



- This layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- 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 Town Planning approved by the Director General, Town & Country Planning, Haryana.
- 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 5974.
- For proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
- The revenue rates falling in the colony shall be kept free for circulation measurement as shown in the layout plan. The collector 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, internal road/corridor or for proper integration of the planning proposals of the adjoining areas.
- No property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector.
- 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 meters wide road which means a minimum clear width of 15 meters 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 basis of section 13(1)(a) of the Act No. of 1973.
- That you shall have no objection to the regularization of the boundaries of the colony through grid and sale with the land that 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.
- The collector shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 20.06.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. order.
- The collector shall also provide solid waste measures as directed by the Haryana State Pollution Control Board in the form of submission to the Government plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners' executives/workers. The collector 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.
- The 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. 19/4/2016-56 dated 31.03.2016.
- That the collector/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as in public areas.

(Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-)  
 (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-)  
 (Sd/-) (Sd/-) (Sd/-) (Sd/-) (Sd/-)

- Note:
- The average population density for the Affordable industrial housing has been considered as 600/PPA.
  - The construction of the community facilities will be undertaken with in license validity period approved from time to time.
  - The Schools Area as per CBSE norms.

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
<b>Net Planned Area</b>							<b>748.1976</b>
1	Industrial	IA	25.00	2	55.01	292.620	39.11
		ID	8.00	2	16.60		
		IE	6.00	7	42.33		
		IF	5.00	3	14.90		
		IG	4.00	1	4.07		
		IH	3.50	2	7.03		
		II	3.00	6	17.44		
		IJ	2.50	5	11.42		
		IK	2.00	9	17.41		
		IL	1.50	12	17.64		
		IM	1.25	8	9.89		
		IN	1.00	38	37.76		
		IO	0.75	16	11.41		
IP	0.50	36	17.79				
IQ	0.25	46	11.90				
IR	0.25	39	11.90				
<b>Total</b>							<b>399</b>
2	Commercial	Comm-1	1.35	1	1.35	17.2900	2.31
		Comm-2	3.73	1	3.73		
		Comm-3	1.26	1	1.26		
		Comm-4	1.09	1	1.09		
		Comm-5	2.1	1	2.10		
		Comm-6	1.16	1	1.16		
		Comm-7	0.95	1	0.95		
		Comm-8	0.77	1	0.77		
		Comm-9	0.8	1	0.80		
		Comm-10	0.74	1	0.74		
		Comm-11 with fuel station	1.25	1	1.25		
		Comm-12 with fuel station	2.09	1	2.09		
<b>Total</b>							<b>12</b>

Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
3	General Plotted	GA	418.5	194	20.06	39.57	5.29
		GB	278.3	86	6.05		
		GC	209	86	4.44		
		GD	167.06	80	3.30		
		GE	126	95	2.96		
		GF (EWS)	50	142	1.75		
		GH	3010	4	1.00		
<b>Total</b>							<b>689</b>

Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
5	Industrial Worker Group Housing	GH-01	3.55	1	3.55	119.47	15.97
		GH-02	7.81	1	7.81		
		GH-03	11.29	1	11.29		
		GH-04	12.52	1	12.52		
		GH-05	12.46	1	12.46		
		GH-06	8.83	1	8.83		
		GH-07	10.08	1	10.08		
		GH-08	11.52	1	11.52		
		GH-09	3.06	1	3.06		
		GH-10	9.00	1	9.00		
		GH-11	3.47	1	3.47		
		GH-12	17.97	1	17.97		
		GH-13	7.91	1	7.91		
<b>Total</b>							<b>13</b>

Sl. No.	Type	Category	Area (sqm)	No. of Plots	Total Area in each category (acres)	Total Area (Acres)	Saleable Percentage
<b>Total Saleable Area</b>							<b>468.9516</b>
<b>Total Area</b>							<b>62.6775</b>

**Legend**

- Earlier Licensed Area 88.725 acs (No change)
- License Applied Area 818.525 acs
- Greens/Open space
- Commercial
- Public Utility
- Change In Old Layout (35.86 acs)
- Undetermined
- Drain/Dhana/ Water Channel
- Panchayat Rasta
- Other's Land
- Mettalled Road

**Calculations for the General Plotted category**

S.No.	Item	Unit	Value
1	Total Area under plots	Acres	38.57
2	Considering net area of plots in S.No 1, the gross area of the colony would be	Acres	75.63
3	Population of the plotted colony	Persons	8609
4	Density of the Plotted colony	PPA	114
5	Area of Organised greens of area greater than 1 acres to be provided (4% of the gross area)	Acres	3.03
6	Area of Organised greens of area greater than 1 acres actually provided	Acres	7.72
7	Area of Incidental greens of area less than 1 acres to be provided (1% of the gross area)	Acres	0.76
8	Area of Organised greens of area less than 1 acres actually provided	Acres	2.53

**Facilities to be provided for General Plotted**

S.No.	Facilities to be provided for General Plotted	Required	Provided	Area
1	Population Achieved	2	2	0.25 acre
2	Primary school	1	1	1 acre
3	Nursing school	0	0	0.2 acre
4	Health centre	0	0	0.2 acre
5	Health Centre	0	0	0.2 acre
6	Primary school	0	0	1 acre
7	Nursing school	0	0	0.2 acre
8	Health Centre	0	0	0.2 acre
9	Health Centre	0	0	0.2 acre
10	Health Centre	0	0	0.2 acre
11	Health Centre	0	0	0.2 acre
12	Health Centre	0	0	0.2 acre
13	Health Centre	0	0	0.2 acre
14	Health Centre	0	0	0.2 acre

**Facilities to be provided for Industrial worker Housing & Plotted**

S.No.	Facilities to be provided for Industrial worker Housing & Plotted	Required	Provided	Area
1	Population Achieved	12	12	0
2	Community Hall	12	12	2000 sqm part of building area
3	Anganwadi centre	12	12	2000 sqm part of building area
4	Health centre	0	0	1.75 acre
5	Nursing Home	0	0	1 acre
6	High school	0	0	1 acre
7	Primary school	0	0	1 acre
8	Nursing school	0	0	0.2 acre
9	Health Centre	0	0	0.2 acre
10	Health Centre	0	0	0.2 acre
11	Health Centre	0	0	0.2 acre
12	Health Centre	0	0	0.2 acre
13	Health Centre	0	0	0.2 acre
14	Health Centre	0	0	0.2 acre

**Land Use**

Land Use	Permissible area as per approved Policy dated 01.10.2015	Proposed Area in the Layout Plan
Minimum area under Industrial Plots	35%	39.11%
Area under Residential Component	25%	65%
Maximum area under Commercial	5%	2.31%
Balance area under Roads, Greens and	35%	37.3225%

**Population**

S.No.	Item	Number	Persons per plot	% of plots	Population
1	General Plots	368	13.5	53.72	4968
2	EWS Plots	142	9	20.73	1278
3	NPFL Plots	175	13.5	25.55	2363
4	Total	685			8609

**Area (In acres)**

Sl. No.	Description	Area (In acres)
1	Already Licensed area	88.725
2	Already License Applied Area on 12.06.2016	464.975
3	Additional License applied area on 28.11.2016	353.55
4	Net Licensable area	907.2500
5	Area under proposed widening of SH-15A to 75m considering 37.5 m	9,104.75
6	Balance (3-4)	898.14525
7	50% benefit of area under road widening (50% of 4)	4,552.375
8	Net Area (5+6)	902.697625
9	Area under Undetermined	154.500
10	Net Planned Area (7-8)	748.197625