

DRG No. - 5079 9758 DATED: 30-10-23

To be read with License No. 222 of 2023 Dated 30/10/2023

This layout plan for Industrial plotted colony over an additional area measuring 101.3125 acres in the revenue estate of village - Daryapur, 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 the 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 rates 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 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 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 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(i)(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. 22/52/2005-5 Power 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. 19/4/2016-5P 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. 19/4/2016-5P 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.

(DITYA DUGRA) DTP (HD)
(SANJAY KUMAR) STP (HD)
(P. SINGH) TTP (HR)
(T.L. SATYANARAYAN) IAS) DCTCP (HR)
(NANINDER KUMAR) JD (HQ)
(YAJAN CHAUDHARY) ATP (HQ)

AREA CALCULATION		
Sr. No.	Description	Area (Acres)
1	License Applied Area	101.3125
2	Area under MDR 30 meter Green belt	0.700
3	50% benefit of Area under road widening	0.550
4	Area under Undetermined use	0.603
Net Planned Area (1-3-4)		100.2695

Detail areas of the various Saleable plots in the Layout						
Sl. No.	Landuse	Category	Acres	No. of Plots	Total Area in each category (Acres)	%age Saleable Area
Net Planned						100.2695
1	Industrial	IN	1.728	1	1.728	35.13%
			1.293	1	1.293	
			1.067	1	1.067	
			0.769	1	0.769	
			0.788	3	2.364	
			0.561	1	0.561	
			0.559	1	0.559	
			0.627	1	0.627	
			0.615	7	4.305	
			0.598	1	0.598	
			0.548	1	0.548	
			0.541	1	0.541	
			0.796	1	0.796	
			0.211	2	0.422	
			0.202	6	1.212	
2	Commercial	C	0.237	6	1.422	4.76%
			0.439	2	0.878	
			0.214	6	1.284	
			0.321	2	0.642	
			0.394	1	0.394	
			0.452	1	0.452	
			0.498	1	0.498	
			0.330	5	1.650	
			0.472	1	0.472	
			0.464	1	0.464	
			0.483	1	0.483	
			0.279	5	1.395	
			0.275	1	0.275	
			0.255	2	0.510	
			3	Res (Affordable Plotted)	R	
0.281	2	0.562				
0.322	3	0.966				
0.403	1	0.403				
0.240	1	0.240				
0.243	1	0.243				
0.335	1	0.335				
0.325	1	0.325				
0.304	1	0.304				
0.238	1	0.238				
0.258	1	0.258				
0.339	1	0.339				
0.369	1	0.369				
0.398	1	0.398				
4	Res (Affordable Industrial Housing)	AGH1				2.933
			0.115	20	2.070	
			0.12	22	2.640	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			0.16	2	0.320	
			5	Res (General Plotted)	G	130.28
145.62	22	3262.84				
50.00	88	4900.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
0.00	0	0.00				
TOTAL						60.474

LEGEND	AREA IN SQM.	AREA IN ACRES	ITEM
PHASE - 01	149237.253	36.8773	INDUSTRIAL PLOTTED
PHASE - 02	81307.227	20.0914	INDUSTRIAL PLOTTED
PHASE - 03	84831.779	20.9624	INDUSTRIAL PLOTTED
PHASE - 04	2737.883	0.6765	COMMERCIAL-3
PHASE - 05	3969.379	0.9809	COMMERCIAL-2
PHASE - 06	69768.249	17.2401	AFFORDABLE RESIDENTIAL PLOTTED
NO PHASE	1100.000	0.272	EV'S
PHASE - 07	1620.252	0.4004	HEALTH FACILITY
PHASE - 08	2318.482	0.5729	PRIMARY SCHOOL
PHASE - 09	4324.865	1.0687	COMMERCIAL-4
PHASE - 10	8782.223	2.1701	COMMERCIAL-1
TOTAL	409977.592	101.3125	

S.No.	Green No.	Area in acres
1	Green-2 (Industrial)	0.533
2	Green-5 (Gen Plotted)	0.131
3	Green-4 (DDIAY)	0.185
4	Green-6 (DDIAY)	0.332
5	Green-16 (DDIAY)	0.535
6	Green-22 (DDIAY)	0.593
7	Green-24 (DDIAY)	0.214
8	Green-25 (Gen Plotted)	0.622
Sub Total (DDIAY)		1.86
Sub Total (Industrial)		0.53
Sub Total (Gen. Plotted)		0.75

Undetermined area Calculation			
Sr. No.	Description	Area	units
1	UD - 01	0.194	acres
2	UD - 02	0.149	acres
3	UD - 03	0.033	acres
4	UD - 04	0.018	acres
5	UD - 05	0.209	acres
6	UD - 06	0.090	acres
Total UD Area		0.693	acres

Calculations for the General Plotted category			
S.No.	Item	Unit	
1	Total Area under General plots	4.9738	Acres
2	Considering net area of plots in S.No 1, the gross area of the colony considering saleable area of 51%	9.75	Acres
3	Population of the General plotted colony	1089	Persons
4	Density of the Plotted colony	111.7	PPA
5	Area of Green required @ 2.5 Sq mts per person	0.67	Acres
6	Area of Greens Provided	0.75	Acres

Calculations for the Affordable Plotted category			
S.No.	Item	Unit	
1	Total Area under Residential plots	12.57	Acres
2	Total Gross area under DDIAJ considering saleable area of 61% saleable under plots	20.60	Acres
3	Population of the plotted colony @ 13.5P/plot	5103	Persons
4	Density of the Plotted colony	248	PPA
5	Area of Green required to be provided is 7.5% of the gross area under the DDIAJ scheme	1.55	Acres
6	Area of Green Provided	1.86	Acres
7	Area of community facilities to be provided is 10% of the gross area	2.060	10%
8	Area of community facilities provided	2.251	10.93%

Facilities to be provided for Affordable Plotted			
S.No.	Description	Provided	Area (Acres)
1	Primary School-1	1	0.572
2	Primary School-2	1	1.065
3	Health Facility	1	0.400
4	Nursery School	1	0.214
Total		4	2.251

- Legend :-**
- License Applied Area 101.3125 acs
 - Other's Land
 - Panchayat Rasta
 - Undetermined
 - 220 KV H.T. LINE
 - 11 KV H.T. LINE
 - Metalled Road
 - Public Utility
 - Greens/Open space
 - Canal/Dhanna/ Water Channel
 - Affordable Group Housing

Category	Area (Acres)	%
Affordable Plots	12.57	12.57%
Affordable industrial housing	2.933	2.93%
Gen. Plotted	4.974	4.97%
Total	20.48	20.48%

Land Use	Permissible percentages as per approved policy dated 1.10.2015	Proposed percentages in the Layout	
		Area	%
Minimum area under Industrial Plots	35.00%	35.13	35.13%
Area Under Residential Component	25.00%	69%	60.311%
Maximum Area under Commercial	5.00%	4.76	4.76%
Roads, Open and Greens	35.00%	39.98	39.68%

Density Calculations achieved for Plotted colony					
S.No.	Item	Number	Persons per plot	% of plots	Population
1	General Plots	41	13.5	50.0	594
2	FWS Plots	22	9	25.0	198
3	NPNI Plots	22	13.5	25.0	297
4	Total	88			1089

Project:-
Phasing Layout Plan for licensed applied area of 101.3125 Acres in revenue estate of village Daryapur Tehsil: Badli, District Jhajjar (Haryana)

ARCHITECT:
Space Designers International
B-34 Sector-67, NOIDA-201301
PH: 91-971163377, 18, 19, 20
e-mail: spaces@gmail.com

OWNER:
MODEL ECONOMIC TOWNSHIP LTD.
3RD FLOOR, 77-B, PPOD ROAD, SECTOR 18, GURGAON, HARYANA, INDIA
PH NO. 0124-482789

ARCHITECT SIGN:
NIMIT K. JAIN
CA/2014/65626

OWNER SIGN:
For Model Economic Township Ltd.
Authorized Signatory

TITLE:
Layout Plan for 101.3125 acres Industrial township

DRAWING NO.:
MET/LIC/DAR-IP-01

DRWN	GP.LS	SCALE	NORTH
CHKD	NU.SM	SCALE - 1:800	
DATE	16.10.2023		