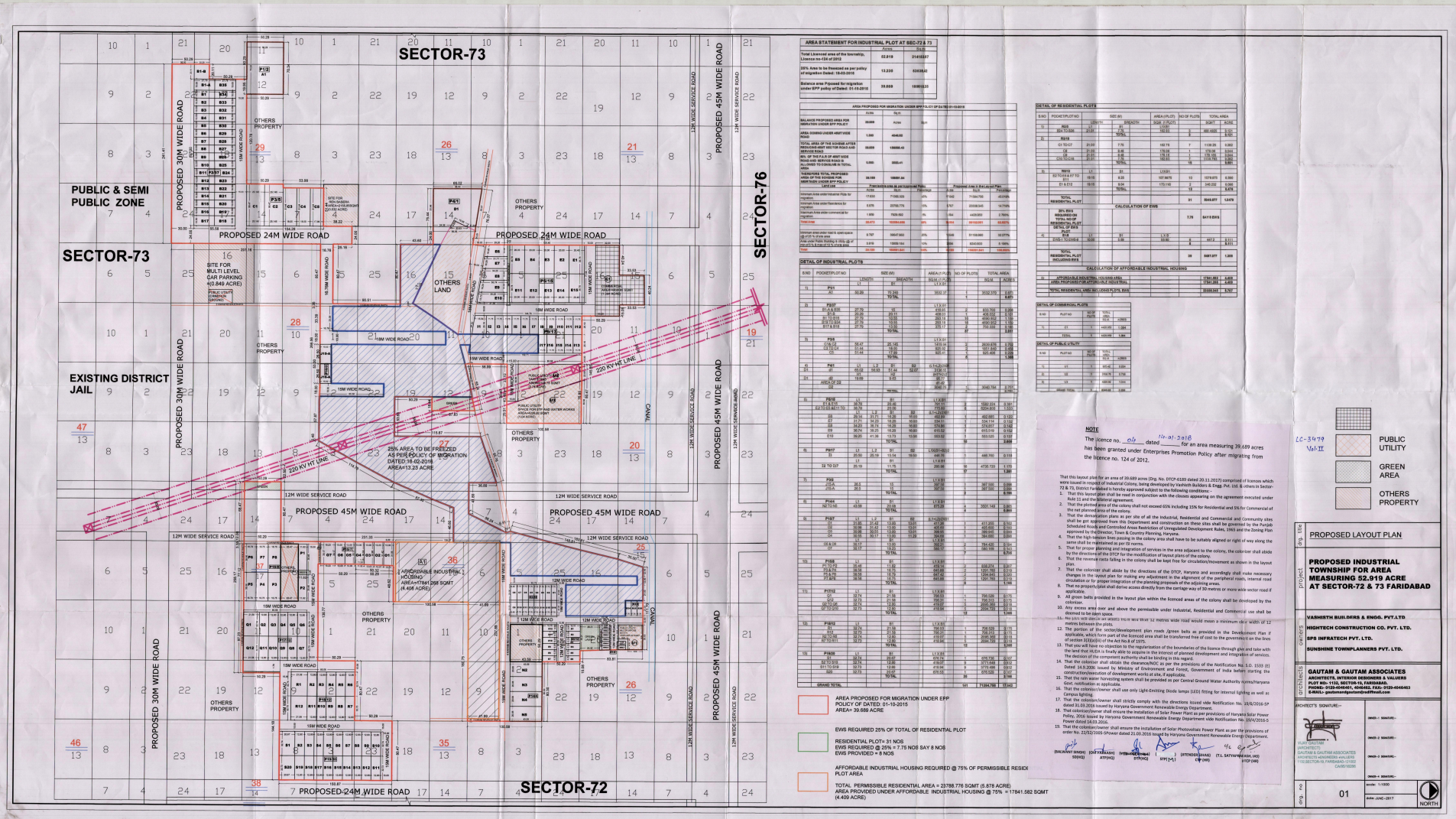

AREA STATEMENT FOR INDUSTRIAL PLOT AT SEC-72 & 73		
	Acres	Sq.m
Total Licensed area of the township, Licence no-124 of 2012	52.919	214151.87
25% Area to be freezed as per policy of migration Dated: 16-02-2016	13.230	53535.42
Balance area Proposed for migration under EPP policy of Dated: 01-10-2015	39.689	160616.45

AREA PROPOSED FOR MIGRATION UNDER EPP POLICY OF DATED 01-10-2015

	Acres	Sq.m
BALANCE PROPOSED AREA FOR MIGRATION UNDER EPP POLICY	39.689	Acres Sq.m
AREA COMING UNDER 45MT WIDE ROAD	1.380	4946.93
TOTAL AREA OF THE SCHEME AFTER INCLUDING 45MT SECTOR ROAD AND SERVICE ROAD	38.309	155069.43
90% OF THE P.A OF 45MT WIDE ROAD AND SERVICE ROAD IS TO BE ADDED TO CHANGE IN TOTAL AREA	0.000	3555.41
THEREFORE TOTAL PROPOSED AREA OF THE SCHEME FOR MIGRATION UNDER EPP POLICY	38.309	158891.84

Land use	Permissible area as per Approved Policy			Proposed Area in Sec-and Plan		
	Acres	Sq.m.	Percentage	Acres	Sq.m.	Percentage
Minimum Area under Industrial Plots for migration	17.650	71445.509	45%	17.642	71394.705	45.016%
Maximum Area under Residence for migration	5.676	22750.779	15%	3.767	22008.345	14.716%
Maximum Area under commercial for migration	1.908	7929.952	5%	1.184	4420.800	2.786%
Total Area	25.473	103126.240	65%	22.593	97823.850	61.517%
Minimum Area under road & open space @ 20% in Whole area	8.797	35547.550	23%	9.648	51158.985	32.277%
Maximum Area under Amenities @ 15% of net area in Area of 51% of the Area	3.919	15859.164	10%	6.068	8343.803	5.196%
Total	38.189	154533.043	100%	38.309	158891.843	100.000%

DETAIL OF INDUSTRIAL PLOTS

S.NO	POCKET/PLOT NO	SIZE (M) LENGTH	BREADTH	AREA (1 PLOT) SQ.M. (1 PLOT)	NO OF PLOTS	TOTAL AREA SQ.M.	ACRES
1)	P11	L1	B1	L1 X B1			
	A1	30.00	70.243 TOTAL	3532.37	1	3532.370	0.873 0.873
2)	P07			L1 X B1			
	B1-A-B-D05	27.79	15	419.41	2	833.703	0.206
	B-D	29.05	20.15	408.01	1	408.010	0.101
	B1-10 B10	27.79	15.00	265.14	10	4004.950	1.139
	B10 TO B04	27.79	15.15	265.14	10	4004.950	1.139
	B17 & B18	27.79	15.15	265.14	2	708.300	0.175
			TOTAL		27		3.451
3)	P09			L1 X B1			
	C1& C2	30.47	20.140	1810.91	2	3610.676	0.892
	C3 TO C6	30.47	17.00	505.41	4	1011.830	0.250
	C5	31.48	17.00	825.29	1	825.288	0.204
			TOTAL		8		1.346
4)	P01	L1	B1	L1=(L2+L3)			
	A1	30.0	10.00	3120.14	1	3120.140	0.771
	A2	18.88	9.65	182.17	1	182.170	0.045
	AREA OF D2			40.45	1	3040.784	0.751
	D2		TOTAL	3040.78			1.567
5)	P010	L1	B1	L1X B1			
	B1 & C5	30.78	20.46	629.51	3	1582.224	0.391
	E2 TO E8 &E11 TO	30.78	20.28	779.83	8	6204.800	1.533
		L1	B1	L1 X B1			
	E6	30.24	25.71	777.30	1	402.600	0.100
	E7	31.71	16.20	513.80	1	534.110	0.132
	E8	34.83	16.74	16.20	1	574.817	0.142
	E9	36.74	16.20	16.20	1	615.519	0.152
	E10	36.20	41.38	15.73	1	553.525	0.137
			TOTAL		18		3.488
6)	P017	L1	B1	L1=(B1+B2)			
	I1	30.50	15.14	16.19	1	469.760	0.116
			B1	L1 X B1			
	32 TO 037	30.19	15.15	290.86	16	4730.720	1.170
			TOTAL		17		1.287
7)	P20			L1 X B1			
	J1&A	26.6	15	387.00	1	387.000	0.096
	J1&A	30.1	15	387.00	1	387.000	0.096
			TOTAL		2		0.192
8)	P16	L1	B1	L1 X B1			
	N2 TO NE	43.58	20.28	875.29	4	3501.160	0.865
			TOTAL		4		0.865
9)	P107	L1	L2	B1	B2	L1=(L2+B1)			
	I1	31.66	31.42	13.00	13.01	411.20	411.200	0.102
	I10	30.98	31.42	13.00	13.01	402.80	402.800	0.100
	I11	30.98	31.42	13.00	13.01	402.80	402.800	0.100
	I14	30.98	30.17	13.00	11.29	394.69	394.690	0.098
						394.69		
	I2 & I3	30.98		13.00		402.80	805.600	0.199
	I7	30.19		13.01		392.57	784.420	0.194
				13.01		392.57	392.570	0.097
			TOTAL				3.488	
10)	P108	L1	B1	L1 X B1			
	P1 TO P3	30.48	13.82	419.14	3	1257.420	0.311
	P3 & P4	30.58	14.75	445.85	3	1337.550	0.330
	P5 & P6	30.58	14.75	447.42	3	1294.845	0.320
	P7 &P8	30.58	14.75	445.85	3	1291.760	0.319
			TOTAL		12		1.279
11)	P1710	L1	B1	L1 X B1			
	I1	30.74	21.58	700.33	1	700.329	0.173
	I2	30.73	21.58	700.33	1	700.313	0.173
	I3 TO I9	30.73	21.58	700.33	7	4902.319	1.211
	I10 TO I19	30.73	12.60	418.84	10	2094.220	0.518
			TOTAL		19		1.348
12)	P1810	L1	B1	L1 X B1			
	I1	30.74	21.58	700.33	1	708.329	0.175
	I2	30.73	21.58	700.33	1	708.313	0.175
	I3 TO I9	30.73	21.58	700.33	7	4902.319	1.211
	I11 TO I19	30.73	12.60	418.84	10	2094.220	0.518
			TOTAL		19		1.348
13)	P1810	L1	B1	L1 X B1			
	I1	30.74	21.58	700.33	1	678.730	0.167
	I2 TO I10	30.73	12.60	418.84	9	3772.668	0.932
	I11 TO I19	30.73	12.60	418.84	9	3772.488	0.932
	I20	30.73	20.97	644.61	1	644.610	0.159
			TOTAL		20		2.190
GRAND TOTAL					161	71394.788	17.640

AREA PROPOSED FOR MIGRATION UNDER EPP POLICY OF DATED: 01-10-2015
AREA= 39.689 ACRE

EWS REQUIRED 25% OF TOTAL OF RESIDENTIAL PLOT

RESIDENTIAL PLOT= 31 NOS
EWS REQUIRED @ 25% = 7.75 NOS SAY 8 NOS
EWS PROVIDED = 8 NOS

AFFORDABLE INDUSTRIAL HOUSING REQUIRED @ 75% OF PERMISSIBLE RESIDE PLOT AREA

TOTAL PERMISSIBLE RESIDENTIAL AREA = 23788.776 SQMT (5.878 ACRE)
AREA PROVIDED UNDER AFFORDABLE INDUSTRIAL HOUSING @ 75% = 17841.582 SQMT (4.409 ACRE)

DETAIL OF RESIDENTIAL PLOTS

S.NO	POCKET/PLOT NO	SIZE (M) LENGTH	BREADTH	AREA (1 PLOT) SQ.M. (1 PLOT)	NO OF PLOTS	TOTAL AREA SQ.M.	ACRE
1)	R03	L1	B1	L1X B1			
	B04 TO B06	21.01	9.76	192.93	3	480.4400	0.121
			TOTAL		3		0.121
2)	R010						
	C1 TO C7	21.00	7.75	162.75	7	1139.25	0.282
	C8	21.00	8.48	178.08	1	178.08	0.044
	C9	21.00	8.75	183.75	1	183.750	0.045
	C10 TO C18	21.01	8.75	183.83	1	1378.725	0.340
			TOTAL		18		0.891
3)	R010	L1	B1	L1X B1			
	E2 TO E6 & E7 TO E11	19.15	8.20	157.0675	10	1570.675	0.390
	E1 & E12	19.15	8.04	173.140	2	346.232	0.086
			TOTAL		12		0.476
	TOTAL RESIDENTIAL PLOT				31	5660.877	1.3479
	CALCULATION OF EWS						
	25% R010 RESLIMIO OF TOTAL RESIDENTIAL PLOT				7.79	8411.8105	
	DETAIL OF R05 PLOT						
4)	R05	L1	B1	L1 X B1			
	E1TO E 10 E5 E6	30.00	8.00	157.8675	8	447.2	0.111
					8		0.111
	TOTAL RESIDENTIAL PLOT INCLUDING EWS				39	6681.877	1.359
	CALCULATION OF AFFORDABLE INDUSTRIAL HOUSING						
1)	AFFORDABLE INDUSTRIAL HOUSING AREA					17841.582	4.409
	AREA PROPOSED FOR AFFORDABLE INDUSTRIAL					17841.582	4.409
	TOTAL RESIDENTIAL AREA SEC-72&73 PLOTS, EWS					23788.776	5.767

DETAIL OF COMMERCIAL PLOTS

S.NO	PLOT NO	SIZE (M) LENGTH	BREADTH	AREA (1 PLOT) SQ.M. (1 PLOT)	NO OF PLOTS	TOTAL AREA SQ.M.	ACRE
1)	C1	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
2)	C2	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
3)	C3	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
4)	C4	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
5)	C5	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
6)	C6	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
7)	C7	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
8)	C8	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
	TOTAL				8	3600.000	0.889

DETAIL OF PUBLIC UTILITY

S.NO	PLOT NO	SIZE (M) LENGTH	BREADTH	AREA (1 PLOT) SQ.M. (1 PLOT)	NO OF PLOTS	TOTAL AREA SQ.M.	ACRE
1)	U1	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
2)	U2	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
3)	U3	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
4)	U4	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
5)	U5	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
6)	U6	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
7)	U7	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
8)	U8	L1	B1	L1 X B1			
		30.00	15.00	450.00	1	450.000	0.1112
	GRAND TOTAL				8	3600.000	0.889

NOTE

The licence no. 124 of 2012 dated 12.01.2018 for an area measuring 39.689 acres has been granted under Enterprises Promotion Policy after migrating from the licence no. 124 of 2012.

That this layout plan for an area of 39.689 acres (Drg. No. DTCP-6189 dated 20.11.2017) comprised of licences which were issued in respect of Industrial Colony, being developed by Vashisth Builders & Engg. Pvt. Ltd. & others in Sector-72 & 73, District Faridabad 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 plotted area of the colony shall not exceed 65% including 15% for Residential and 5% for Commercial of the net planned area of the colony.
3. That the densification 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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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 GI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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 road, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer.
10. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
11. No sale/ use deed or any deed in any way that 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(1)(a)(ii) of the Act No.8 of 1975.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/5/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That colonizer/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. 10/4/2015-5 Power dated 16.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/1005-5Power dated 21.10.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) DTCP(HQRS) | (DEVENDER KUMAR ARYA) DTCP(HQ) | (VIRENDER KUMAR) STP(HQ) | (JITENDER SHARMA) CTP (HQ) | (T.L. SATYAPRAKASH, IAS) PTCP (HQ)

LC-3479 Vol-II

PUBLIC UTILITY
GREEN AREA
OTHERS PROPERTY

dgn. title: PROPOSED LAYOUT PLAN

project: **PROPOSED INDUSTRIAL TOWNSHIP FOR AREA MEASURING 52.919 ACRE AT SECTOR-72 & 73 FARIDABAD**

owners: VASHISTH BUILDERS & ENGG. PVT.LTD
HIGHTECH CONSTRUCTION CO. PVT. LTD.
SPS INFRATECH PVT. LTD.
SUNSHINE TOWNPLANNERS PVT. LTD.

architects: **GAUTAM & GAUTAM ASSOCIATES**
ARCHITECTS, INTERIOR DESIGNERS & VALUERS
PLOT NO:- 1132, SECTOR-15, FARIDABAD.
PHONE:- 0129-4046441, 4046462, FAX:- 0129-4046463
E-MAIL:- gautamandgautam@rediffmail.com

ARCHITECT'S SIGNATURE:-

VIJAY GAUTAM
ARCHITECT
GAUTAM & GAUTAM ASSOCIATES
ARCHITECTS ·ASSIGNERS ·VALUERS
1132,SECTOR-15, FARIDABAD -121002
CA/95/10280

dgn. no: 01
scale: 1:1000
date: JUNE-2017

NORTH