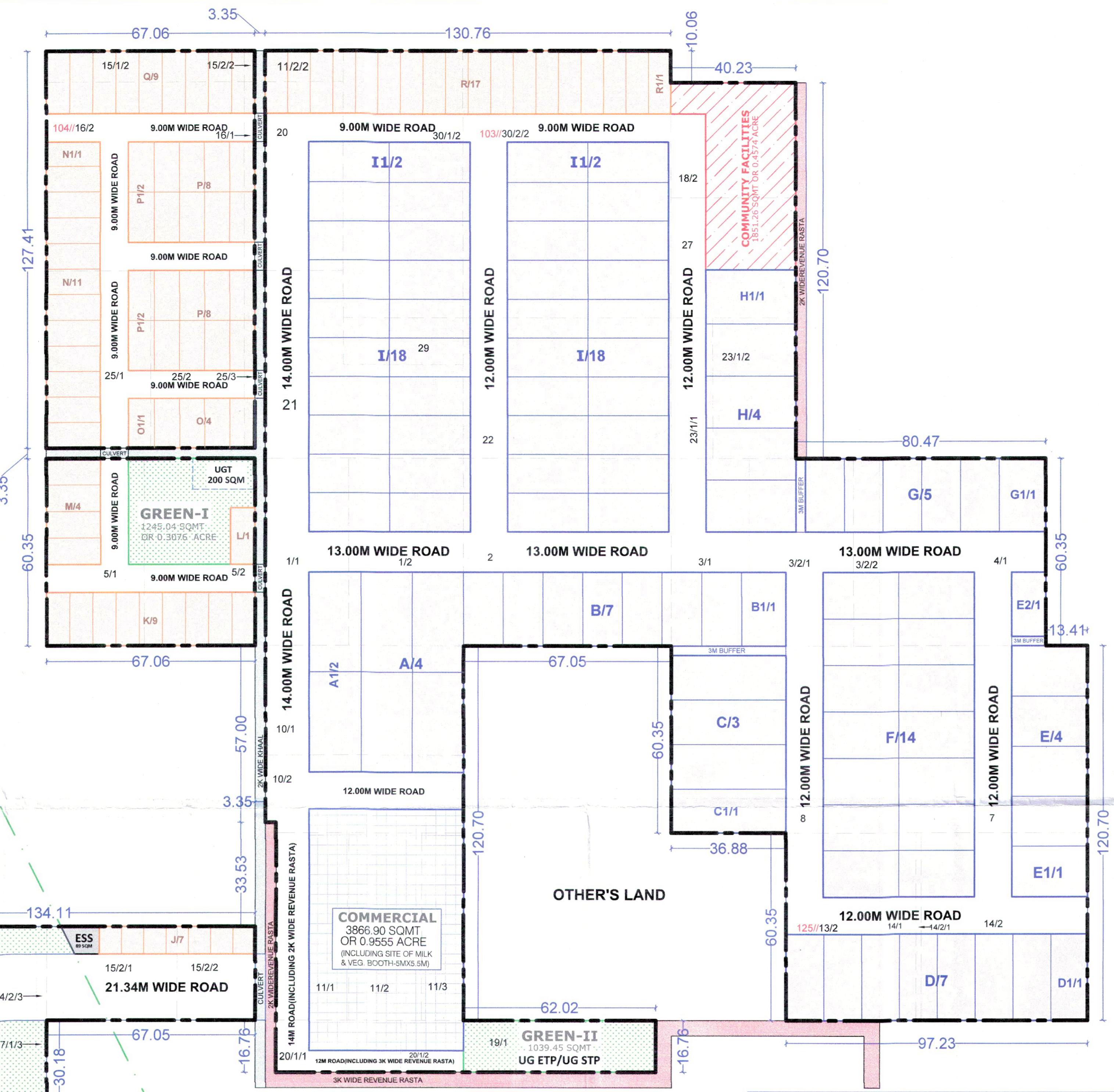


AREA CHART FOR RESIDENTIAL PLOTS					
S.NO.	PARTICULARS				
1.	SALEABLE AREA/PLOTTED AREA	2.7895 ACRES			
2.	GROSS SITE AREA	2.7895/61% = 4.5729 ACRES			
3.	REQUIRED AREA FOR PARK/GREEN	0.3429 ACRE	7.50%		
4.	PROPOSED AREA FOR PARK/GREEN	0.5645 ACRE	12.34%		
5.	REQUIRED COMMUNITY SITE	0.4572 ACRE	10.00%		
6.	PROVIDED COMMUNITY SITE	0.4574 ACRE	10.00%		

**DENSITY CALCULATION (PPA):-**  
 NUMBER OF RESIDENTIAL PLOTS = 85  
 UNITS ALLOWED = 3  
 POPULATION ALLOWED PER UNIT = 4.5  
 DENSITY CALCULATION = 85 X 3 X 4.5 = 1147.50 / 4.5729 = 250.93 PPA, SAY 251 PPA  
 (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

**GREEN AREA CALCULATION:-**  
 = GREEN-I + GREEN-II  
 = 1245.04 + 1039.45  
 = 2284.49 SQMT OR 0.5645 ACRE

DETAIL OF RESIDENTIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	
1	J	7.17 X 8.83	= 63.31	7	= 443.17	
2	K	7.45 X 17.19	= 128.07	9	= 1152.63	
3	L	7.93 X 18.19	= 144.25	1	= 144.25	
4	M	8.54 X 17.38	= 148.43	4	= 593.72	
5	N	8.23 X 17.38	= 143.04	11	= 1573.44	
6	N1	7.75 X 17.38	= 134.70	1	= 134.70	
7	O	8.08 X 15.96	= 128.96	4	= 515.84	
8	O1	8.35 X 15.96	= 133.27	1	= 133.27	
9	P	8.08 X 16.08	= 129.93	16	= 2078.88	
10	P1	8.35 X 16.08	= 134.27	4	= 537.08	
11	Q	7.45 X 20.13	= 149.97	9	= 1349.73	
12	R	7.27 X 20.13	= 146.35	17	= 2487.95	
13	R1	7.16 X 20.13	= 144.13	1	= 144.13	
14				85	= 11288.79 SQMT	
					2.7895 ACRES	14.59%



Policy Parameters as per Policy dated 17.05.2023			
S.No.	Land Component	Permissible	Proposed
1.	Roads, Infrastructure Services, Public Utilities and Open Spaces	35%	35.04%
2.	Plotted Saleable Area of which For colony area upto 25 acres.	(a) Industrial	45% (minimum)
		(b) Mixed Use	Residential- 14.59% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%

DETAIL OF INDUSTRIAL PLOTS					
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	16.46 X 32.18	= 529.68	4	= 2118.72
2	A1	16.78 X 32.18	= 539.98	2	= 1079.96
3	B	12.81 X 23.675	= 303.28	7	= 2122.96
4	B1	14.26 X 23.675	= 337.61	1	= 337.61
5	C	14.33 X 36.88	= 528.49	3	= 1585.47
6	C1	14.36 X 36.88	= 529.60	1	= 529.60
7	D	12.20 X 27.80	= 339.16	7	= 2374.12
8	D1	11.82 X 27.80	= 328.60	1	= 328.60
9	E	16.16 X 24.44	= 394.95	4	= 1579.80
10	E1	16.27 X 24.44	= 397.64	1	= 397.64
11	E2	11.03 X 20.675	= 228.05	1	= 228.05
12	F	14.94 X 24.39	= 364.39	14	= 5101.46
13	G	12.50 X 23.675	= 295.94	5	= 1479.70
14	G1	14.96 X 23.675	= 354.18	1	= 354.18
15	H	16.76 X 28.98	= 485.70	4	= 1942.80
16	H1	17.36 X 28.98	= 503.09	1	= 503.09
17	I	12.50 X 26.00	= 325.00	36	= 11700.00
18	I1	12.81 X 26.00	= 333.06	4	= 1332.24
19				97	= 35096.00 SQMT
					8.6724 ACRES 45.37%

**PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 19.725 ACRES IN THE REVENUE ESTATE OF VILL. HISSAR, TEH. & DISTT. HISSAR (HARYANA), BELONGS TO M/s. OM ESTATES.**

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	19.725	-	-	-
2	AREA UNDER 100M WIDE GREEN BELT	1.2208	-	-	-
3	BALANCE AREA	18.5042	-	-	-
4	50% BENEFIT OF AREA UNDER 100M WIDE GREEN BELT	0.6104	-	-	-
5	NET PLANNED AREA	19.1146	-	-	-
6	AREA UNDER AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY	2.7895	14.59%	2.8671	15%(MAXIMUM)
7	AREA UNDER COMMERCIAL	0.9555	5.00%	0.9557	5%(MAXIMUM)
8	AREA UNDER INDUSTRIAL PLOTS	8.6724	45.37%	8.6015	45%(MINIMUM)
9	TOTAL SALEABLE AREA (6 + 7 + 8)	12.4174	64.96%	12.4243	65%(MAXIMUM)
10	GREEN AREA / OPEN SPACE / I.G. / ROADS / SERVICES / COMMUNITY FACILITIES	6.6972	35.04%	6.6901	35%(MINIMUM)

To be read with License No. 117 of 2024 Dated 14/08/2024. LC-5401  
 This Layout Plan for site area measuring 19.725 acres (Drawing No. DTCP-10435 Dated 14-08-24) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Om Estates in the revenue estate of village-Hissar, Tehsil and District Hissar, is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be 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, Town & Country Planning, Haryana.
- 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 ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
- Any excess area over and above the permissible under industrial, Residential and Commercial use shall be deemed to be open space.
- No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- 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.
- That the colonizer shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- 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.
- 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.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.
- 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.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SUREKHA YADAV) DTP (HQ) (VIJENDER SINGH) STP (E&V) (JITENDER SHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)  
 (RAMNEEK) ATP(HC) (PARVEEN KUNAR) JD(HQ)

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**LEGEND:**  
 ESS  
 PARKS/OPEN SPACES/IG  
 KILLA LINE  
 SCHEME BOUNDARY  
 100M WIDE GREEN BELT  
 REVENUE RASTA  
 KHAAL  
 UGT  
 RESIDENTIAL PLOTS  
 INDUSTRIAL PLOTS  
 COMMUNITY FACILITIES

**ABBREVIATIONS:-**  
 ESS = ELECTRIC SUB STATION  
 UGT = UNDERGROUND WATER TANK  
 UG ETP = UNDERGROUND EFFLUENT TREATMENT PLANT  
 IG = INCIDENTAL GREEN

(SCALE-N.T.S.)

**NORTH**  
 WEST EAST  
 SOUTH

**SIGNATURE OF OWNER / APPLICANT**  
**SIGNATURE OF ARCHITECT / TOWN PLANNER**

AR. MOH. SHARMA  
 CA/2016/8887  
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