

**LEGENDS**

- SITE BOUNDARY
- REVENUE RASTA
- DHANA
- AREA UNDER GREEN BELT
- AREA UNDER 24 M ROAD WIDENING
- C1 C2 C3 CULVERT
- SERVICE AREA
- INDUSTRIAL PLOT
- GREEN AREA

SHEET NO. - 04/04

**JOB TITLE -**  
LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTED COLONY UNDER ENTERPRISE PROMOTION POLICY - 2015 OVER AN AREA MEASURING 22.30000 ACRES OR 1788.08M. OR 90244.755 SQ.M AT VILLAGE ROHAD ,TEHSIL BAHADURGARH, DISTRICT, JHAJJAR HARYANA

TO BE DEVELOPED BY-  
M/S DAIMARK DEVELOPERS LLP.

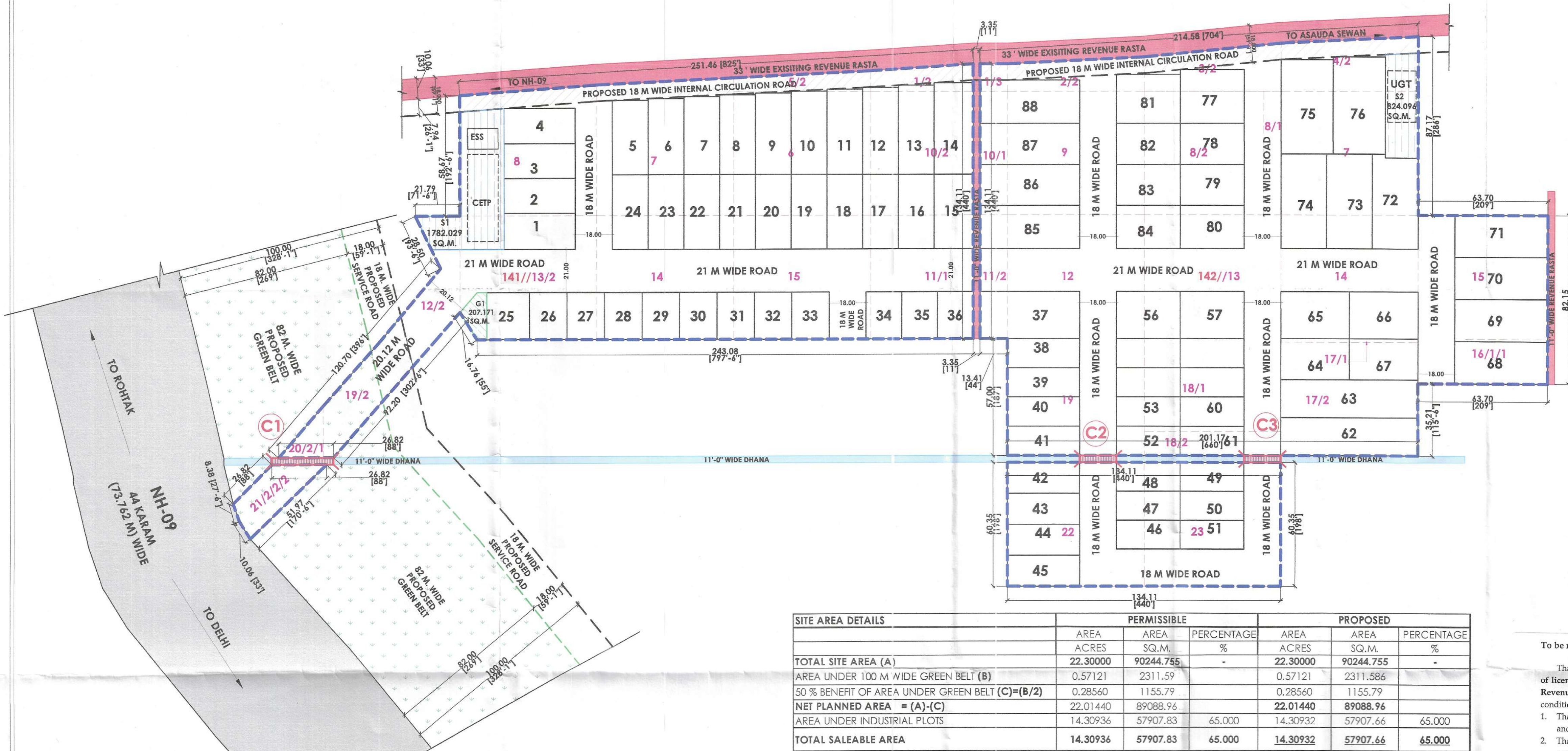
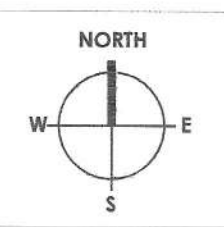


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For DAIMARK DEVELOPERS LLP  
Authorised Signatory

DATE: 24-11-2025  
SCALE: 1: 1000 @A1  
DRAWN BY: KARAN

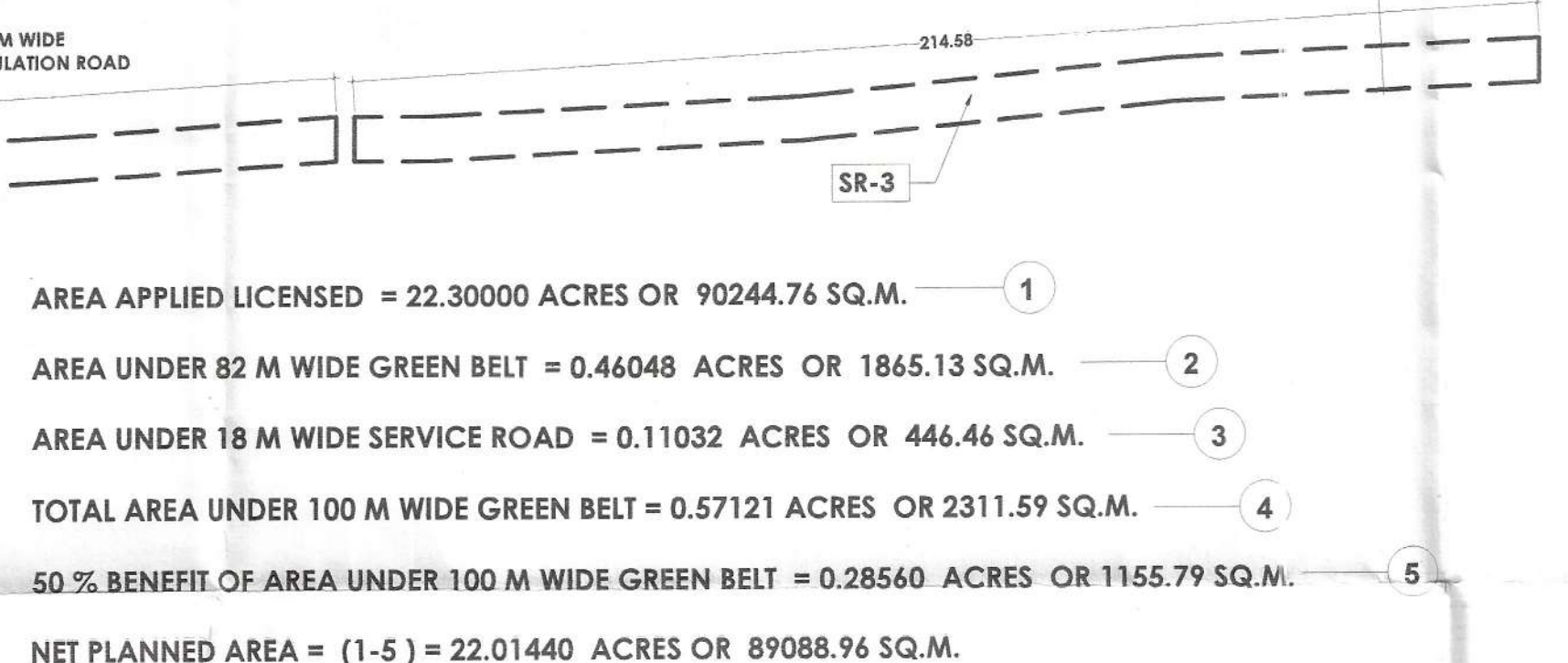


SITE AREA DETAILS	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M	PERCENTAGE %	AREA ACRES	AREA SQ.M	PERCENTAGE %
TOTAL SITE AREA (A)	22.30000	90244.755	-	22.30000	90244.755	-
AREA UNDER 100 M WIDE GREEN BELT (B)	0.57121	2311.59	-	0.57121	2311.586	-
50% BENEFIT OF AREA UNDER GREEN BELT (C)=(B/2)	0.28560	1155.79	-	0.28560	1155.79	-
NET PLANNED AREA = (A)-(C)	22.01440	89088.96	-	22.01440	89088.96	-
AREA UNDER INDUSTRIAL PLOTS	14.30936	57907.83	65.000	14.30932	57907.66	65.000
TOTAL SALEABLE AREA	14.30936	57907.83	65.000	14.30932	57907.66	65.000

To be read with Licence No. 239 of 2025 Dated 01-12-2025.

This layout plan for an area measuring 22.30 acres (Drawing No. DTCP-11602 Dated: 02-12-2024) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Daimark Developers LLP falling in Revenue Estate of Village Rohad, Tehsil-Bahadurgarh, District-Jhajjar 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 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 access 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-478/22/2017-2TCTP dated 11.10.2017.



- AREA APPLIED LICENSED = 22.30000 ACRES OR 90244.76 SQ.M. 1
  - AREA UNDER 82 M WIDE GREEN BELT = 0.46048 ACRES OR 1865.13 SQ.M. 2
  - AREA UNDER 18 M WIDE SERVICE ROAD = 0.11032 ACRES OR 446.46 SQ.M. 3
  - TOTAL AREA UNDER 100 M WIDE GREEN BELT = 0.57121 ACRES OR 2311.59 SQ.M. 4
  - 50% BENEFIT OF AREA UNDER 100 M WIDE GREEN BELT = 0.28560 ACRES OR 1155.79 SQ.M. 5
- NET PLANNED AREA = (1-5) = 22.01440 ACRES OR 89088.96 SQ.M.

AREA UNDER 82 M WIDE GREEN BELT (AREAS IN SQ.MTRS.)						
ITEM	L	X	B	X	FACTOR	SQ.MT
GB-1	32.67	+	30.57	x	0.5	313.65
GB-2	26.82	+	30.57	x	0.5	292.59
GB-3	20.12	x	19.30	x	0.5	194.14
GB-4	54.87	+	36.98	x	0.5	924.01
GB-5	13.99	x	20.12	x	0.5	140.74
TOTAL						1865.13
ACRES						0.46088

AREA UNDER 18 M WIDE SERVICE ROAD (AREAS IN SQ.MTRS.)						
ITEM	L	X	B	X	FACTOR	SQ.MT
SR-1	22.19	x	20.12	x	1.0	446.46
TOTAL						446.46
ACRES						0.11032

AREA UNDER 18 M WIDE INTERNAL CIRCULATION ROAD (AREAS IN SQ.MTRS.)						
ITEM	L	X	B	X	FACTOR	SQ.MT
SR-2	251.46	x	7.94	x	1.0	1996.59
SR-3	214.58	x	7.94	x	1.0	1703.77
TOTAL						3700.36
ACRES						0.91438

PROPOSED GREEN AREA			
AREA ACRES	AREA SQ.M	AREA ACRES	AREA SQ.M
G1	0.05119	207.171	
TOTAL	0.05119	207.171	

PROPOSED SERVICE AREA			
AREA ACRES	AREA SQ.M	AREA ACRES	AREA SQ.M
S1	0.44035	1782.029	
S2	0.20354	824.096	
TOTAL	0.64389	2606.125	

AREA STATEMENT FOR INDUSTRIAL PLOTS										
S.No.	FROM	TO	WIDTH	LENGTH	SQ.M.	SQ.YD.	NO. OF PLOTS	TOTAL AREA SQ.M.	PLOT RATIO	
1	1	17.600	X	34.786	612.234	732.231	1	612.234	1.98	
2	2	17.000	X	34.786	591.362	707.269	2	1182.724	2.05	
3	4	17.165	X	34.786	597.102	714.134	1	597.102	2.03	
4	5	17.500	X	36.272	634.760	759.173	1	634.760	2.07	
5	6	17.500	X	37.147	650.073	777.487	1	650.073	2.12	
6	7	17.500	X	38.022	665.385	795.800	1	665.385	2.17	
7	8	17.500	X	38.897	680.698	814.114	1	680.698	2.22	
8	9	17.500	X	39.772	696.010	832.428	1	696.010	2.27	
9	10	17.500	X	40.647	711.323	850.742	1	711.323	2.32	
10	11	17.500	X	41.522	726.635	869.055	1	726.635	2.37	
11	12	17.500	X	42.397	741.948	887.369	1	741.948	2.42	
12	13	17.500	X	43.272	757.260	905.682	1	757.260	2.47	
13	14	19.258	X	44.656	859.985	1028.542	1	859.985	2.32	
14	15	19.258	X	36.273	698.545	835.460	1	698.545	1.88	
15	16	24	17.500	X	36.273	634.778	759.194	9	5712.998	2.07
16	25	21.180	X	22.940	485.869	581.100	1	485.869	1.08	
17	26	33	18.300	X	22.940	419.802	502.083	8	3358.416	1.25
18	34	36	17.553	X	22.940	402.666	481.588	3	1207.997	1.31
19	37	22.940	X	48.783	1119.082	1338.422	1	1119.082	2.13	
20	38	41	14.250	X	35.372	504.051	602.845	4	2016.204	2.48
21	42	44	15.117	X	38.879	584.719	689.323	3	1804.156	2.34
22	45	15.000	X	35.372	530.580	634.574	1	530.580	2.36	
23	46	51	14.117	X	31.370	442.850	529.649	6	2657.102	2.22
24	52	55	14.250	X	31.370	447.023	534.639	4	1788.090	2.20
25	56	57	22.940	X	31.370	719.628	860.675	2	1439.256	1.37
26	58	61	14.250	X	31.370	447.023	534.639	4	1788.090	2.20
27	62	63	18.500	X	67.056	1240.536	1483.681	2	2481.072	3.62
28	64	20.000	X	33.528	670.560	801.990	1	670.560	1.68	
29	65	66	22.940	X	33.528	769.132	919.882	2	1538.265	1.46
30	67	20.000	X	33.528	670.560	801.990	1	670.560	1.68	
31	68	70	20.000	X	45.704	941.502	1126.037	3	2824.507	2.22
32	71	20.345	X	45.704	929.848	1112.098	1	929.848	2.25	
(A)	22.352	X	44.362	991.579	1185.929		1		1.98	
(B)	6.352	X	1.793	11.389	13.621		1		0.28	
72				A+B				1002.969		
34	73	74	22.352	X	46.154	1031.634	1233.835	2	2063.268	2.06
35	75	25.528	X	46.095	1176.713	1407.349	1	1176.713	1.81	
36	76	25.528	X	47.402	1210.078	1447.254	1	1210.078	1.86	
37	77	26.313	X	31.370	825.439	987.225	1	825.439	1.19	
38	78	79	20.000	X	31.370	627.400	750.370	2	1254.800	1.57
39	80	21.000	X	31.370	658.770	787.889	1	658.770	1.49	
40	81	23.890	X	31.370	749.429	896.317	1	749.429	1.31	
41	82	83	20.000	X	31.370	627.400	750.370	2	1254.800	1.57
42	84	21.000	X	31.370	658.770	787.889	1	658.770	1.49	
43	85	21.000	X	48.783	1024.443	1225.234	1	1024.443	2.32	
44	86	87	20.000	X	48.783	975.640	1166.889	2	1951.320	2.44
45	88	21.231	X	48.783	1035.712	1238.711	1	1035.712	2.30	
TOTAL							88	57907.657		

(RAM ANJAY BASSI) (SHYAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVANESH KUMAR) (AMIT KHATRI IAS) (DTP (HQ)) (ATP (HQ)) (DTP (HQ)) (STP (HQ)) (CTP (HR)) (DTP (HR))