



- To be read with License No. 142 of 2024 Dated 11/11/2024
- That this layout plan for industrial plotted colony over an area measuring 20.925 acres in the revenue estate of village-Softa & Gadpuri, Teshil & District-Palwal being developed by Brij Wasi Crops LLP, is hereby approved subject to the following conditions:- DRG NO:- DTP 10571 Dated:- 12-11-24
- 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. 22/52/2005-5 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 colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(SAVITA JINDAL) DTP (HQ)
 (VIJENDER SINGH) STP (ERV)
 (JITENDER SIHAG) CTP (HR)
 CHANDER SHEKHAR KHARE, IAS DTCP (HR)
 (GURPREET KHEPAR) AD (HQ)
 ATP (HQ)

SR. NO	PARTICULAR	AREA	UNIT
I	TOTAL AREA OF THE SCHEME	20.9250	Acres
II	AREA UNDER GREEN BELT	0.9190	Acres
III	BALANCE AREA	20.0060	Acres
IV	50% AREA UNDER GREEN BELT	0.4595	Acres
V	TOTAL NET PLANNED AREA FOR PLANNING (III+IV)	20.4655	Acres
VI	TOTAL PERMISSIBLE SALEABLE AREA	13.302	Acres
VII	ACHIEVED SALEABLE AREA		65.00 %
a.	AREA UNDER COMMERCIAL	0.957	Acres
b.	AREA UNDER INDUSTRIAL PLOTS	12.344	Acres
VIII	TOTAL SALEABLE AREA (a+b)	13.301	Acres

Block	Plot Nos	SIZE	AREA	TOTAL PLOTS	TOTAL AREA (Unit)
A	A1-A14	23.43 x 38.560	903.460	14	12,648.440 Sq.Mt
	A15-A16	22.63 x 38.560	872.610	2	1,745.220 Sq.Mt
	A17	35.20 x 67.885	2389.552	1	2,389.552 Sq.Mt
B	B1-B7	23.43 x 40.920	958.750	7	6,711.250 Sq.Mt
	B8-B12	23.72 x 40.920	970.820	5	4,853.100 Sq.Mt
	B12A	P LINE	1798.170	1	1,798.170 Sq.Mt
C	C1	21.23 x 37.905	804.720	1	804.720 Sq.Mt
	C2	21.23 x 33.100	702.710	1	702.710 Sq.Mt
	C3	42.02 x 42.450	1783.750	1	1,783.750 Sq.Mt
	C4-C7	24.31 x 42.450	1031.960	4	4,127.840 Sq.Mt
D	D1	P LINE	1595.720	1	3,034.550 Sq.Mt
	D2-D6	32.83 x 48.305	1585.850	5	1,585.850 Sq.Mt
					OR = 12.344 Acres

AREA UNDER COMMERCIAL					
CP-01	P LINE	3873.900	1	3,873.900	Sq.Mt
					OR = 0.957 Acres

AREA UNDER COMMON FACILITIES					
SR. NO.	FACILITIES	PROVIDED AREA	TOTAL AREA (Unit)		
1	Electrical Sub Station (ESS)	P LINE	429.75 Sq.Mt		
2	Under Ground Sewage Treatment Plant (UG STP)	12.00 X 35.00	420.00 Sq.Mt		
3	Under Ground Water Tank (UGT)	12.00 X 35.00	420.00 Sq.Mt		
4	Under Ground Effluent Treatment Plant (UG)	12.00 X 35.00	420.00 Sq.Mt		
TOTAL			1,689.75 Sq.Mt		
			OR = 0.418 Acres		

AREA UNDER GREEN / OPEN SPACE					
REQUIRED GREEN/OPEN SPACE	=	1.0463	Acres	5.0 % of Total area of the Scheme	
GREEN / OPEN SPACE AREA PROVIDED	=	0.832	Acres		
ORGANISED GREEN	=	0.513	Acres		
TOTAL GREEN / OPEN SPACE PROVIDED	=	1.345	Acres	6.43 %	

NOTE:- ALL DIMENSION ARE IN METER.

PROJECT:
 ROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY HAVING TOTAL AREA ADMEASURING 20.925 ACRES, FALLING IN THE REVENUE ESTATE OF VILLAGE -GADPURI & SOFTA, TAHSIL-PALWAL, DIST. -PALWAL BEING DEVELOPED BY M/S BRIJ WASI CROP LLP.

SHEET TITLE:
 LAYOUT PLAN

CLIENT NAME:
 M/S BRIJ WASI CROP LLP

CLIENT SIGNATURE: For BRIJ WASI CORP LLP
 Authorised Signatory

ARCHITECT SIGNATURE: Ar. UJJAWAL KUMAR ROY CA/200748109

DEALT BY: RAJESH ROY

DATE: 05.03.2024

DRG NO: PRITHLA/DRG/FINAL01

SCALE: NTS

ARCHITECT:
 UJJAWAL KR ROY & ARCHITECTS
 ADDRESS: HOUSE NO 27A, BLOCK-C, SECTOR-71, NOIDA, U.P.
 PHONE NO. 9999880477
 EMAIL:ujjawal363@gmail.com