



Sl. No.	Description	Area (acres)
1	Area of license no. 19 of 2011	138.8250
2	Area of License No. 7 of 2012, dt 01.02.2012	62.2810
3	Area of Lic. No. 08 of 2016	74.9000
4	Total	201.1060
5	Additional License to be applied	8.1250
6	Net Licensable area	284.1310
7	Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from center line)	5.6834
8	Balance	278.4476
9	50% benefit of area under road widening	2.8417
10	Net Area	281.2893
11	Area under Undetermined	13.1300
12	Net Planned Area	268.1593

  

Land Use	Permissible area as per approved Policy	Proposed Area in the Layout Plan
Minimum area under Industrial Plots	35%	57.96%
Area under Residential Component	25%	3.81%
Maximum area under Commercial	5%	3.06%
Balance area under Roads, Greens and Public Utilities	35%	35.17%

Detail areas of the various plots in the Layout						
Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
<b>Industrial</b>						
Net Planned Area						
	IA	74.7468	1	74.7468	155.4283	57.96
	IAA	32.00	1	31.5500		
	IB	18.3915	1	18.3915		
	IE	10	1	9.8000		
	IH	5	1	5.2000		
	IJ	2	1	1.8300		
	IM	0.94	1	0.9400		
	IN	0.5	1	0.4100		
	IO	0.25	48	12.9600		
	<b>Total</b>		<b>56</b>			
<b>Commercial</b>						
	Comm-1	1.0341	1	1.0341	8.1995	3.05
	Comm-2	1.1632	1	1.1632		
	Comm-3	1.5397	1	1.5397		
	Comm-4	2.4825	1	2.4825		
	Comm-5	1.9800	1	1.9800		
	<b>Total</b>		<b>5</b>			
<b>Group Housing</b>						
	GH1	2.00	1	2.00	10.2200	3.81
	GH2	2.00	1	2.00		
	GH3	2.00	1	2.00		
	GH4	2.01	1	2.01		
	GH5	2.21	1	2.21		
	<b>Total</b>		<b>5</b>			
<b>Total Saleable area</b>					<b>173.8478</b>	<b>64.83</b>

To be read with license No. 167 of 2017 dated 23/12/2017

The layout plan for an additional area measuring 8.125 acres (licensing No. DCP-4113 dated: 26.12.2017) in licensed industrial plotted colony area measuring 276.006 acres comprising of License No. 19 of 2011 dated 14.03.2011, License No. 07 of 2012 dated 01.02.2012 & License No. 08 of 2016 dated 01.02.2016, thereby making the total scheme area measuring 284.1310 acres in the Revenue Estate of Village Dabri Toi and Bid Dabri, District Jhajjar being developed by Model Economic Township Ltd. (formerly known as Reliance Haryana SEZ Pvt. 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 entered under Rule 11 and the bye-laws.
2. That the demarcation plans as per side of all the Industrial, Residential and Commercial and Community sites shall be got approved from the Department and construction on these sites shall be governed by the Haryana Building Code, 2011 and zoning plan approved by the Director, Town & Country Planning, Haryana.
3. That the high tension lines passing in the vicinity of the site shall be suitably shielded or kept away from the site and shall be maintained as per IS norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DCP for the modification of layout plans of the colony.
5. That the revenue rates falling on the colony shall be kept free for circulation/assessment as shown in the layout plan.
6. That the collector shall abide by the directions of the DCP, 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 proprietor shall derive access directly from the cartage way of 30 meters or wider street road if applicable.
8. All green belts provided in site layout plan within the licensed area of the colony shall be developed by the collector.
9. Any excess area over and above the permissible area under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 meters wide road which means a minimum clear width of 15 meters 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(1)(a) of the Act No. 16 of 1975.
12. That you will have no objection to the regularization of the boundaries of the license through plan 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 collector shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.12.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/renovation of development works at site.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority Haryana Govt. Notification as applicable.
15. That the collector shall also indicate void waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
16. For allotment of residential plots/units, preference shall be given to the industry owners/ executives/workers. The collector may also plan designated facilities for the industrial workers/labour.
17. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 1232/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the owner shall strictly comply with the directions issued vide Notification No. 19/0/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the 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. 19/1/2016-5 Power dated 14.03.2016.
20. That the collector/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.

NAME	DRWN	APK, AG, DN
CHKD	SCALE	SM 1:2300
DATE		28.08.2017
TITLE: <b>Layout Plan for additional area measuring 8.125 acres adjoining already licensed area of 276.006 acres vide Lic. no. 19 of 2011, 07 of 2012 &amp; 08 of 2016</b>		
DRAWING NO. <b>MET/LAY/IC/4/2/R1</b>		
ARCHITECT / TOWN PLANNER		OWNER
 Model Economic Township Limited Authorized Signatory		 Model Economic Township Limited 3rd Floor, 77-B, IFFCO Road Sector 18, Gurgaon 122 015 Haryana, National Capital Region, India Ph no. 0124-4827369

**LEGEND:**

(276.006 acs)  
License granted area

Additional applied area  
8.125 acres

Greens/Open Spaces

Village Boundary

Public utility

Commercial

Undetermined