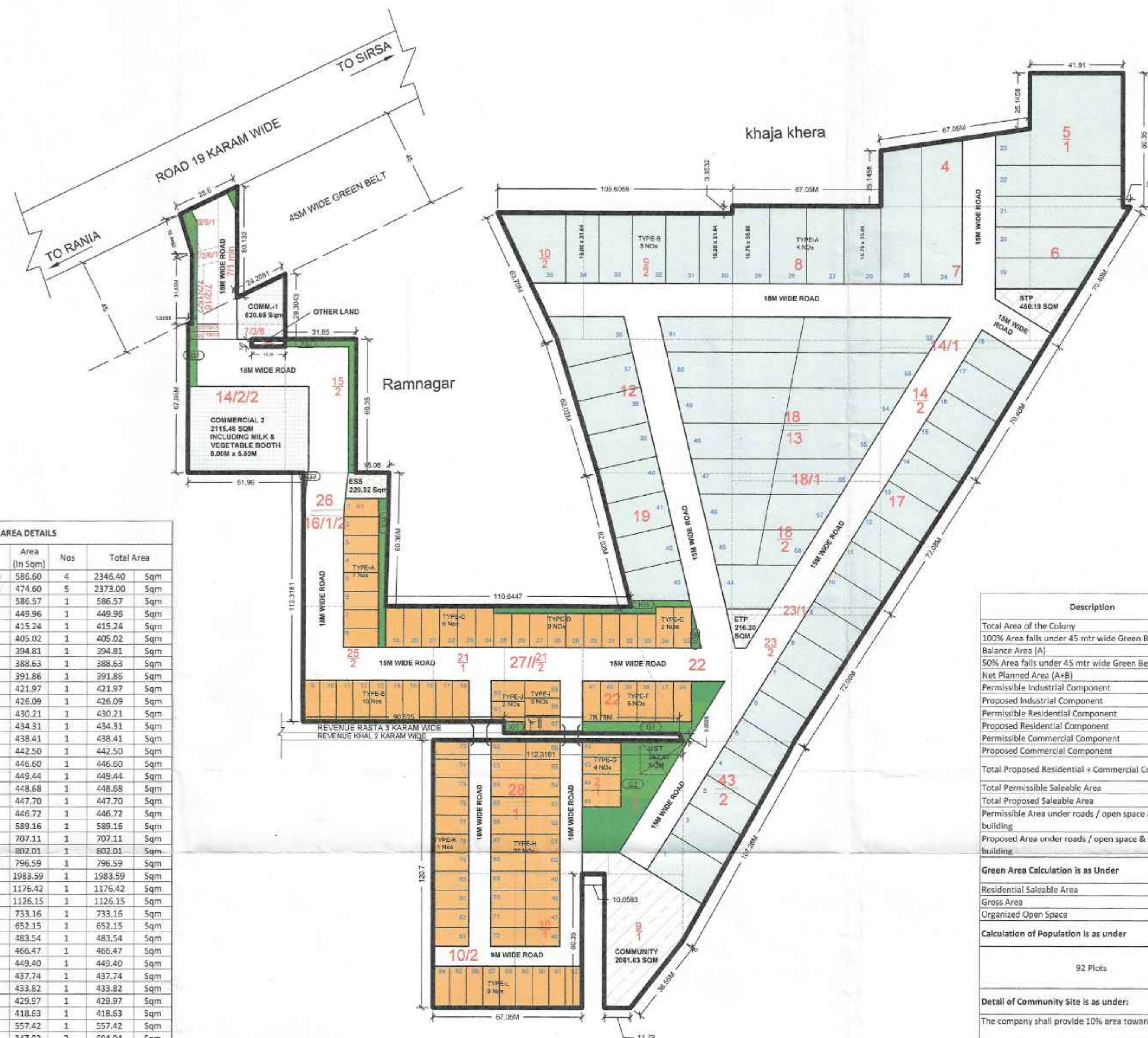




S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type A	26-29	16.76 x 35.00	586.60	4	2346.40 Sqm
2	Type B	30-34	15.00 x 31.64	474.60	5	2373.00 Sqm
3		1		586.57	1	586.57 Sqm
4		2		449.96	1	449.96 Sqm
5		3		415.24	1	415.24 Sqm
6		4		405.02	1	405.02 Sqm
7		5		394.81	1	394.81 Sqm
8		6		388.63	1	388.63 Sqm
9		7		391.86	1	391.86 Sqm
10		8		421.97	1	421.97 Sqm
11		9		426.09	1	426.09 Sqm
12		10		430.21	1	430.21 Sqm
13		11		434.31	1	434.31 Sqm
14		12		438.41	1	438.41 Sqm
15		13		442.50	1	442.50 Sqm
16		14		446.60	1	446.60 Sqm
17		15		449.44	1	449.44 Sqm
18		16		448.68	1	448.68 Sqm
19		17		447.70	1	447.70 Sqm
20		18		446.72	1	446.72 Sqm
21		19		589.16	1	589.16 Sqm
22		20		707.11	1	707.11 Sqm
23		21		802.01	1	802.01 Sqm
24		22	13.89 x 57.35	796.59	1	796.59 Sqm
25		23		1983.59	1	1983.59 Sqm
26		24		1176.42	1	1176.42 Sqm
27		25		1126.15	1	1126.15 Sqm
28		26		733.16	1	733.16 Sqm
29		27		652.15	1	652.15 Sqm
30		28		483.54	1	483.54 Sqm
31		29		466.47	1	466.47 Sqm
32		30		449.40	1	449.40 Sqm
33		31		437.74	1	437.74 Sqm
34		32		433.82	1	433.82 Sqm
35		33		429.97	1	429.97 Sqm
36		34		418.63	1	418.63 Sqm
37		35		557.42	1	557.42 Sqm
38		36	45 & 58	347.02	2	694.04 Sqm
39		37	46 & 57	455.90	2	911.80 Sqm
40		38	47 & 56	564.77	2	1129.54 Sqm
41		39	48 & 55	673.65	2	1347.30 Sqm
42		40	49 & 54	782.52	2	1565.04 Sqm
43		41	50 & 53	891.39	2	1782.78 Sqm
44		42	51 & 52	1000.27	2	2000.54 Sqm
TOTAL					58	34238.49 Acres

S.No.	Type	Plot Nos	Size	Area (In Sqm)	Nos	Total Area
1	Type A	2-8	8.42 x 15.87	133.63	7	935.38 Sqm
2	Type B	9-18	7.46 x 18.48	137.86	10	1378.61 Sqm
3	Type C	19-24	8.11 x 18.48	149.87	6	899.24 Sqm
4	Type D	25-33	8.11 x 15.48	125.54	9	1129.89 Sqm
5	Type E	34-35	8.05 x 18.48	148.76	2	297.53 Sqm
6	Type F	36-41	8.18 x 18.23	149.12	6	894.73 Sqm
7	Type G	42-45	7.45 x 17.43	129.85	4	519.41 Sqm
8	Type H	46-56, 62-72	8.45 x 15.52	131.14	22	2885.17 Sqm
9	Type I	57-59	7.83 x 16.05	125.67	3	377.01 Sqm
10	Type J	60-61	9.24 x 15.00	138.60	2	277.20 Sqm
10	Type K	73-83	8.45 x 16.00	135.20	11	1487.20 Sqm
10	Type J	84-92	7.45 x 18.67	139.09	9	1251.82 Sqm
11	R1	1		126.90	1	126.90 Sqm
TOTAL					92	12460.08 Sqm
						3.079 Acres

Minimum Required @7.50%	1531.98 Sqm
PROPOSED GREEN	
G1	450.26 Sqm
G2	1094.25 Sqm
Total Green Area	1544.51 Sqm
OR	7.56 % OF 5.0475 ACS (DOJAY)
AREA UNDER INCIDENTAL GREEN	
IG1	113.78 Sqm
IG2	287.92 Sqm
IG3	18.52 Sqm
IG4	236.62 Sqm
IG5	300.85 Sqm
IG6	40.00 Sqm
IG7	46.00 Sqm
Total Incidental Green Area	1043.69 Sqm
COMMERCIAL AREA CHART	
COMMERCIAL 1	520.85 Sqm
COMMERCIAL 2	2115.46 Sqm
TOTAL COMMERCIAL AREA	2636.31 Sqm

COMMUNITY FACILITIES SHOWN THUS:		GREEN SHOWN THUS:		INDUSTRIAL PLOTS	
SERVICES SHOWN THUS:		ESS SHOWN THUS:			
COMMERCIAL SHOWN THUS:		DOJAY PLOTS			

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY ON AN AREA ADMEASURING 18.94375 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE RAMNAGAR AND KHAJAKHERA, TEHSIL & DISTRICT SIRSA, HARYANA BEING DEVELOPED BY : RENNOVAA BUILDONE PVT. LTD.

To be read with License No. 169 Dated 25-08-2026.

That this layout plan for an area measuring 18.94375 acres (Drawing No. DTCP 12528 dated 25-08-26) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Rennovaa Buildcon Pvt. Ltd in the revenue estate of Village Ramnagar & Khaja Khera, District Sirsa 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 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 General, 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 DGTCP 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 cum demarcation 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, Residential and Commercial use shall be deemed to be open space.
- No industrial plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 12 metres between the plots.
- No Residential plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 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)(ii) 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 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.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (F) 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 Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
- 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. 22/52/2005-5Power 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.

(DIVYA DOGRA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI: IAS)
DTCP (HR)

(VARINDER KUMAR)
AD (HQ)

(KAPIL RAO)
ATP (HQ)

Description	Total Area (In Acres)
Total Area of the Colony	18.94375
100% Area falls under 45 mtr wide Green Belt	0.2641
Balance Area (A)	18.6797
50% Area falls under 45 mtr wide Green Belt (B)	0.1321
Net Planned Area (A+B)	18.8118 Acres
Permissible Industrial Component	8.4655 Min. 45%
Proposed Industrial Component	8.4655 45.00%
Permissible Residential Component	2.82 to 3.76 Max 15-20%
Proposed Residential Component	3.079 16.367 %
Permissible Commercial Component	0.941 Max 5%
Proposed Commercial Component	0.651 3.463 %
Total Proposed Residential + Commercial Component	3.730 19.83% (Which is within 20%)
Total Permissible Saleable Area	12.328 Max 65%
Total Proposed Saleable Area	12.196 64.831 %
Permissible Area under roads / open space & public building	6.584 Min. 35%
Proposed Area under roads / open space & public building	6.616 35.169 %

Green Area Calculation is as under			
Residential Saleable Area	3.079 Acres		
Gross Area	5.0475 Acres	(3.079/61%)	
Organized Open Space	0.378/7.50%	0.382	7.56%

Calculation of Population is as under		
92 Plots	(@ 15.50 Persons)	1242 Persons (246.06 PPA against minimum required of 240 PPA)

Detail of Community Site is as under:
The company shall provide 10% area towards community facilities which can be got developed through third party.

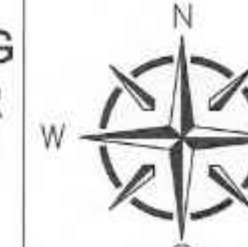
Gross Area	Area required for community facility	Area Provided
5.0475 Acres	0.505 Acres (10%)	0.510 (10.10%)

Community Facilities for Industrial Plots:
The following community facilities have been provided for Industrial Plots (58 Nos)

Community Facility	Number of Site
Space for STP	1
Space for ETP	1
Space for UGT	1
Space for ESS	1

The permissible limits of Internal Land Use is as under:-

S. No.	Land Use Component	Percentage of Gross Area of the Colony	Proposed Area in the Layout Plan
1	Roads, Infrastructure, Services, Public Utilities and Open Spaces	35%	35.168%
2	Plotted / Saleable Area of which For colony area upto 25 Acres Size	65%	64.832%
	a) Industrial	(45% Minimum)	45.001%
	b) Mixed Use	20% (maximum) consisting of residential and commercial, however the commercial component will not be more than 5%	19.83% (16.367% for Residential and 3.463% for Commercial)



SDC
Synthesis Design Consortium
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ARCHITECT SIGN
PUNEET SHARMA
MCA/ 2007/ 408968

OWNERS SIGN.
For RENNOVAA BUILDONE PVT. LTD.
Authorized Signatory/Director