

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 14.575 ACRES IN THE REVENUE ESTATE OF VILL. RAMAYAN, TEH. HANSI & DISTT. HISAR, HARYANA, BELONGS TO SAHIL VARMA S/o PREM SINGH VARMA, SAHIL BHAYANA S/o VINOD KUMAR, BRAHAM KUMAR NAGPAL S/o CHOLARAM NAGPAL

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	14.575	-	-	-
2	AREA UNDER 30M RESTRICTED BELT ALONG THE N.H.-9	0.346	-	-	-
3	AREA UNDER 30M RESTRICTED BELT ALONG THE RAILWAY LINE	1.33	-	-	-
4	BALANCE AREA	12.899	-	-	-
5	50% BENEFIT OF AREA UNDER 30M RESTRICTED BELT ALONG THE N.H.-9 & 30M RESTRICTED BELT ALONG THE RAILWAY LINE	0.838	-	-	-
6	NET PLANNED AREA	13.737	-	-	-
7	AREA UNDER RESIDENTIAL	0.0000	0.00%	2.0606	15%(MAXIMUM)
8	AREA UNDER COMMERCIAL	0.0000	0.00%	0.6869	5%(MAXIMUM)
9	AREA UNDER INDUSTRIAL PLOTS	6.4803	47.17%	6.1817	45%(MINIMUM)
10	TOTAL SALEABLE AREA (7 + 8 + 9)	6.4803	47.17%	8.9292	65%(MAXIMUM)
11	GREEN AREA / OPEN SPACE / I.G. / ROADS / SERVICES	7.2567	52.83%	4.8079	35%(MINIMUM)

DETAIL OF INDUSTRIAL PLOTS					
S.NO.	CATEGORY	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)
1	A	13.72 X 30.17	413.93	15	6208.95
2	A1	AS PER PLAN	424.32	1	424.32
3	A2	AS PER PLAN	430.62	1	430.62
4	A3	AS PER PLAN	439.55	1	439.55
5	A4	13.09 X 30.17	394.93	1	394.93
6	B	AS PER PLAN	378.31	1	378.31
7	B1	AS PER PLAN	388.96	1	388.96
8	B2	AS PER PLAN	546.58	1	546.58
9	B3	AS PER PLAN	712.21	1	712.21
10	B4	AS PER PLAN	806.47	1	806.47
11	B5	AS PER PLAN	865.71	1	865.71
12	B6	AS PER PLAN	923.77	1	923.77
13	B7	AS PER PLAN	981.84	1	981.84
14	B8	AS PER PLAN	1039.90	1	1039.90
15	B9	AS PER PLAN	1097.96	1	1097.96
16	C	14.33 X 29.34	420.44	14	5886.16
17	C1	AS PER PLAN	425.95	1	425.95
18	C2	AS PER PLAN	550.52	1	550.52
19	D	AS PER PLAN	361.20	1	361.20
20	D1	AS PER PLAN	392.72	1	392.72
21	D2	AS PER PLAN	464.63	1	464.63
22	D3	AS PER PLAN	537.83	1	537.83
23	D4	AS PER PLAN	606.24	1	606.24
24	D5	AS PER PLAN	606.24	1	606.24
25	E1	AS PER PLAN	345.40	1	345.40
26	E2	AS PER PLAN	408.06	1	408.06
27				53	26225.03 SQMT 6.4803 ACRES 47.17%

- To be read with License No. 210 of 2025 Dated 25-10-2025. LC-5667
- This Layout plan for site area measuring 14.575 acres (Drawing No. DTCP-11562 Dated 25-10-2025) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Shreemati Sahil Varma and others in the revenue estate of village Ramayan, Tehsil Hansi, District Hisar, 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 meters or wider outer 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 15 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 HSVP 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 permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhanas, wherever applicable as per the layout plan.
 - 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.

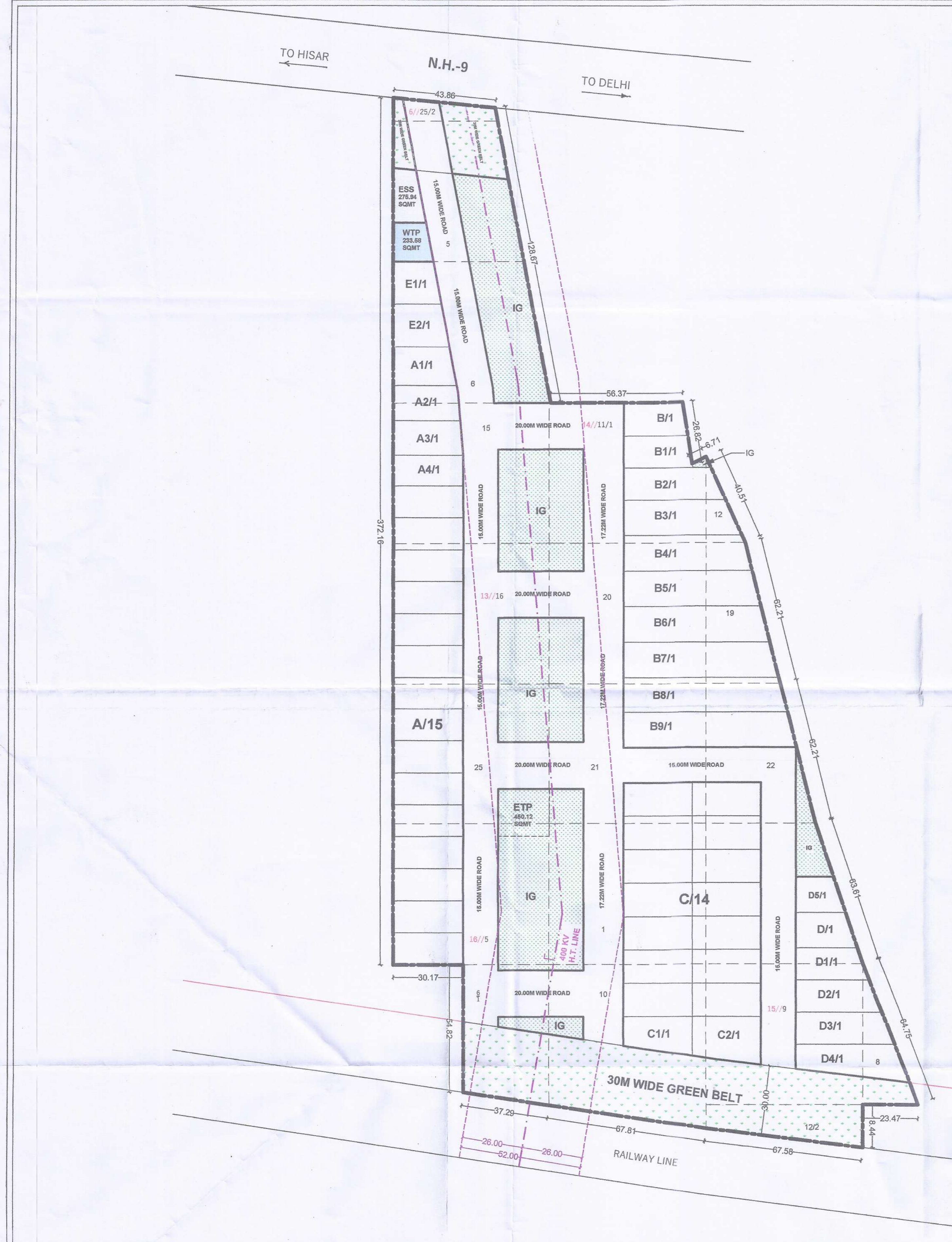
(PRIYA SONI) ATP(HQ) (SUREKHA YADAV) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR)

(PARVEEN KUMAR) SD(HQ)

Sch

SIGNATURE OF OWNER / APPLICANT

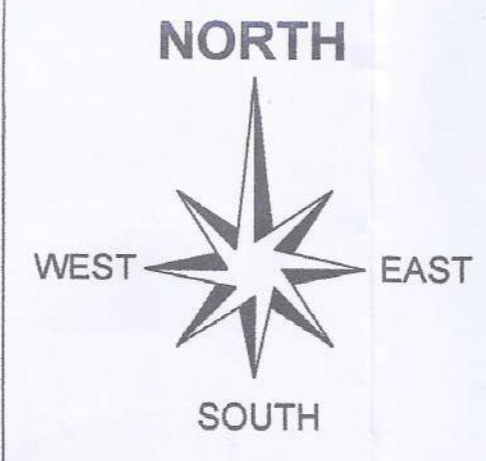
SIGNATURE OF ARCHITECT / TOWN PLANNER



LEGEND:
 ESS = ELECTRIC SUB STATION
 PARKS/OPEN SPACES/IG
 KILLA LINE
 SCHEME BOUNDARY
 30M WIDE GREEN BELT
 WTP

ABBREVIATIONS-
 ESS = ELECTRIC SUB STATION
 WTP = WATER TREATMENT PLANT
 ETP = EFFLUENT TREATMENT PLANT
 IG = INCIDENTAL GREEN

(SCALE-N.T.S.)



DIVINE
 ARCHITECTS & PLANNERS

ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-8C,
 MACHHA MARG, CHANDIGARH-160009.
 CONTACT : +91-98138-00375, +91-172-478520
 EMAIL : divinearchitects18@gmail.com