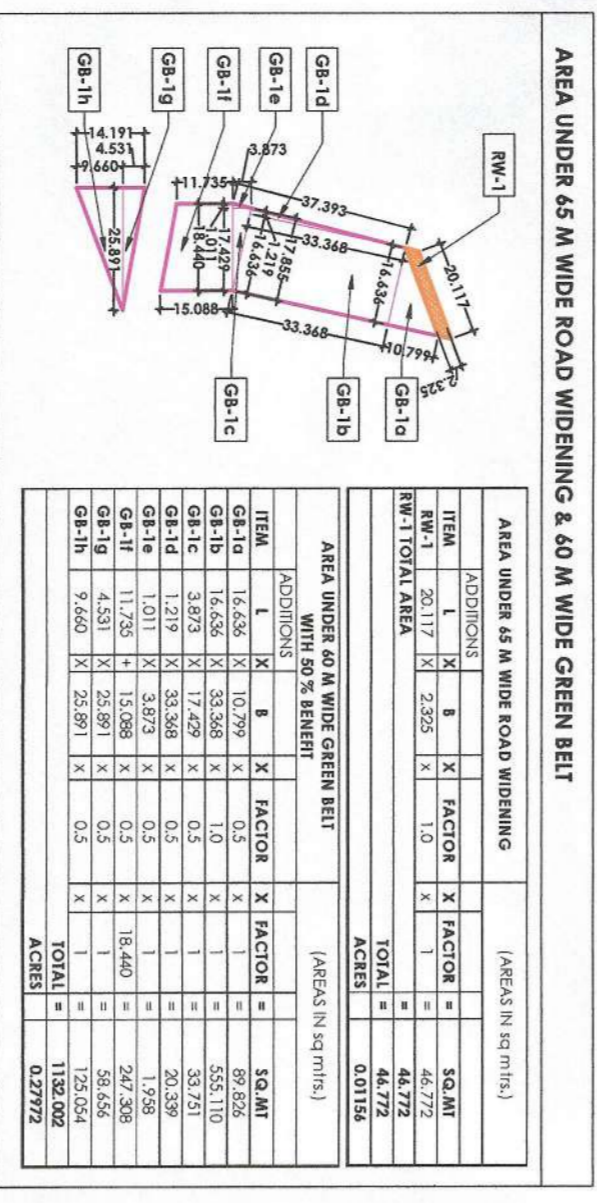


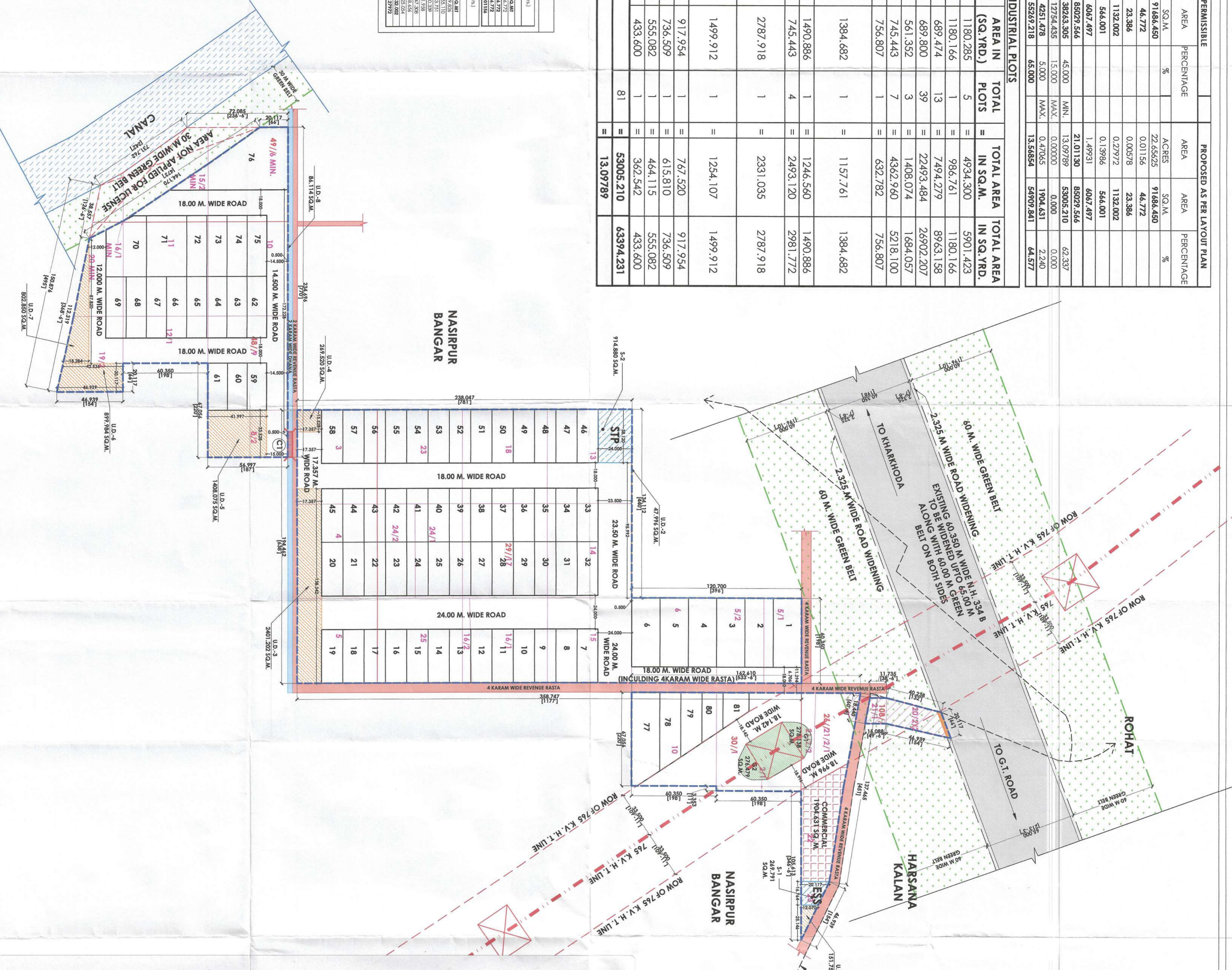
SITE	PERMISSIBLE	PROPOSED AS PER LAYOUT PLAN
AREA	AREA	AREA
ACRES	SQ.M.	ACRES
ACRES	SQ.M.	ACRES
PERCENTAGE	PERCENTAGE	PERCENTAGE
TOTAL SITE AREA APPLIED FOR LICENCE (A)	22,65,625	22,65,625
AREA UNDER 65 M WIDE ROAD WIDENING (B)	91,68,450	91,68,450
50% BENEFIT OF AREA UNDER 65 M WIDE ROAD WIDENING (C) = (B)/2	46,772	46,772
AREA UNDER 60 M WIDE GREEN BELT (D)	0,00,578	23,386
50% BENEFIT OF AREA UNDER 60 M WIDE GREEN BELT (E) = (D)/2	0,27,972	1,13,202
AREA UNDER U.D. (F)	0,13,986	564,001
NET PLANNED AREA = (A) - (C) + (E) + (F)	21,01,300	85,029,566
AREA UNDER INDUSTRIAL PLOTS	9,45,908	38,243,305
AREA UNDER RESIDENTIAL	3,15,169	12,754,435
AREA UNDER COMMERCIAL	1,09,556	4,251,478
TOTAL PERMISSIBLE SALEABLE AREA	13,68,624	55,249,218
		65,000
		MAX.
		0,00,000
		1,904,431
		2,240
		64,577

AREA STATEMENT FOR INDUSTRIAL PLOTS						
PLOT NO.	FROM	TO	WIDTH	LENGTH	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)
1	5	20,117	49,056	986,860	1180,285	5
2	6	-	20,115	49,056	986,761	1180,166
3	7	19	15,130	38,102	576,483	689,474
4	20	58	15,130	38,120	576,756	689,800
5	59	61	13,999	33,528	469,358	561,352
6	62	68	14,300	43,586	623,280	745,443
7	69	-	14,518	43,586	632,782	756,807
8	70	-	-	(33,560 X 28,818)	1157,761	1384,682
				(9,209 + 28,818) / 2 X 10,026	967,132	1157,761
				+ 190,629 = 1157,761		
9	70	-	28,600	43,586	1,246,560	1,490,886
10	72	75	14,300	43,586	623,280	745,443
11	76	-	-	(44,468 X 20,117)	2,331,035	2,787,918
				+ (44,468 + 64,607) / 2		
				= 89,45,63 + 1,436,472 = 2,331,035		
12	77	-	-	(56,224 X 20,000)	1,254,107	1,499,912
				+ (20,000 + 3,934) / 2 X 10,832		
				= 11,24,480 + 1,29,627 = 1,254,107		
13	78	-	-	(46,112 + 56,224) / 2 X 15,000	767,520	917,954
14	79	-	-	(35,996 + 46,112) / 2 X 15,000	736,509	873,509
15	80	-	-	(25,886 + 35,996) / 2 X 15,000	464,115	555,082
16	81	-	-	(13,463 + 25,886) / 2 X 18,427	362,542	433,600
				TOTAL	53,005,210	63,394,231
				TOTAL SALEABLE AREA IN ACRES	13,09,789	



ITEM	ROAD	WIDTH	LENGTH	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)
1	5	49,056	986,860	1180,285	5
2	6	49,056	986,761	1180,166	
3	7	38,102	576,483	689,474	
4	8	38,120	576,756	689,800	
5	9	33,528	469,358	561,352	
6	10	43,586	623,280	745,443	
7	11	43,586	632,782	756,807	
8	12	10,832	1,254,107	1,499,912	
9	13	15,000	767,520	917,954	
10	14	15,000	736,509	873,509	
11	15	15,000	464,115	555,082	
12	16	18,427	362,542	433,600	
			TOTAL	53,005,210	63,394,231

ITEM	ROAD	WIDTH	LENGTH	AREA IN (SQ.M.)	AREA IN (SQ.YRD.)
1	5	49,056	986,860	1180,285	5
2	6	49,056	986,761	1180,166	
3	7	38,102	576,483	689,474	
4	8	38,120	576,756	689,800	
5	9	33,528	469,358	561,352	
6	10	43,586	623,280	745,443	
7	11	43,586	632,782	756,807	
8	12	10,832	1,254,107	1,499,912	
9	13	15,000	767,520	917,954	
10	14	15,000	736,509	873,509	
11	15	15,000	464,115	555,082	
12	16	18,427	362,542	433,600	
			TOTAL	53,005,210	63,394,231



LEGENDS

- SITE BOUNDARY APPLIED FOR LICENCE
- AREA NOT APPLIED FOR LICENCE
- REVENUE RASTA
- DIANA
- GREEN BELT
- CANAL
- VILLAGE BOUNDARY LINE
- AREA UNDER 65 M WIDE ROAD WIDENING
- AREA UNDER 60 M WIDE GREEN BELT
- AREA FOR GREEN
- INDUSTRIAL PLOTS
- SERVICES AREA
- U.D.
- 765 KV HT LINE
- COMMERCIAL
- CULVERT

JOB TITLE: PROPOSED LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL ZONE UNDER ETP - 2015 OVER OR 9168.445 SQ.M. AT VILLAGE NASIRPUR BANGAR & HARSANA KALAN THERL & DISTRICT SONBETI, HARYANA TO BE PERFORMED BY M/S SRI RAM DREAM BUILDERS LLP

ARCHITECT: AGGARWAL & ASSOCIATES
REGD. ARCHT. NO. CA-98-9889
GATEWAY TOWER (S.F.F.)
Sector-11, Sonapat
P.O. No. 098124-25120

APPLICANT: For SRITAM DREAM BUILDERS LLP

DATE: 27-03-2026
SCALE: 1:1500 @A1
DRAWN BY: IJARAN

NORTH

To be read with Licence no. 64 of 2026 dated 10/04/2026

LC-5783

This layout plan for an area measuring 22,65,625 acres (Dwelling No. DTCP-12-252, Dhok-12-252-253) comprised of license which is issued in respect of Industrial plotted Colony being developed Sri Ram Dream Builders LLP in collaboration with land owners in the Revenue Estate of Village Nasirpur Bangar & Harsana Kalan, District Sonapat 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 on the modification of layout plans of the colony.
- That the revenue rates falling on the modification of layout plans of the colony.
- 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 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.
- 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(9)(iii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the license through gwp and take with the land that HSNP 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 (G) 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 rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt Notification as applicable.
- That the colonizer shall make necessary self-help measures/arrangements for the proper drainage system. The cost shall be borne by the colonizer.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan/demarcate/flats for the industrial workers/ labor.
- That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/27/2015-5 Power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P 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. 19/14/2016-5 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.
- That the colonizer/owner shall strictly comply with the directions issued vide notification no. MISC-478/2017-21CP dated 11.10.2017.

(RAM AVTAR BANSI) (RAMNEEN) (SANDHYA SAINI) (HITESH SHARMA) (BHU VISHI KUMARI) (CHANDER SINGHAR SHARMA) (DIP HOD) (ATP HOD) (DTP HOD) (SFP HOD) (CTP HOD) (DTC HOD) (GMS)