



**LEGENDS**

- PLOT BOUNDARY
- AREA UNDER 60 M WIDE GREEN BELT
- SUBSTATION
- UGSTP = 400 SQ.M.
- UGT = 200 SQ.M.
- U.D.
- GREEN AREA
- PLOT
- REVENUE RASTA
- DHANA

**SHEET NO. - 01/04**

**JOB TITLE -**  
LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER ENTERPRISE PROMOTION POLICY - 2015 OVER AN AREA MEASURING 17.10000 ACRES OR 1366.161M. OR 69201.135 SQ.M. AT VILLAGE JYALDEEN PUR AND KHARKHAUDA, TEHSIL KHARKHAUDA, DISTRICT SONIPAT, HARYANA

TO BE DEVELOPED BY: M/S SIDDHARTHA DEVELOPERS LLP.

PERFECT SERVICES HARYANA  
S.O. NO. - 8, ESECCO COUNTY SECTOR 19, SONIPAT - HARYANA 131101  
PHONE - 98027496, EMAIL - perfectservicesharyana@gmail.com

**ARCHITECT:** For PERMANENCIA  
**APPLICANT:** Siddhartha Developers

DATE: 05-03-2024  
SCALE: 1:1500 @A1  
DRAWN BY: MANISH

**NORTH**

DRN No. DTCP 10387 Dated: 25/07/24 LC-5200

To be read with License No. 96 of 2024 Dated 25/07/2024

This layout plan for industrial plotted colony over an area measuring 17.10 acres in the revenue estate of village-Kharkhoda-II & Ziauddinpur, District-Sonipat being developed by M/s Siddhartha Developer in collaboration with Sh. Naresh S/o Sh. Hanarayan & Others 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 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, 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 12 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 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.
- 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 Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
- 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-Power 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 coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(S.K. SEHRAWAT) DTP (HQ)  
(HITESH SHARMA) STP (HQ)  
(JITENDER SHAG) CTP (HR)  
(AMIT KHATRI, IAS) DTCP (HR)  
(GURPREET KHEPAR) AD (HQ)  
(NEHA YADAV) ATP (HQ)

SITE AREA AS PER AUTOCAD	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE (MAXIMUM & MINIMUM) %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	17.10000	69201.135		17.10000	69201.135	
AREA FALLING UNDER PROPOSED 60 M WIDE GREEN BELT				0.23753	961.237	
50% BENEFIT OF AREA FALLING UNDER PROPOSED 60.00 M WIDE GREEN BELT				0.11876	480.618	
NET PLANNED AREA (TOTAL PLOT AREA) (50% BENEFIT OF AREA FALLING UNDER PROPOSED 60.00 M WIDE GREEN BELT)	16.98124	68720.517		16.98124	68720.517	
AREA UNDER PLOT	11.07391	44668.345	65%	10.81969	43785.677	63.7150%
AREA UNDER ROADS/OPEN SPACE	5.90733	24032.198	35%	6.16155	24934.84	36.2849%
<b>TOTAL PERMISSIBLE SALEABLE AREA</b>	<b>11.07391</b>	<b>44668.345</b>	<b>65%</b>	<b>10.81969</b>	<b>43785.677</b>	<b>63.7150%</b>

S.No.	PLOT NO.	FROM	TO	SIZE		AREA		NO. OF PLOTS	TOTAL AREA		
				WIDTH	LENGTH	SQ.M.	SQ. YARD		SQ.M.	ACRES	
1	1	3		16.764	X	22.352	374.709	448.152	3	1124.127	0.27778
2	4			16.940	X	27.528	466.324	557.724	1	466.324	0.11523
3	5	8		15.000	X	27.528	412.920	488.852	4	1651.680	0.40814
4	9			16.940	X	27.528	466.324	557.724	1	466.324	0.11523
5	10			15.351	X	28.000	429.828	514.074	1	429.828	0.10621
6	11	16		15.000	X	28.000	420.000	502.320	6	2520.000	0.62271
7	17	18		15.351	X	28.000	429.828	514.074	2	859.656	0.21243
8	19	24		15.000	X	28.000	420.000	502.320	6	2520.000	0.62271
9	25			15.351	X	28.000	429.828	514.074	1	429.828	0.10621
10	26			(36.403 + 32.139) / 2 X 15.351 = 526.094			526.094	629.208	1	526.094	0.13000
11	27			(32.139 + 27.986) / 2 X 15.000 = 450.937			450.937	539.321	1	450.937	0.11143
12	28			(27.986 + 23.806) / 2 X 15.000 = 388.440			388.440	464.574	1	388.440	0.09599
13	29			(23.806 + 19.639) / 2 X 15.000 = 325.837			325.837	389.701	1	325.837	0.08052
14	30			16.940	X	30.000	508.200	607.807	1	508.200	0.12538
15	31	40		15.000	X	30.000	450.000	538.200	10	4500.000	1.11198
16	41			14.632	X	30.000	438.960	524.956	1	438.960	0.10847
17	42			(15.176 X 45.000) - (3.558 X 2.056) / 2 = 682.920 - 3.728 = 679.192			679.192	812.314	1	679.192	0.16783
18	43			15.000	X	45.000	675.000	807.300	1	675.000	0.16680
19	44			(30.000 X 34.053) - (9.672 X 16.415) / 2 = 1021.590 - 79.383 = 942.207			942.207	1126.880	1	942.207	0.23282
20	45	55		15.000	X	30.000	450.000	538.200	11	4950.000	1.22317
21	56	57		16.940	X	30.000	508.200	607.807	2	1016.400	0.25116
22	58	69		15.000	X	30.000	450.000	538.200	12	5400.000	1.33437
23	70			19.053	X	30.000	571.590	689.522	1	571.590	0.14124
24	71	73		22.500	X	40.055	901.238	1077.880	3	2703.713	0.68010
25	74			(36.662 + 22.198) / 2 X 30.000 = 1178.818			1178.818	1409.866	1	1178.818	0.29129
26	75			(20.904 + 29.698) / 2 X 30.000 = 759.030			759.030	907.800	1	759.030	0.18756
27	76	79		18.000	X	30.000	540.000	648.000	4	2160.000	0.54179
28	80			(17.390 + 10.405) / 2 X 30.000 = 416.925			416.925	498.642	1	416.925	0.10302
29	81	84		15.000	X	30.000	450.000	538.200	4	1800.000	0.44479
30	85			12.071	X	20.112	242.772	290.355	1	242.772	0.05999
31	86	88		12.070	X	20.112	242.752	290.331	3	728.256	0.17996
32	89			9.070	X	20.112	182.410	218.162	1	182.410	0.04507
33	90	91		15.000	X	46.940	704.100	842.104	2	1408.200	0.34797
34	92			(48.083 + 46.941) / 2 X 15.258 = 724.930			724.930	867.016	1	724.930	0.17913
<b>TOTAL</b>									<b>92</b>	<b>43785.677</b>	<b>10.81969</b>

AREA UNDER 60 M WIDE GREEN BELT		(AREAS IN SQ MTRS.)							
ITEM	ADDITIONS	L	B	X	FACTOR	X	NO	=	SQ.MT
GB-1	5.807	x	8.362	x	0.5	x	1	=	24.279
GB-2	73.048	+	63.735	x	0.5	x	13.411	=	917.198
GB-3	5.807	+	2.020	x	0.5	x	5.049	=	19.759
<b>TOTAL</b>									<b>961.236</b>
									<b>ACRES = 0.23753</b>