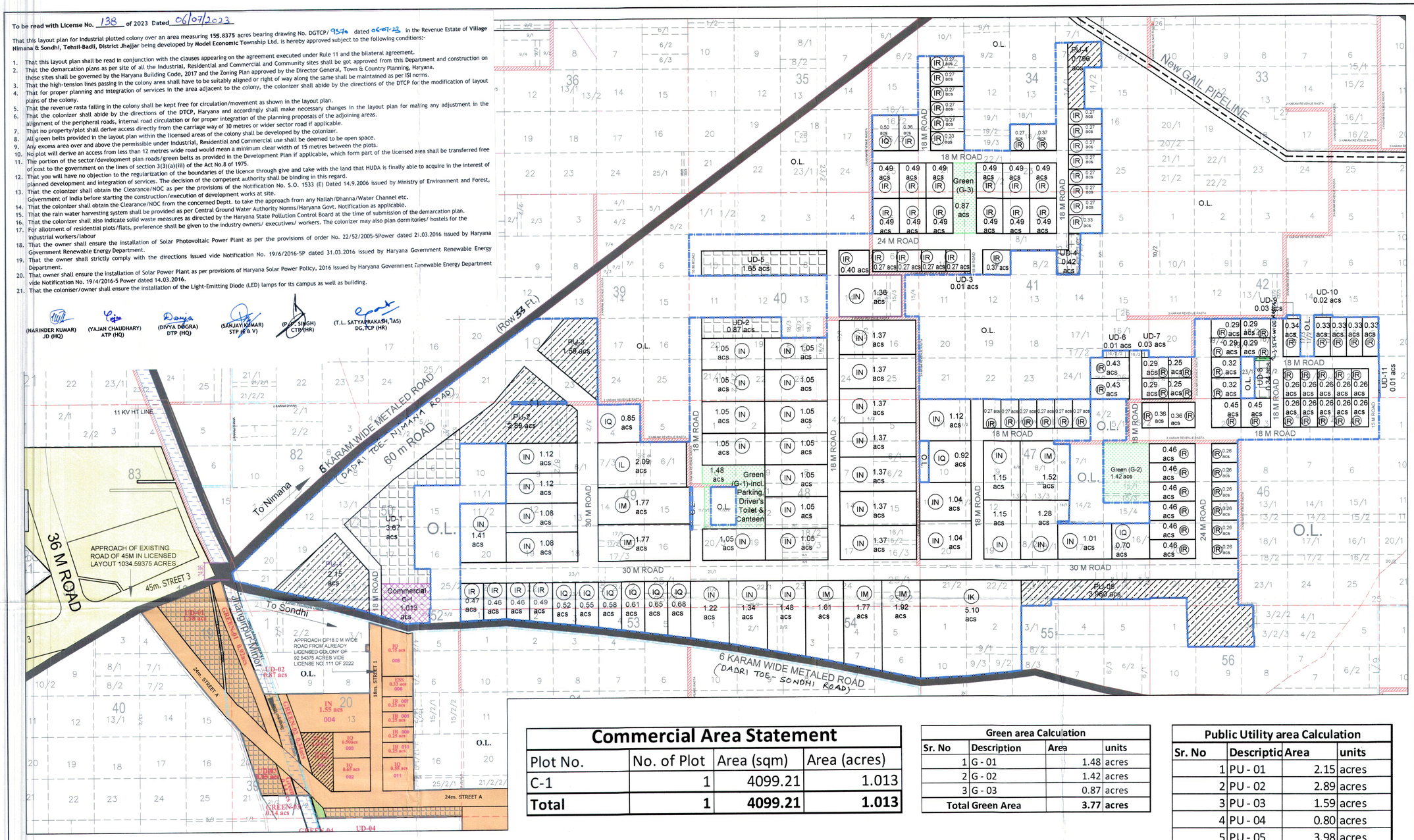
To be read with License No. 138 of 2023 Dated 06/07/2023

That this layout plan for Industrial plotted colony over an area measuring **155.8375** acres bearing drawing No. DGTCP/ 9570 dated 06-07-23 in the Revenue Estate of **Village Nimana & Sondhi, Tehsil-Badli, District Jhajjar** being developed by **Model Economic Township Ltd.** 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 DTCP 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 12 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 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 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.

(NARINDER KUMAR) JD (HQ) | (YAJAN CHAUDHARY) ATP (HQ) | (DIVYA DOGRA) DTP (HQ) | (SANJAY KUMAR) STP (E & V) | (P.S. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)



Commercial Area Statement

Plot No.	No. of Plot	Area (sqm)	Area (acres)
C-1	1	4099.21	1.013
Total	**1**	**4099.21**	**1.013**

Green area Calculation

Sr. No	Description	Area	units
1	G - 01	1.48	acres
2	G - 02	1.42	acres
3	G - 03	0.87	acres
Total Green Area		**3.77**	**acres**

Public Utility area Calculation

Sr. No	Descriptio	Area	units
1	PU - 01	2.15	acres
2	PU - 02	2.89	acres
3	PU - 03	1.59	acres
4	PU - 04	0.80	acres
5	PU - 05	3.98	acres
Total PU Area		**11.41**	**acres**

AREA CALCULATION

Sr. No.	Description		Area (Acres)
a	Land area on which license is being applied		155.8375
b	Area under proposed widening of SH-15A to 75M		0
c	50% benefit of Area under road widening		0
d	Area under Undetermined use		7.15
e	**Net Planned Area (c - f)**		**148.6875**

LANDUSE AREA STATEMENT

h	Achieved Industrial Saleable Area	64.14%	95.37
j	Achieved Residential Saleable Area	0%	0.00
k	Achieved Commercial Saleable Area	0.68%	1.01
l	Green Area (incl. Parking, Canteen & driver's Toilet)	2.54%	3.77
m	Balance area in Public Utility, Road, Open Space etc.	32.64%	48.53
n	Total No of Industrial Plots		141
o	Total No of Commercial Plots		1

Land Use	Permissible percentages as per approved policy dated 1.10.2015 (For land area more than 50 acres & upto 200 acres)		Proposed Landuse percentages in the Layout	
Minimum area under Industrial Plots	40% (Min.)	65%	64.14%	64.83%
Area Under Residential Component	20%		0.0%	
Maximum Area under Commercial	5% (max.)		0.68%	
Additional facilities considered under saleable area	0.00%		0.0%	
Green Area (incl. Parking, Canteen & driver's Toilet)	35.00%		2.54%	35..7%
Balance area under Roads, Greens and Public Utilities			32.64%	

Undetermined area Calculation

Sr. No	Description	Area	units
1	UD - 01	3.67	acres
2	UD - 02	0.87	acres
3	UD - 03	0.01	acres
4	UD - 04	0.42	acres
5	UD - 05	1.65	acres
6	UD - 06	0.10	acres
7	UD - 07	0.03	acres
8	UD - 08	0.34	acres
9	UD - 09	0.03	acres
10	UD - 10	0.02	acres
11	UD - 11	0.01	acres
Total UD Area		**7.15**	**acres**

Plot Area Statement of Industrial Plots

Type	Category	Total Area in each category: Area of Single plot (acres)	No. of Plots	Total Area (acres)
Industrial	IK	5.1	1	5.10
		Total	**1**	**5.10**
	IL	2.09	1	2.09
		Total	**1**	**2.09**
	IM	1.52	1	1.52
		1.61	1	1.61
		1.92	1	1.92
		1.77	3	5.31
		Total	**6**	**10.36**
	IN	1.01	1	1.01
		1.04	2	2.08
		1.05	12	12.60
		1.08	2	2.16
		1.12	3	3.36
		1.15	2	2.30
		1.22	1	1.22
		1.28	1	1.28
		1.34	1	1.34
		1.36	1	1.36
		1.37	7	9.59
		1.41	1	1.41
		1.48	1	1.48
		Total	**35**	**41.19**
	IQ	0.50	1	0.50
		0.52	1	0.52
		0.55	1	0.55
		0.58	1	0.58
		0.61	1	0.61
		0.65	1	0.65
		0.68	1	0.68
		0.92	1	0.92
		0.70	1	0.70
		0.85	1	0.85
		Total	**10**	**6.56**
	IR	0.25	2	0.50
		0.26	16	4.16
		0.27	23	6.21
		0.29	6	1.74
		0.32	2	0.64
		0.33	6	1.98
		0.34	1	0.34
		0.36	3	1.08
		0.37	2	0.74
		0.40	1	0.40
		0.43	2	0.86
		0.45	2	0.90
		0.46	8	3.68
		0.47	1	0.47
		0.49	13	6.37
		Total	**88**	**30.07**
TOTAL			**141**	**95.37**

Legend

License Applied Area 155.8375 acs
Panchayat Rasta
Canal/Dhana/ Water Channel
Jahangirpur Minor
Undetermined
Existing license area 1034.59375 acres.
Metalled Road
Public Utility
Greens/Open space
Commercial
Existing license area 92.54375 acres vide license no. 111 of 2022

PROJECT:-
Layout Plan for license applied on land area of 155.8375 acres located at revenue village of Nimana, Tehsil: Badli, District Jhajjar.

Developer:-
Model Economic Township Limited
3rd Floor, 77-B, IFFCO Road , Sector 18, Gurgaon Haryana - 122 015

DRG. TITLE:-
Layout Plan

DRG. No:-
METL/S10/R3

Date:- 16 JUNE 2023

Scale:- 1 : 1000

North:- N

Architect's/Town planer

Owner
For Model Economic Township Ltd.
Authorized Signatory