

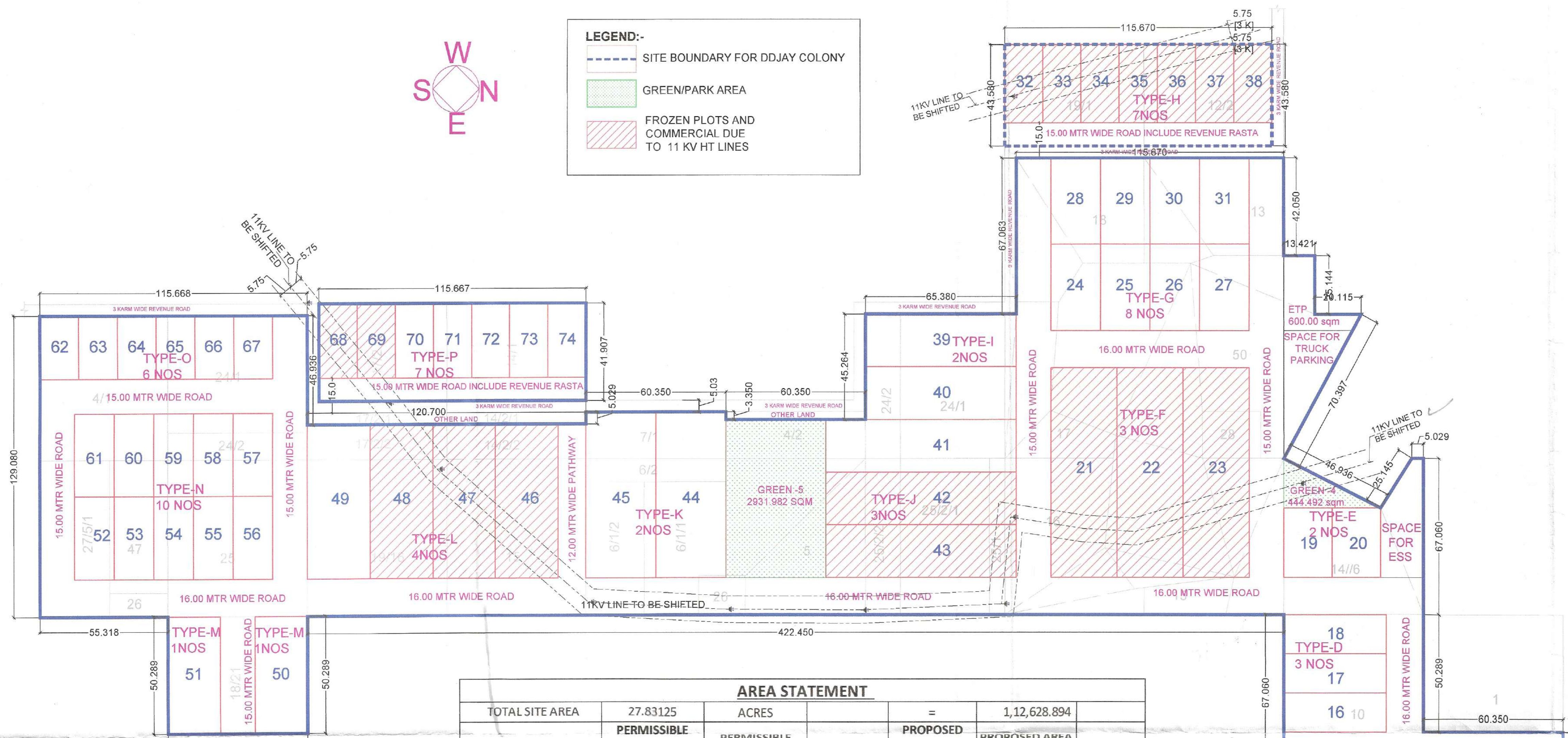
To be read with License No. 52 of 2024 Dated 19/03/2024.

This layout plan for Industrial plotted colony over an additional area measuring 27.83125 acres in the revenue estate of Village-Raslapur, Teshil-Bapoli, District-Panipat being developed by Relhan and Bhatia Industrial Warehousing and Logistic Park & 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 National/State/Channel/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. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P 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.

(S.K. SEHRAWAT) DTP (HQ) (SANJAY KUMAR) STP (E&V) (P.P. SINGH) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

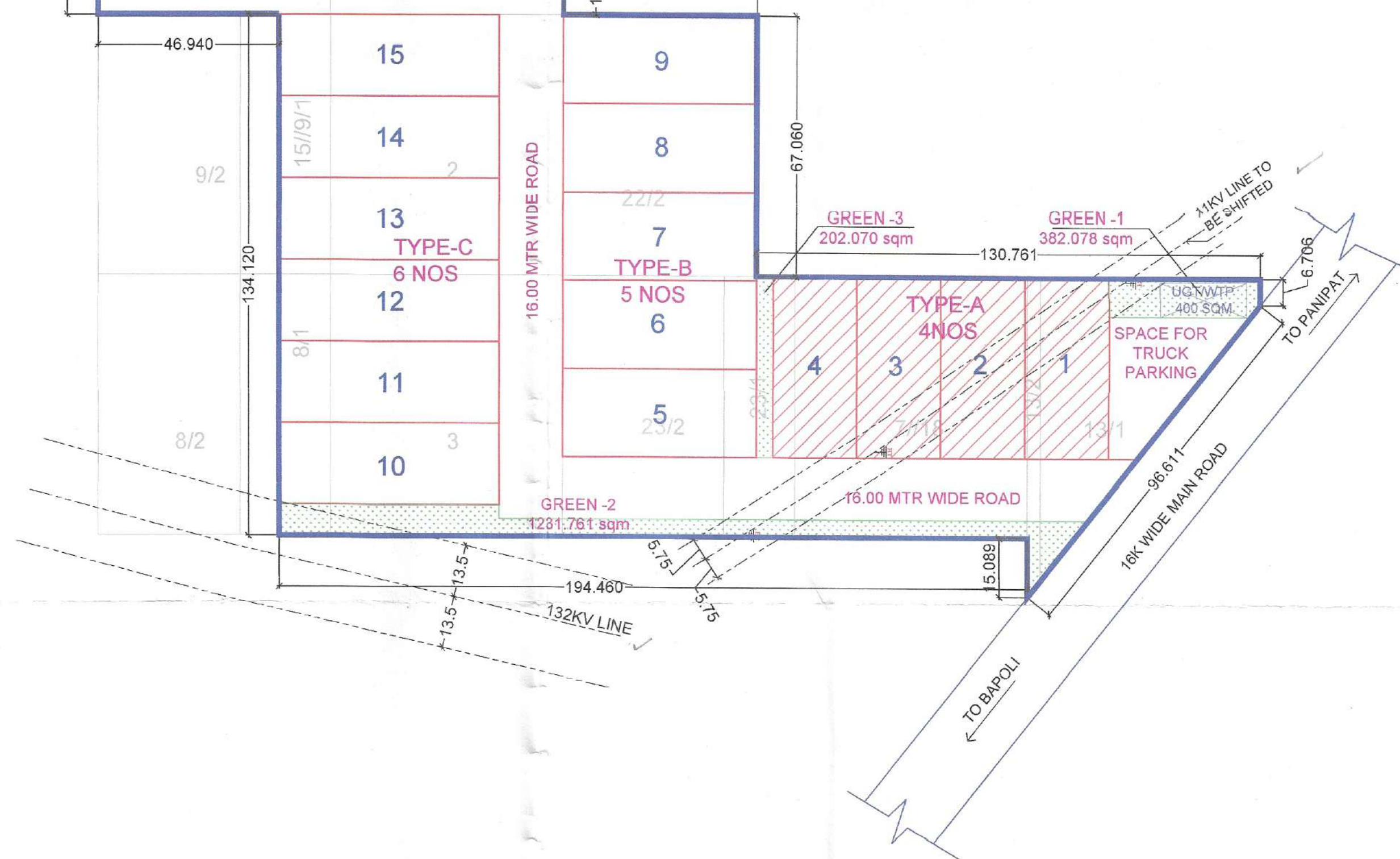
(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) ATP (HQ) DRG. No. DTCP 1038 DATED: 15-03-24



AREA STATEMENT						
TOTAL SITE AREA	27.83125	ACRES	=	1,12,628.894		
PERMISSIBLE AREAS (IN ACRES)		PERMISSIBLE AREAS (IN sqmt)		PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
AREA UNDER PLOTS	18.0903	73208.781	65%	73208.040	18.0901	64.999%
GREEN AREA	-	-	-	5192.383	1.283	4.610%
AREA UNDER ROAD	-	-	-	34228.471	8.458	30.390%
TOTAL OPEN/GREEN	9.741	39420.113	35%	39420.854	9.741	35.001%

SUMMARY OF PLOTS						
PLOT TYPE	PLOT NOS	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	1 TO 4	21.802	46.560	1015.101	4	4,060.404 SQ.M.
B	5 TO 9	22.724	50.289	1142.767	5	5,713.836 SQ.M.
C	10 TO 15	21.009	56.989	1197.282	6	7,183.691 SQ.M.
D	16 TO 18	16.763	44.350	743.439	3	2,230.317 SQ.M.
E	19 TO 20	20.927	29.819	624.022	2	1,248.044 SQ.M.
F	21 TO 23	28.557	90.000	2570.130	3	7,710.390 SQ.M.
G	24 TO 31	21.418	37.075	794.072	8	6,352.579 SQ.M.
H	32 TO 38	16.524	33.610	555.372	7	3,887.601 SQ.M.
I	39 TO 40	22.632	65.380	1479.680	2	2,959.360 SQ.M.
J	41 TO 43	22.608	82.500	1865.160	3	5,595.480 SQ.M.
K	44 TO 45	30.175	71.173	2147.645	2	4,295.291 SQ.M.
L	46 TO 49	27.175	66.144	1797.463	4	7,189.853 SQ.M.
M	50 TO 51	22.675	50.289	1140.303	2	2,280.606 SQ.M.
N	52 TO 61	17.134	35.587	609.748	10	6,097.477 SQ.M.
O	62 TO 67	16.778	26.907	451.446	6	2,708.674 SQ.M.
P	68 TO 74	16.524	31.940	527.777	7	3,694.436 SQ.M.
<b>TOTAL</b>					<b>74</b>	<b>73,208.040</b> SQ.M.
						<b>18.0901</b> ACRES

GREEN AREA		
DESCRIPTION	AREA	UNITS
GREEN-1	382.078	SQ.MT.
GREEN-2	1231.761	SQ.MT.
GREEN-3	202.070	SQ.MT.
GREEN-4	444.492	SQ.MT.
GREEN-5	2931.982	SQ.MT.
TOTAL	5192.383	SQ.MT.
	1.283	ACERS



LAYOUT PLAN OF INDUSTRIAL COLONY OVER AN AREA MEASURING 27.83125 ACRE IN THE REVENUE ESTATE OF VILLAGE-RASLAPUR, PANIPAT, HARYANA BEING DEVELOPED BY RELHAN AND BHATIYA INDUSTRIAL WAREHOUSING AND LOGISTICS PARK

CLIENT:-  
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- ARCHITECTURE PLAN
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