

SHEET NO. - 04/04

At the discretion of the owner, the dimensions of the plots shall be as per the approved layout plan. The dimensions of the plots shall be as per the approved layout plan. The dimensions of the plots shall be as per the approved layout plan.

**JOB TITLE:**  
LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER EPP - 2015 COVER AN AREA MEASURING 10.86250 ACRES OR 346.184 CH. 43958.908 SQ.M. AT VILLAGE JHAROTHI AND JHAROTHI TEHSIL KHARKHAUDA, DISTRICT SONPAT, HARYANA

**TO BE DEVELOPED BY:**  
M/S BENISONS HOMES LLP

**RRITAM DESIGN**  
B-11, SECTOR-10, GATEWAY INDUSTRIAL PARK, ROHINI, DELHI-110028, INDIA  
PHONE: 011-26101818, 011-26101819  
WWW.RRITAMDESIGN.COM

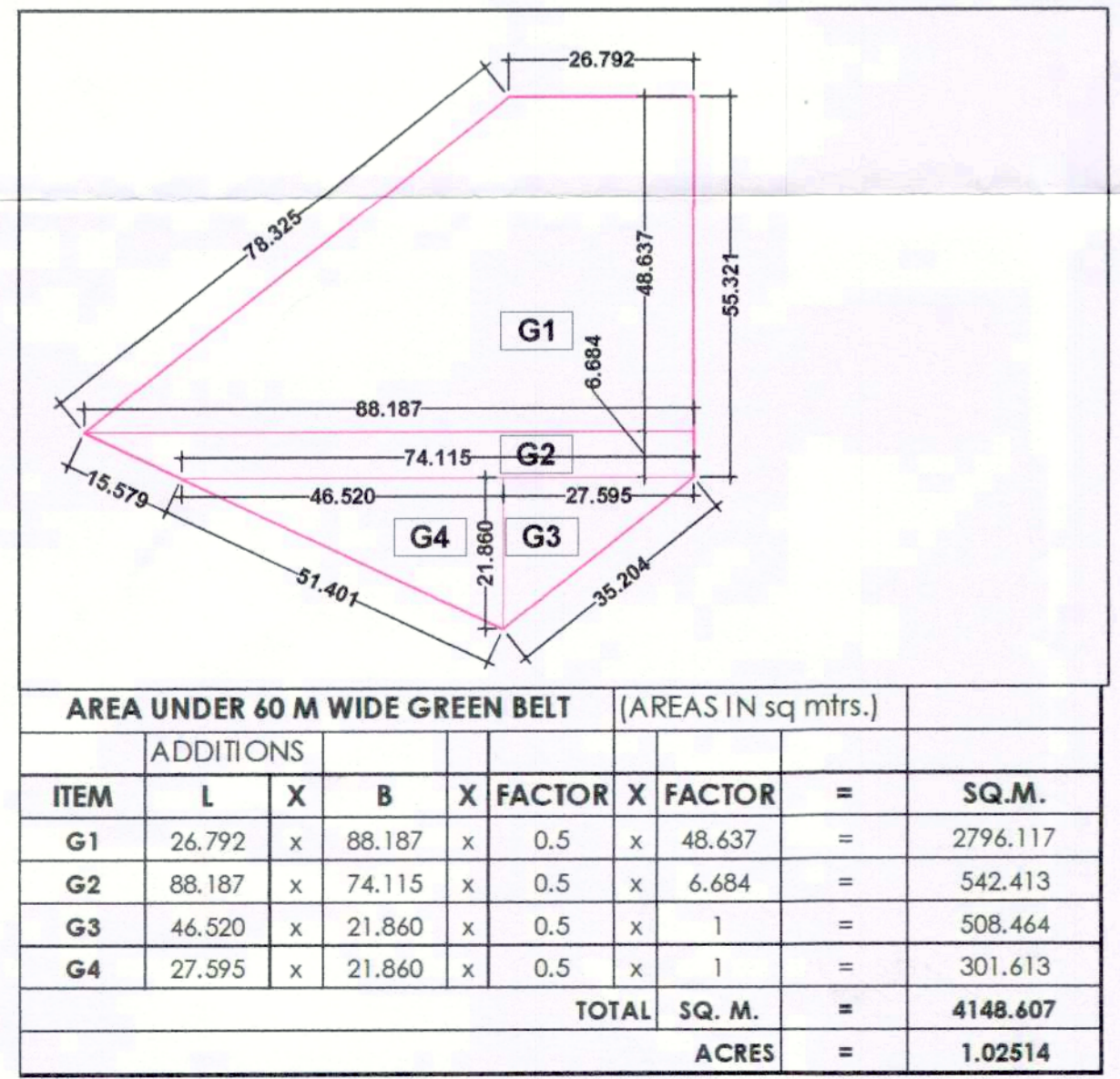
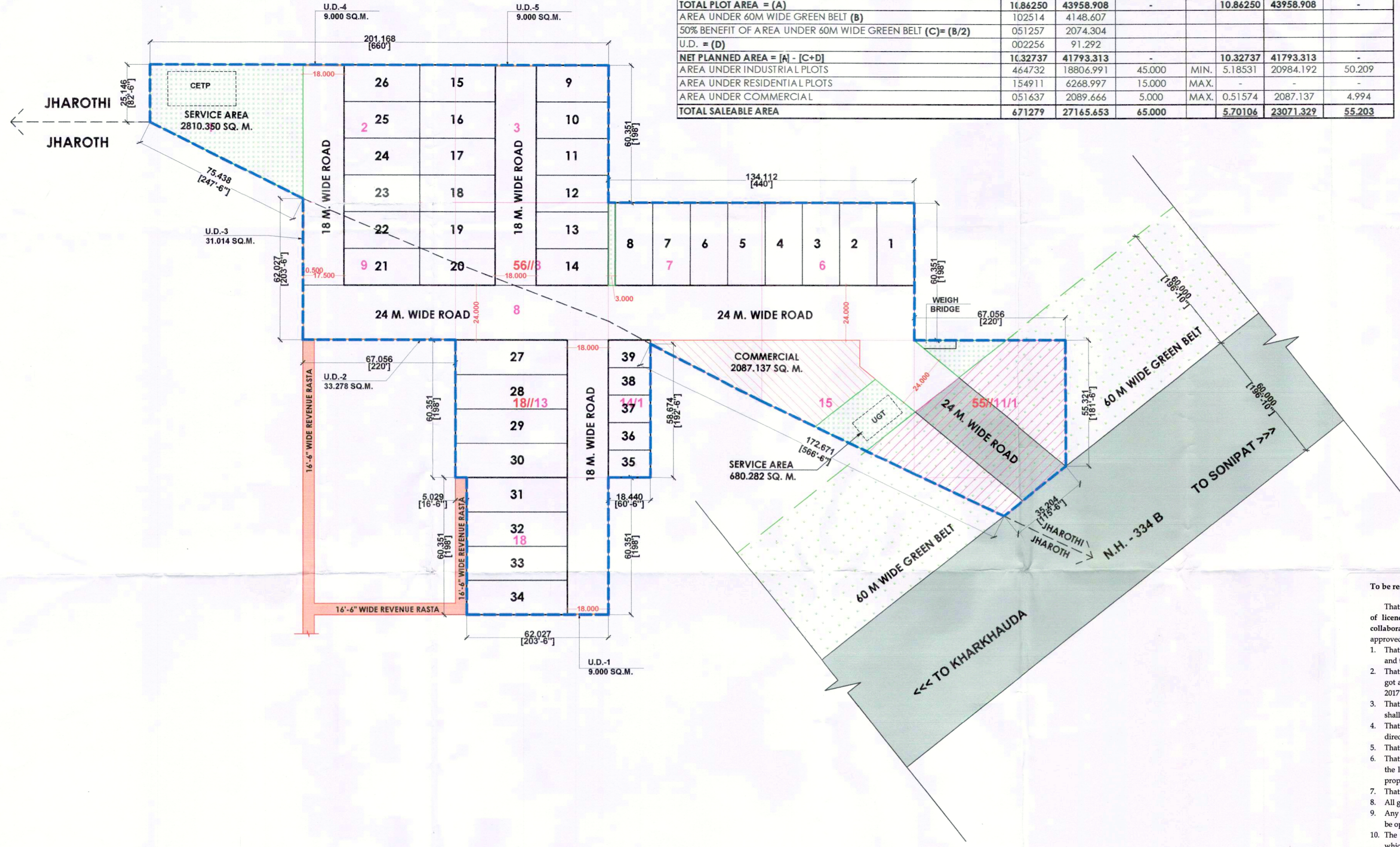
**ARCHITECT:** ARCHITECT RAM GARG  
CAZ200128031

**APPLICANT:** BENISONS HOMES LLP

**DATE:** 18-06-2025  
**SCALE:** 1:1000 @A1  
**DRAWN BY:** KARAN

**NORTH**

SITE AREA	PERMISSIBLE			PROPOSED		
	AREA / ACRES	AREA / SQ.M.	PERCENTAGE %	AREA / ACRES	AREA / SQ.M.	PERCENTAGE %
TOTAL PLOT AREA = (A)	10.86250	43958.908	-	10.86250	43958.908	-
AREA UNDER 60M WIDE GREEN BELT (B)	102514	4148.607				
50% BENEFIT OF A AREA UNDER 60M WIDE GREEN BELT (C)= (B/2)	051257	2074.304				
U.D. = (D)	002256	91.292				
NET PLANNED AREA = [A] - [C]+[D]	10.32737	41793.313	-	10.32737	41793.313	-
AREA UNDER INDUSTRIAL PLOTS	464732	18806.991	45.000	MIN. 5.18531	20984.192	50.209
AREA UNDER RESIDENTIAL PLOTS	154911	6268.997	15.000	MAX. -	-	-
AREA UNDER COMMERCIAL	051637	2089.666	5.000	MAX. 0.51574	2087.137	4.994
TOTAL SALEABLE AREA	671279	27165.653	65.000	5.70106	23071.329	55.203



AREA STATEMENT FOR INDUSTRIAL PLOTS														
SR. NO.	PLOT NO.	SIZE	AREA	AREA	TOTAL NO. OF PLOTS	TOTAL AREA								
NO.	FROM	TO	W	X	L	X	FACTOR	X	FACTOR	=	SQ.M.	AREA	SQ.YDS.	
1	1	8	16.389	x	36.351	x	1.000	x	1.000	=	595.756	712.524	8	4766.048
2	9	14	16.117	x	31.692	x	1.000	x	1.000	=	510.780	610.893	6	3064.680
3	15	26	16.117	x	33.210	x	1.000	x	1.000	=	535.245	640.153	12	6422.940
4	27	-	15.087	x	49.056	x	1.000	x	1.000	=	740.108	885.169	1	740.108
5	28	30	15.088	x	49.056	x	1.000	x	1.000	=	740.157	885.228	3	2220.471
6	31	-	15.087	x	44.027	x	1.000	x	1.000	=	664.235	794.425	1	664.235
7	32	34	15.088	x	44.027	x	1.000	x	1.000	=	664.279	794.478	3	1992.837
8	35	38	12.070	x	18.440	x	1.000	x	1.000	=	222.571	266.195	4	890.284
9	39	-	12.071	x	18.440	x	1.000	x	1.000	=	222.589	266.216	1	222.589
TOTAL											SQ MT	20984.192		
TOTAL NO. OF PLOTS =											ACRES	5.18531		

To be read with Licence No. 207 of 2025 Dated 16/10/2025 LC-5702

This layout plan for an area measuring 10.8625 acres (Drawing No. DTCP-11556 Dated: 17-10-20) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Benisons Homes LLP in collaboration with land owners falling in Revenue Estate of Village Jharothi & Jharothi, 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 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 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.
- 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 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.
- That the colonizer/owner shall strictly comply with the directions issued vide notification no. MISC-478/22/2017-2TCP dated 11.10.2017.

(RAM AYTAZ BASSI) (RAMNEEK) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS)  
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)