

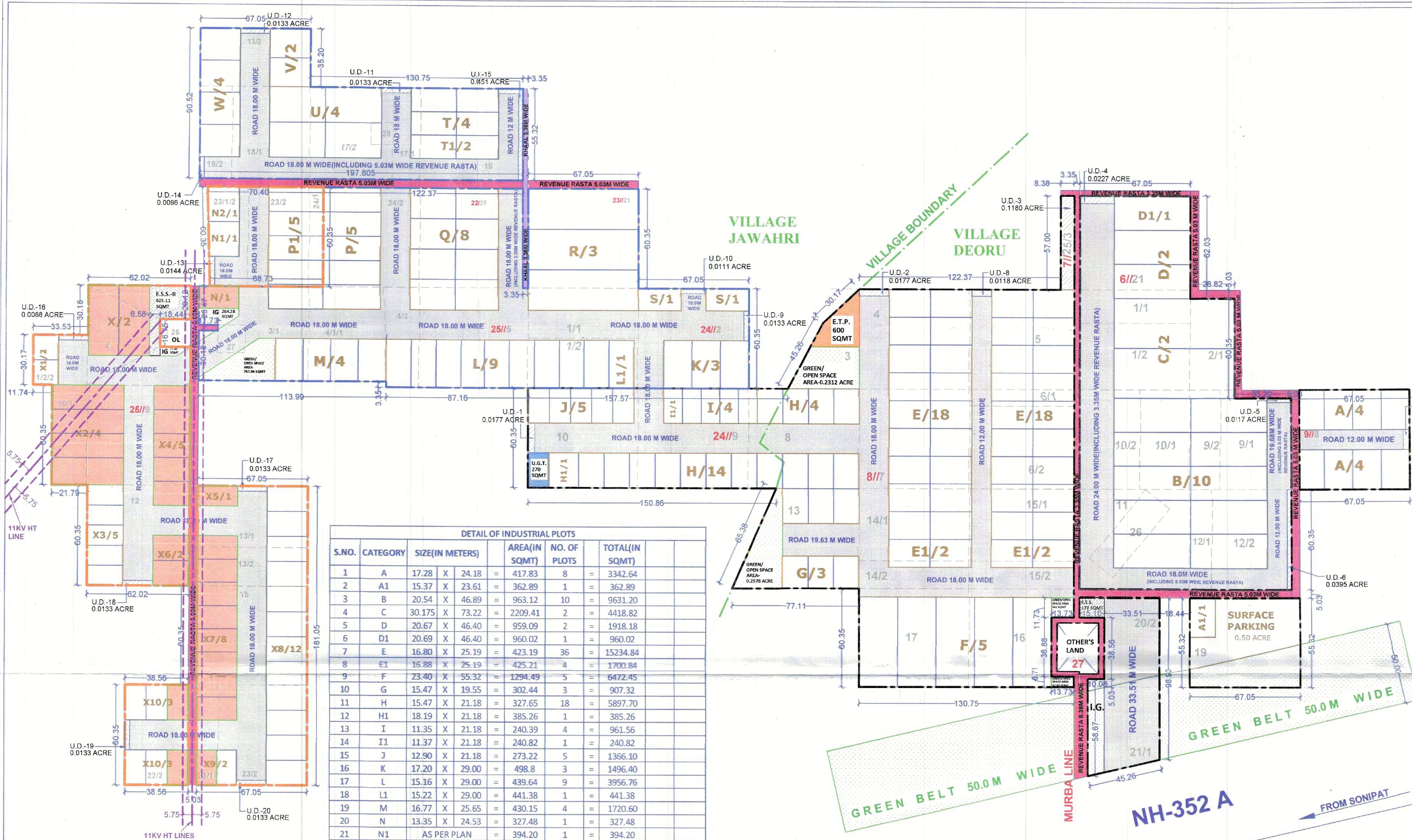
REVISED AND ADDITIONAL LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 40.0250 ACRES(21.14375 ACRES ALREADY LICENSED GRANTED VIDE LICENSE NO.34 OF 2021 DATED 09.07.2021 + ADDITIONAL 11.00 ACRES ALREADY LICENSED GRANTED VIDE LICENSE NO.45 OF 2022 DATED 13.04.2022 + ADDITIONAL AREA 7.88125 ACRES APPLIED FOR LICENSE) IN THE REVENUE ESTATE OF VILL. DEORU & JAWAHRI, TEH. & DISTT. SONIPAT (HARYANA), BELONGS TO M/S SYSCOM EDUTECH PVT. LTD.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	EARLIER AREA OF THE SCHEME	21.14375	-	-	-
2	ADDITIONAL AREA(ALREADY APPROVED BEARING LICENCE NO.45 OF 2022 DATED 13.04.2022)	11.0000	-	-	-
3	ADDITIONAL AREA(APPLIED)	7.88125	-	-	-
4	NOW, AREA OF THE SCHEME	40.0250	-	-	-
5	AREA UNDER 50M WIDE GREEN BELT	0.8794	-	-	-
6	BALANCE AREA	39.1456	-	-	-
7	50% BENEFIT OF AREA UNDER 50M WIDE GREEN BELT	0.4397	-	-	-
8	BALANCE AREA	39.5853	-	-	-
9	AREA UNDER U.D.	0.4330	-	-	-
10	NET PLANNED AREA	39.1523	-	-	-
11	AREA UNDER INDUSTRIAL PLOTS	25.4487	65.00%	25.4489	65.00%
12	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	13.7036	35.00%	13.7033	35.00%

To be read with License No. 242 of 2023 Dated 09/11/2023 LC-4360-C
 That this layout plan for industrial plotted colony over an additional area measuring 7.88125 acres in the revenue estate of village- Jawahri District-Sonapat being developed by Syscom Edutech Pvt. Ltd. & Others 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 IS 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 DCTCP 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 DCTCP, 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 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 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 colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SUNENA) DTP (HQ) (SANJAY KUMAR) STP (HQ) (P. B. SINGH) CTP (HR) (T. L. SATYAPRAKASH, IAS) DGTC (HR)
 (NARINDER KUMAR) JD (HQ) (SUREKHA YADAV) ATP (HQ)
 DRG. NO. 1- DGTC 9797 DATED:- 10-11-2023



DETAIL OF INDUSTRIAL PLOTS					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	17.28 X 24.18	417.83	8	3342.64
2	A1	15.37 X 23.61	362.89	1	362.89
3	B	20.54 X 46.89	963.12	10	9631.20
4	C	30.175 X 73.22	2209.41	2	4418.82
5	D	20.67 X 46.40	959.09	2	1918.18
6	D1	20.69 X 46.40	960.02	1	960.02
7	E	16.80 X 25.19	423.19	36	15234.84
8	E1	16.88 X 25.19	425.21	4	1700.84
9	F	23.40 X 55.32	1294.49	5	6472.45
10	G	15.47 X 19.55	302.44	3	907.32
11	H	15.47 X 21.18	327.65	18	5897.70
12	H1	18.19 X 21.18	385.26	1	385.26
13	I	11.35 X 21.18	240.39	4	961.56
14	I1	11.37 X 21.18	240.82	1	240.82
15	J	12.90 X 21.18	273.22	5	1366.10
16	K	17.20 X 29.00	498.8	3	1496.40
17	L	15.16 X 29.00	439.64	9	3956.76
18	L1	15.22 X 29.00	441.38	1	441.38
19	M	16.77 X 25.65	430.15	4	1720.60
20	N	13.35 X 24.53	327.48	1	327.48
21	N1	AS PER PLAN	394.20	1	394.20
22	N2	AS PER PLAN	406.61	1	406.61
23	P	14.74 X 34.76	512.36	5	2561.80
24	P1	14.74 X 32.91	485.09	5	2425.45
25	Q	18.43 X 27.48	506.46	8	4051.68
26	R	24.56 X 67.05	1646.75	3	4940.25
27	S	13.35 X 26.025	347.43	2	694.86
28	T	14.11 X 27.48	387.74	4	1550.96
29	T1	14.13 X 27.48	388.29	2	776.58
30	U	21.175 X 33.83	716.35	4	2865.40
31	V	17.60 X 24.525	431.64	2	863.28
32	W	19.38 X 24.525	475.29	4	1901.16
33	X	18.50 X 42.35	783.48	2	1566.96
34	X1	15.085 X 15.53	234.27	2	468.54
35	X2	14.61 X 43.80	639.92	4	2559.68
36	X3	12.07 X 22.01	265.66	5	1328.30
37	X4	14.47 X 22.01	318.48	5	1592.40
38	X5	12.00 X 24.53	294.30	1	294.30
39	X6	15.175 X 22.01	334.00	2	668.00
40	X7	13.985 X 24.525	342.98	8	2743.84
41	X8	15.08 X 24.525	369.84	12	4438.08
42	X9	12.26 X 21.175	259.61	2	519.22
43	X10	12.85 X 21.175	272.10	6	1632.60
44	TOTAL			209	102987.41 SQMT 25.4487 ACRES 65.00%

PLOTS FROZZED TILL SHIFTING THE 11 KV HT LINES SHOWN THUS

DIVINE ARCHITECTS & PLANNERS
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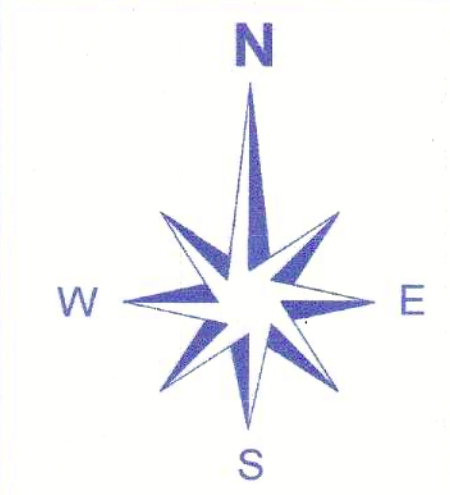
LEGEND:
 E.S.S. = ELECTRIC SUB STATION
 U.G.T. = UNDERGROUND WATER TANK
 E.T.P. = EFFLUENT TREATMENT PLANT
 GREEN / OPEN SPACES
 KILLA LINE
 REVENUE RASTA
 ROAD
 U.D. AREA
 VILLAGE BOUNDARY
 11KV HT LINE
 R.O.W. 5.75M WIDE

ABBREVIATIONS-
 E.S.S. = ELECTRIC SUB STATION
 U.G.T. = UNDERGROUND WATER TANK
 E.T.P. = EFFLUENT TREATMENT PLANT

(SCALE-N.T.S.)

--- LICENSED AREA(21.14375 ACRES) BEARING LICENSE NO.34 OF 2021 DATED 09.07.2021
 --- ALREADY APPROVED ADDITIONAL LICENSED AREA(11.00 ACRES) BEARING LICENSE NO.45 OF 2022 DATED 13.04.2022
 --- ADDITIONAL APPLIED AREA(7.88125 ACRES)

UD AREA DETAIL		
S.NO.	CATEGORY	AREA(IN SQMT)
1	U.D.-1	0.0177
2	U.D.-2	0.0177
3	U.D.-3	0.1180
4	U.D.-4	0.0227
5	U.D.-5	0.0117
6	U.D.-6	0.0395
7	U.D.-7	0.0118
8	U.D.-8	0.0118
9	U.D.-9	0.0133
10	U.D.-10	0.0111
11	U.D.-11	0.0133
12	U.D.-12	0.0133
13	U.D.-13	0.0144
14	U.D.-14	0.0096
15	U.D.-15	0.0451
16	U.D.-16	0.0088
17	U.D.-17	0.0133
18	U.D.-18	0.0133
19	U.D.-19	0.0133
20	U.D.-20	0.0133
21	TOTAL	0.433 ACRES



SYSCOM EDUTECH PVT. LTD.
 AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT

AR. MOH. PHARMA
 CA/2017/3557
 (M) 9838-90375
 CHANDIGARH ARCHITECTS & PLANNERS

SIGNATURE OF ARCHITECT / TOWN PLANNER