SERVICE SHEET TITLE
SEWER NETWORK
SHEET NO.:-160-WS-6601

CONSULTANT SERVICES.

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	138.825
2	Area of License No. 7 of 2012, dt 01.02.2012	62.281
3	Total (A+B)	201.106
4	Additional area considered for License	74.9
5	Net Licensible area	276.006
6	Area under proposed widening of SH-15A to 75m (considering 37.5 m on either side from center 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		
		IB	18.3915	1	18.3915		
		IC	10	2	20.42		
		IF	8	2	16		
		IH	5	1	5.16		
		II	2	1	1.83		
		IM	0.94	1	0.94		
		IN	0.5	1	0.41		
		IO	0.25	48	12.83		
	Total			58			
3	Commercial	Comm-1	1.0341	1	1.0341		
		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

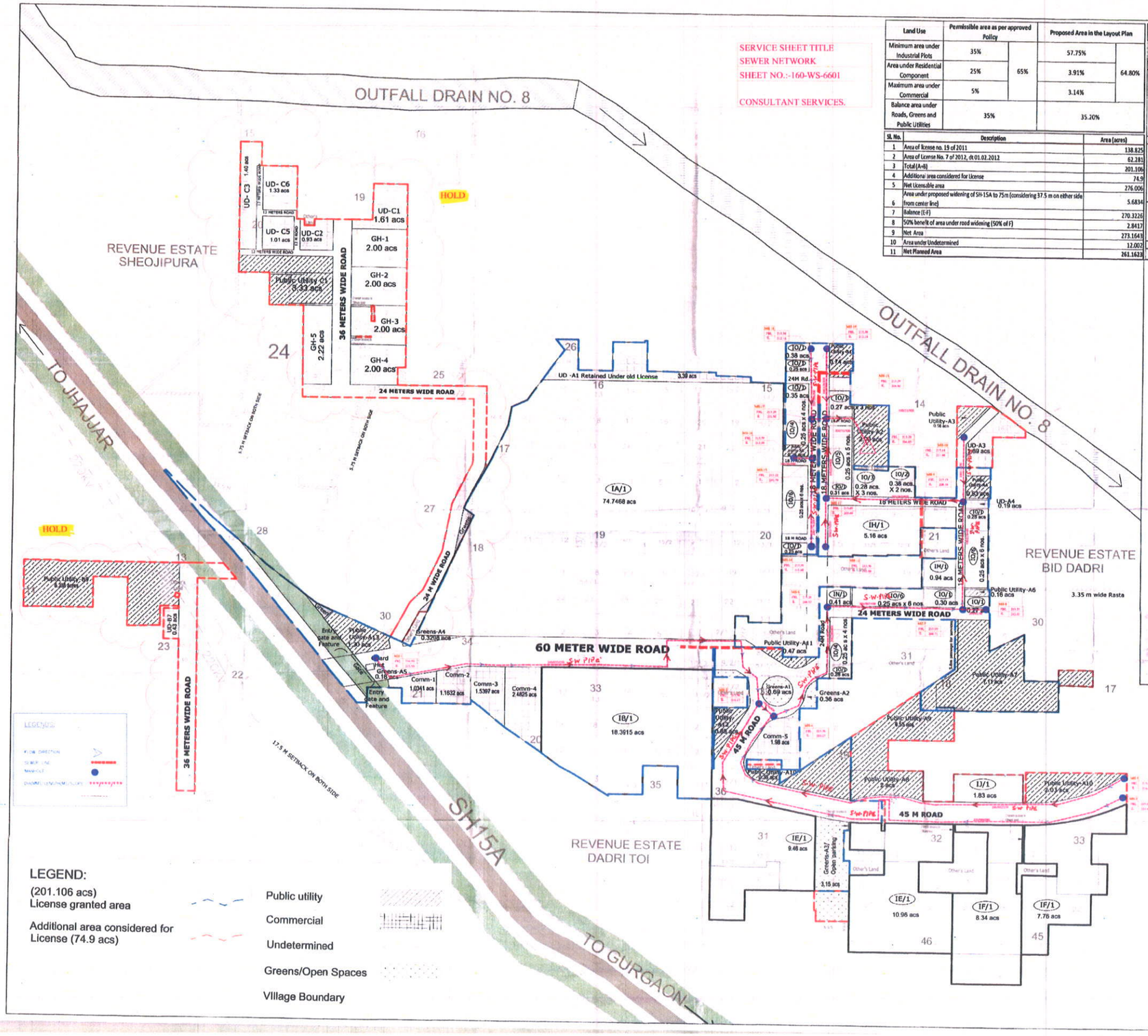
To be read with licence No. 08 of 2016 dated 03.08.2016.

That the revised layout plan for an additional area measuring 74.90 acres (Drawing No. DGTCP-5606 Dated 22.11.2016) in licensed industrial plotted colony area measuring 201.106 acres comprising of License No. 19 of 2011 dated 14.04.2011 & 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, District Jhajjar being developed by Model Economic Township Ltd. (formerly known as Reliance Haryana Ltd 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 demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be got approved by the Department and conversion on these sites 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 in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per HB norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the owner/developer shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
5. That the common rama falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the developer shall abide by the directions of the DGTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, insert of road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no projects/site shall be developed nearer than the carriage way of 30 metres or under center road if applicable.
8. All green belts provided in the layout plan 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 use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road which would mean a minimum clear width of 15 metres between the plots.
11. That 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 9(3)(d) of the Act free of cost.
12. That you will have no objection to the regularization of the boundaries of the licence through gore and take care that the land shall not be in any way 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 Notifications 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 as applicable.
15. 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 development plan.
16. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan development/ hostels for the industrial workers/labour.
17. That the owner shall ensure the installation of Solar Photovoltaic power plant as per provisions of order No. 20/32/2005-Power 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. 18/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
19. That owner shall ensure the installation of Solar Power Panel as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/9/2010-S Power dated 14.03.2016.
20. That the colonizer/owner shall ensure the installation of the light emitting diode (LED) lamps for its campus as well as buildings.

(BIDHAT CHAUHAN) ATP (HQ) | (RAM SWARAJ) BTP (HQ) | (DEVENDRA BIRDHAWAR) STP (HQ) | (KAMAL KUMAR) CTP (HQ) | (ARUN KUMAR GUPTA, IAS) DGTCP (HP)

(RAM AVTAR SAINI) AD (HQ) | (SANJEEV KUMAR) SO (HQ)



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

For Model Economic Township Ltd.
Authorised Signatory
OWNER

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

Checked subject to comments in forwarding letter No. ... dt ... and notes attached with the estimate

Executive Engineer (HQ)
for Chief Engineer HUDA
Panchkula

For service plan signed only
Superintending Engineer
HUDA Circle, Rohtak

Executive Engineer
HUDA Division Bahadurgarh

For Model Economic Township Limited
Authorised Signatory

Director
Town & Country Planning
Haryana, Chandigarh