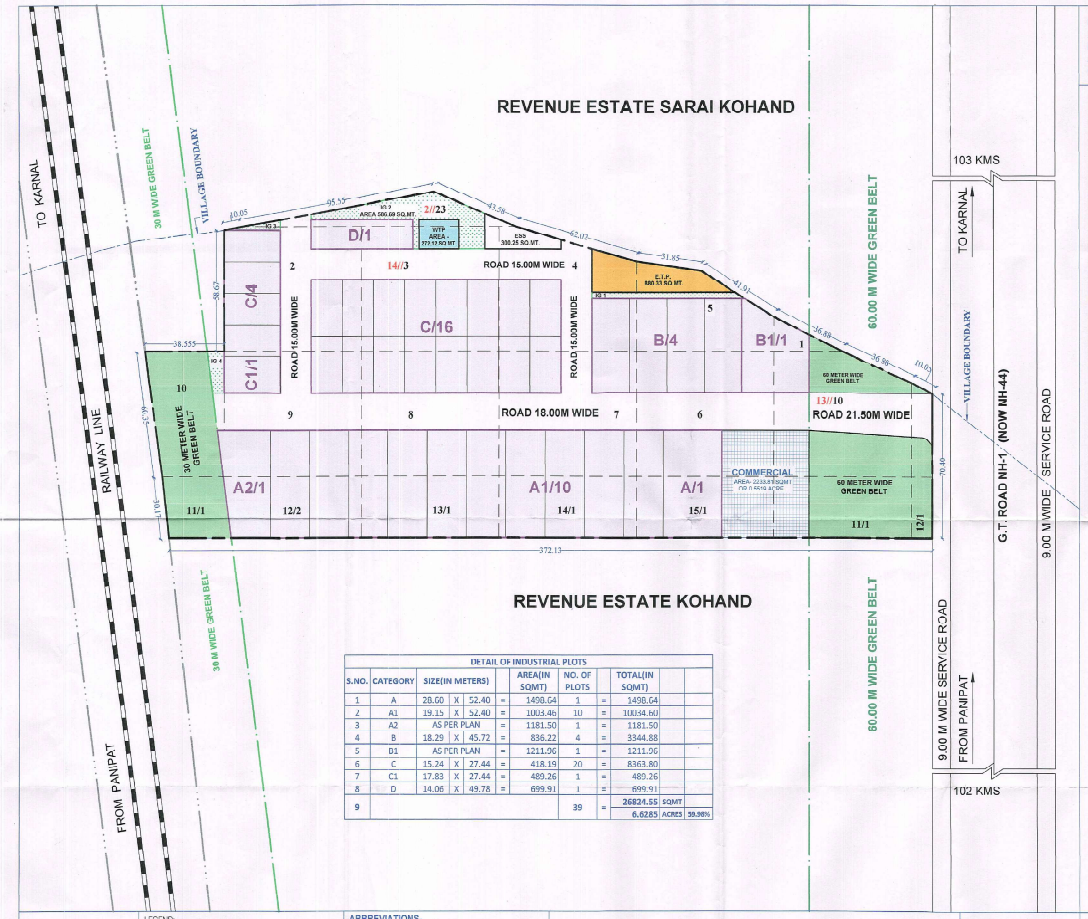

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 12.0125 ACRES IN THE REVENUE ESTATE OF VILLAGE KOHAND, TEHSIL GHARAUNDA, DISTT. KARNAL (HARYANA) - M/s ALLIANCE TEXOFAB PVT. LTD. AND SH. ANIL KUMAR S/o SH. FATEH CHAND.

AREA CALCULATIONS

S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	12.0125	-	10(MINIMUM)	-
2	AREA UNDER 60 M WIDE GREEN BELT	1.2220	-	-	-
3	AREA UNDER 30 M WIDE GREEN BELT	0.6703	-	-	-
4	BALANCE AREA	10.1802	-	-	-
5	50% BENEFIT OF AREA UNDER 60 M WIDE GREEN BELT	0.6260	-	-	-
6	50% BENEFIT OF AREA UNDER 30 M WIDE GREEN BELT	0.3352	-	-	-
7	NET PLANNED AREA	11.1614			
8	AREA UNDER INDUSTRIAL PLOTS	6.6285	59.98%	4.3/3/1	40% (MINIMUM)
9	AREA UNDER COMMERCIAL	0.5519	4.98%	0.5525	5% (MAXIMUM)
10	AREA UNDER RESIDENTIAL PLOTS	0.0000	0.00%	1.6577	15% (MAXIMUM)
11	TOTAL SALEABLE AREA (8 + 9 + 10)	7.1804	64.97%	7.1333	65.00%
12	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	3.8710	35.03%	3.8670	35.00%
	REFLOW AREA ARE PART OF SERVICES MENTIONED IN Sr. No. 12				
(a)	AREA OF WTP	272.12			
(b)	AREA OF ESS	300.25			
(c)	AREA OF ETP	550.55			

DETAIL OF INDUSTRIAL PLOTS

S.NO.	CATEGORY	SIZE(IN METERS)				AREA(IN SQMT)	NO. OF PLOTS		TOTAL(IN SQMT)		
1	A	28.60	X	52.40	=	1498.64	1	=	1498.64		
2	A1	19.15	X	52.40	=	1003.46	10	=	10034.60		
3	A2	AS PER PLAN			=	1181.50	1	=	1181.50		
4	B	18.29	X	45.72	=	836.22	4	=	3344.88		
5	D1	AS PER PLAN			=	1211.00	1	=	1211.00		
6	C	15.24	X	27.44	=	418.19	20	=	8363.80		
7	C1	17.83	X	27.44	=	489.26	1	=	489.26		
8	D	14.06	X	49.78	=	699.91	1	=	699.91		
9							39	=	26824.55	SQMT	
									6.6285	ACRES	59.98%

LC-3322

To be read with License No. 11. of 2025 Dated 16-01-2025.

That this Layout Plan for area measuring 12.0125 acres (Drawing No. DTCP/ [illegible] Dated: [illegible]) in respect of Industrial Plotted Colony in the revenue estate of Village Kohand, Tehsil Gharaunda & District Karnal being developed by Alliance Texofab Pvt. Ltd. and Sh. Anil Kumar in collaboration with Alliance Texofab Pvt. Ltd. is hereby approved subject to the following conditions:-

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 sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
3. That the high-tension lines passing (if any) in the colony area shall have to be suitably aligned or rights of way along the same shall be maintained as per govt 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 DTCP, Hr. for the modification of layout plans of the colony.
5. That the revenue rasta (if any) 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 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.
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 use shall be deemed to be open space.
10. No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
11. The portion of the sector/development plan roads/green belts as provided in the Development Plan if and/or/able which form part of the licensed area shall be transferred free of cost to the government on the line of section 3(3)(a)(ii) 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 HVPN 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.
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 if applicable.
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 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
20. That the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its carriage as well as building.

(RAJESH KUMAR) ATP (HQ) | (DIVYA YOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER GHAG) LTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

(SATYA PAL) JD(HQ)

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LEGEND:
WTP
ETP
PARKS/OPEN SPACES/IG
KILLA LINE
SCHEME BOUNDARY
60M WIDE GREEN BELT
30M WIDE GREEN BELT
RAILWAY LINE
COMMERCIAL
VILLAGE BOUNDARY

ABBREVIATIONS-
ESS = ELECTRIC SUB STATION
WTP = WATER TREATMENT PLANT
ETP = EFFLUENT TREATMENT PLANT
IG1 = INDUSTRIAL GREEN 1
IG2 = INCIDENTAL GREEN 2
IG3 = INCIDENTAL GREEN 3

(SCALE- N.T.S.)

NORTH
WEST EAST
SOUTH

For Alliance Texofab Pvt. Ltd.
Director

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER