



LEGEND :-

- OUTER BOUNDARY 15.856 ACS.
- 30 m wide green belt
- COMMERCIAL
- ROAD
- SPACE FOR SERVICES

10.509 % Area (40320.03 sqm. of Total Saleable area) Mortgaged against (EDC B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	PLOT nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS	
		W	D				
C	63 to 64	15.26	27.93	426.21	2	852.42	
C2	65	17.89	27.93	499.67	1	499.67	
D	66	27.80 X (14.56+13.91/2)		395.73	1	395.73	
D1	67	14.52 X (27.80+28.11/2)		405.91	1	405.91	
D2	68	14.52 X (28.11+28.31/2)		409.61	1	409.61	
D3	69	14.52 X (28.31+28.32/2)		411.13	1	411.13	
D4	70	14.52 X (28.32+28.87/2)		415.20	1	415.20	
D5	71	14.52 X (28.87+29.23/2)		421.81	1	421.81	
D6	72	14.52 X (29.23+29.43/2)		425.87	1	425.87	
TOTAL.						10	4237.35

(1.047 Acs.)

10.44 % Area (40320.03 sqm. of Total Saleable area) to be Mortgaged against (IDW B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	PLOT nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS	
		W	D				
D7	73	14.52 X (29.43+29.71/2)		429.35	1	429.35	
D8	74	14.52 X (29.71+29.99/2)		433.42	1	433.42	
D9	75	14.52 X (29.99+30.29/2)		437.63	1	437.63	
D10	76	14.52 X (30.29+30.62/2)		442.20	1	442.20	
D11	77	14.52 X (30.62+30.95/2)		446.99	1	446.99	
D12	78	14.52 X (30.95+31.33/2)		452.15	1	452.15	
D13	79	31.33 X (14.53+17.32/2)		498.93	1	498.93	
E	80	27.50 X (40.09+37.66/2)		1069.06	1	1069.06	
TOTAL.						8	4209.73

(1.04 Acs.)

AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	64166.85	15.856	—	—
area under 30 m wide green belt and 45 m wide sector road.	4121.28	1.02		
BALANCE AREA	60045.57	14.836 (A)		
+50% area under 30 m wide green belt and 45 m wide sector road.	2060.64	0.509 (B)		
NET PLANNED AREA (A+B)	62106.21	15.347		40369.55 sqm. 65%
C - AREA UNDER PLOTS	37836.03	9.3495	60.920 %	ACHIEVED (C+D)
D - AREA UNDER COMMERCIAL	2484.27	0.6138	3.999 %	64.919 %
TOTAL AREA (C+D)	40320.30	9.9633		

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	22.00	58.39	1284.580	1	1284.580
A1	20.00	52.63	1052.600	1	1052.600
A2	20.00	46.88	937.600	1	937.600
A3	20.00	41.13	822.600	1	822.600
B	19.77	35.44	700.649	1	700.649
B1	19.77	29.75	588.158	1	588.158
C	15.26	27.93	426.212	54	23015.437
C1	23.99	27.93	670.041	2	1340.081
C2	17.89	27.93	499.668	2	999.335
D	27.80 X (14.56+13.91/2)			1	395.73
D1	14.52 X (27.80+28.11/2)			1	405.91
D2	14.52 X (28.11+28.31/2)			1	409.61
D3	14.52 X (28.31+28.32/2)			1	411.13
D4	14.52 X (28.32+28.87/2)			1	415.20
D5	14.52 X (28.87+29.23/2)			1	421.81
D6	14.52 X (29.23+29.43/2)			1	425.87
D7	14.52 X (29.43+29.71/2)			1	429.35
D8	14.52 X (29.71+29.99/2)			1	433.42
D9	14.52 X (29.99+30.29/2)			1	437.63
D10	14.52 X (30.29+30.62/2)			1	442.20
D11	14.52 X (30.62+30.95/2)			1	446.99
D12	14.52 X (30.95+31.33/2)			1	452.15
D13	31.33 X (14.53+17.32/2)			1	498.93
E	27.50 X (40.09 + 37.66/2)			1	1069.06
TOTAL				79	37836.03

LC-5459A

To be read with License No. 94 of 2025 Dated 09-06-2025

This that Layout Plan for area measuring 15.856 acres (Drawing No. DTCP/11169 Dated: 10-06-25) in respect of Industrial Plotted Colony in the revenue estate of Village Jagadhari, Sector-32, Yamunanagar being developed by Growthpoint Urban Developers LLP 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 sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines passing (if any) 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,HR, for the modification of layout plans of the colony.
- That the revenue rasta (if any) 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 use shall be deemed to be open space.
- 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.
- 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 HSPV 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 if applicable.
- 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-SP 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAMAN KUMAR) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (ANIL KHATRI, IAS) DTCP (HR)

(SATYA PAL) JD(HQ)

DRAWING TITLE :- LAYOUT PLAN

Seema Rani
SEEMA RANI
CA/2015/72259

ARCHITECT SIGNATURE AUTHORIZED SIGNATORY

CLIENT:-
M/S GROWTHPOINT URBAN DEVELOPERS LLP.
 A-124 S/F NEW FRIENDS COLONY, ARYA SAMAJ ROAD, EAST OF KAILASH, SOUTH DELHI.

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY FALLING IN SECTOR-32 OF VILLAGE JAGADHARI, AREA MEASURING 15.856 ACS. DISTRICT YAMUNA NAGAR, HARYANA.

SCALE :- 1:1000 DATE:-21-05-2025 DESIGN BY:-PANKAJ KAPOOR M-8800093157