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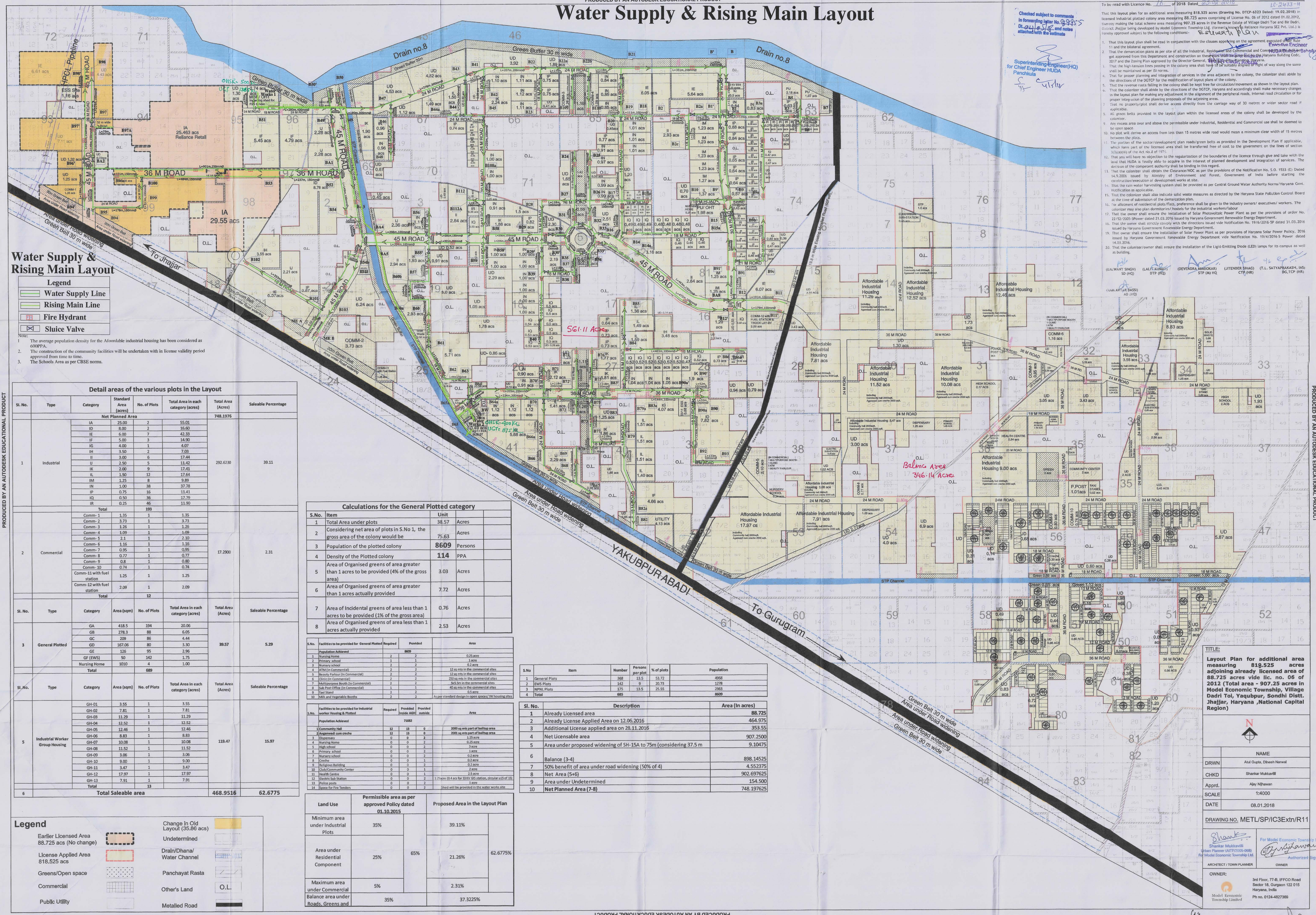
Water Supply & Rising Main Layout



Water Supply & Rising Main Layout

Legend

- Water Supply Line
- Rising Main Line
- Fire Hydrant
- Sluice Valve

Note:

1. The average population density for the Afoordable industrial housing has been considered as 600PPA.
2. The construction of the community facilities will be undertaken with in license validity period approved from time to time.
3. 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
	Net Planned Area					748.1976	
1	Industrial	IA	25.00	2	55.01	292.6230	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	37.78		
		IP	0.75	16	11.41		
		IQ	0.50	36	17.79		
		IR	0.25	46	11.90		
	Total			193			
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		
	Total			12			
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	88	6.05		
		GC	209	86	4.44		
		GD	167.06	80	3.30		
		GE	126	95	2.96		
		GF (EWS)	50	142	1.75		
		Nursing Home	1010	4	1.00		
	Total			689			
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		
	Total			13			
6	Total Saleable area					468.9516	62.6775

Calculations for the General Plotted category

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

S.No.	Facilities to be provided for General Plotted	Required	Provided	Area
	Population Achieved	8609		
1	Nursing Home	2	2	0.25 acre
2	Primary school	1	1	1 acre
3	Nursery school	2	2	0.2 acre
4	ATM (in Commercial)	2	2	12 sq mts in the commercial sites
5	Beauty Parlour (In Commercial)	2	2	12 sq mts in the commercial sites
6	Clinic (in Commercial)	2	2	250 sq mts in the commercial sites
7	Multipurpose Booth (In Commercial)	2	2	9x5.5m in the commercial sites
8	Sub Post Office (in Commercial)	1	1	40 sq mts in the commercial sites
9	Taxi Stand	2	2	0.5 acre
10	Milk and Vegetable Booths	2	2	As per standard design in open spaces/ IW housing sites

S.No.	Facilities to be provided for Industrial worker Housing & Plotted	Required	Provided Inside ABdi	Provided outside	Area
	Population Achieved	73682			
1	Community Hall	12	13	0	2000 sq mts part of builtup area
2	Anganwadi cum creche	12	13	0	2001 sq mts part of builtup area
3	Dispensary	0	0	2	1.25 acre
4	Nursing Home	0	0	2	0.25 acre
5	High school	0	0	2	3 acre
6	Primary school	0	0	2	1 acre
7	Nursery school	0	0	2	0.2 acre
8	Creche	0	0	1	0.2 acre
9	Religious Building	0	0	2	0.2 acre
10	Club/Community Center	0	0	1	2 acre
11	Health Centre	0	0	1	2.5 acre
12	Electric Sub Station	0	0	2	1.25 acre (0.4 acs for 33 KV GIS station, circular u13 of 15)
13	Police posts	0	0	2	1 acre
14	Space for Fire Tenders	0	0	2	Shed will be provided in the water works site

Land Use	Permissible area as per approved Policy dated 01.10.2015		Proposed Area in the Layout Plan	
Minimum area under Industrial Plots	35%	65%	39.11%	62.6775%
Area under Residential Component	25%		21.26%	
Maximum area under Commercial	5%		2.31%	
Balance area under Roads, Greens and	35%		37.3225%	

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	NPNL Plots	175	13.5	25.55	2363
4	Total	685			8609

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	9.10475
6	Balance (3-4)	898.14525
7	50% benefit of area under road widening (50% of 4)	4.552375
8	Net Area (5+6)	902.697625
9	Area under Undetermined	154.500
10	Net Planned Area (7-8)	748.197625

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 — O.L.
- Metalled Road

Checked subject to comments in forwarding letter No. 99725 dt. 24.10.18 and notes attached with the estimate

Superintending Engineer(HQ) for Chief Engineer HUDA Panchkula

To be read with Licence No. 16 of 2018 Dated 23.10.2018 LC-2473-H

That this layout plan for an additional area measuring 818.525 acres (Drawing No. DTCP-6323 Dated: 19.02.2018) in licensed Industrial plotted colony area measuring 88.725 acres comprising of License No. 06 of 2012 dated 01.02.2012, thereby making the total scheme area measuring 907.25 acres in the Revenue Estate of Village Dadri Toe and Bir Dadri, District Jhajjar being developed by Model Economic Township Ltd. (formerly known as Reliance Haryana SEZ Pvt. Ltd.) is hereby approved subject to the following conditions:-

Estimate plan

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 Buildings shall be got approved from this Department and construction on these units shall be carried out as per 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 ISI 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 DGTCP for the modification of layout plans of the colony.
5. That the revenue rasta 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 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 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 areas 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 15 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(3)(a)(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 fiscally 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 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 demarcation plan.
16. 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.
17. 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.
18. 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.
19. 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.
20. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SANJEEV KUMAR) SE (HQ) — (LALIT KUMAR) DTP (HQ) — (DEVENDRA HIMSOKAR) STP (A) HQ — (JITENDER SIHAG) CTP (HR) — (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

(GAURAV AVTAR BASSI) AD (HQ)

Executive Engineer HUDA Bahadurgarh

Superintending Engineer HUDA Rohtak

TITLE:

Layout Plan for additional area measuring 818.525 acres adjoining already licensed area of 88.725 acres vide lic. no. 06 of 2012 (Total area - 907.25 acres in Model Economic Township, Village Dadri Toi, Yaqubpur, Sondhi Distt. Jhajjar, Haryana ,National Capital Region)

N

	NAME
DRWN	Atul Gupta, Dinesh Narwal
CHKD	Shankar Mukkavilli
Apprd.	Ajay Nijhawan
SCALE	1:4000
DATE	08.01.2018
DRAWING NO.	METL/SP/IC3Extn/R11

Shankar Mukkavilli, Urban Planner (AITP/2005-068), For Model Economic Township Ltd. — ARCHITECT / TOWN PLANNER

For Model Economic Township Limited, Authorized Signatory — OWNER

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

Director Town & Country Planning Haryana, Chandigarh

For KY CONSULTANTS PVT. LTD. Director

For Model Economic Township Limited, Authorized Signatory

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