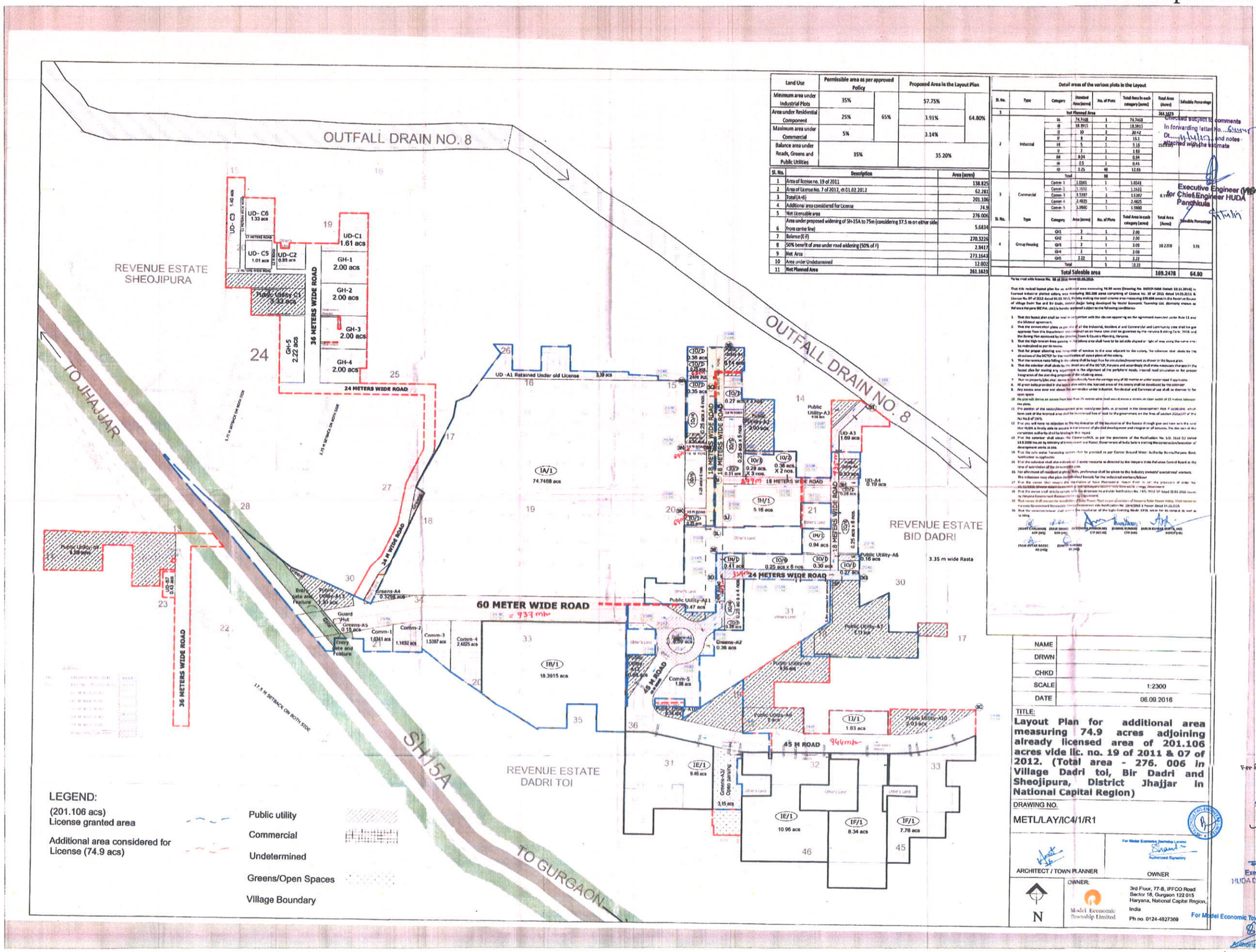
Road & pavement plan



Land Use	Permissible area as per approved Policy		Proposed Area in the Layout Plan	
Minimum area under Industrial Plots	35%	65%	57.75%	64.80%
Area under Residential Component	25%		3.91%	
Maximum area under Commercial	5%		3.14%	
Balance area under Roads, Greens and Public Utilities	35%		35.20%	

Sl. No.	Description	Area (acres)
1	Area of license no. 19 of 2011	138.925
2	Area of License No. 7 of 2012, dt 01.02.2012	62.181
3	Total (A+B)	201.106
4	Additional area considered for License	74.9
5	Net Licensable area	276.006
6	Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from centre line)	5.6834
7	Balance (E-F)	270.3226
8	50% benefit of area under road widening (50% of F)	2.8417
9	Net Area	273.1643
10	Area under Undetermined	12.002
11	Net Planned Area	261.1623

Detail areas of the various plots in the Layout

Sl. No.	Type	Category	Standard Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
1	Net Planned Area					261.1623	
2	Industrial	IA	74.7468	1	74.7468	151.2383	
		IB	18.3915	1	18.3915		
		I	10	2	20.42		
		IE	8	2	16.1		
		IH	5	1	5.16		
		IJ	2	1	1.83		
		IM	0.94	1	0.94		
		IN	0.5	1	0.41		
		IO	0.25	48	12.03		
		Total		58			
3	Commercial	Comm-1	1.0341	1	1.0341	8.1997	
		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		
Sl. No.	Type	Category	Area (acres)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
4	Group Housing	GH1	2	1	2.00	10.2200	3.91
		GH2	2	1	2.00		
		GH3	2	1	2.00		
		GH4	2	1	2.00		
		GH5	2.22	1	2.22		
		Total		5	10.22		
	Total Saleable area					169.2478	64.80

To be read with license No. 68 of 2016 dated 03.08.2016.

That this revised layout plan for an additional area measuring 74.90 acres (Drawing No. DADH-5008 Dated: 23.11.2016) is licensed whether planted colony area measuring 201.106 acres comprising of License No. 19 of 2011 dated 14.03.2011 & License No. 07 of 2012 dated 01.02.2012, thereby making the total scheme area measuring 276.006 acres in the Revenue Estate of Village Dadri Toi and Bir Dadri, tehsil 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 executed under Rule 11 and the bilateral agreement.
2. That the construction plans as per norms of all the Industrial, Resident al and Commercial and Community uses shall be got approved from this Department and construction on these uses shall be governed by the Haryana Building Code, 2010, and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
3. That the high tension lines passing through the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per its 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 DCP/SP for the modification of zonal plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in this layout plan.
6. That the colonizer shall abide by the land uses of the DCP/SP, Haryana and accordingly shall make necessary changes in the layout plan for making any improvement 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/ any demarcated area facing the carriage way of 30 metres or wider master road if applicable.
8. All green belts provided in the licensed area within the licensed area of the colony shall be developed by the colonizer
9. Any excess area over and above the permissible under Industrial, Residential and Commercial uses shall in deemed to be upon space
10. No plot will derive an access from less than 24 meters wide road except where a revised/ clear width of 15 meters between the plots.
11. The position of the water/sewerage pipe lines/ pumping sets as provided in the development plan if applicable, which form part of the licensed area shall be transferred free of cost to the government, as the case may be under section 2(d)(iii) of the Act No.8 of 1975.
12. That you will have no objection to the re-demarcation of the boundaries of the licensed through give and take with the said plot HUDA is finally able to secure 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 rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification in applicable.
15. That the colonizer shall also undertake to provide treated sewage as directed by the Haryana State Pollution Control Board at the time of submission of the proposals/plans.
16. That allotment of resident or group flats, preference shall be given to the industry owners/ special need workers. The colonizer may also plan dormitory type flats/tenements for the industrial workers/labour.
17. That the owner shall ensure the provision of solar photovoltaic power system in the proposals of under the Haryana Government Renewable Energy Department.
18. That the owner shall strictly comply with the directions issued vide Notification No. 1305/ PCA (E) dated 22.02.2016 issued by Haryana Government Renewable Energy Department.
19. That owner shall incorporate condition of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 10/42/2015 3 Power dated 14.06.2016.
20. That the owner/developer shall submit the regularization of the Light Centring Shade (LCS) work for its consent as well as in filing.

NAME	
DRWN	
CHKD	
SCALE	1:2300
DATE	06.09.2016

TITLE:
Layout Plan for additional area measuring 74.9 acres adjoining already licensed area of 201.106 acres vide lic. no. 19 of 2011 & 07 of 2012. (Total area - 276. 006 in Village Dadri toi, Bir Dadri and Sheojipura, District Jhajjar in National Capital Region)

DRAWING NO.
METL/LAY/IC4/1/R1

ARCHITECT / TOWN PLANNER | OWNER

OWNER:
3rd Floor, 77-B, IFFCO Road
Sector 18, Gurgaon 122 015
Haryana, National Capital Region,
India
Ph no. 0124-4827369
Model Economic Township Limited

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Checked subject to comments in forwarding letter No. 6332-35 Dt. 14.11.17 and notes attached with the estimate

Executive Engineer (HQ) for Chief Engineer HUDA Panchkula

For Service Plan Estimate only
Superintending Engineer
HUDA Circle, Rohtak

Executive Engineer
HUDA Division

For Model Economic Township Limited
Authorized Signatory

Director
Town & Country Planning
Haryana, Chandigarh