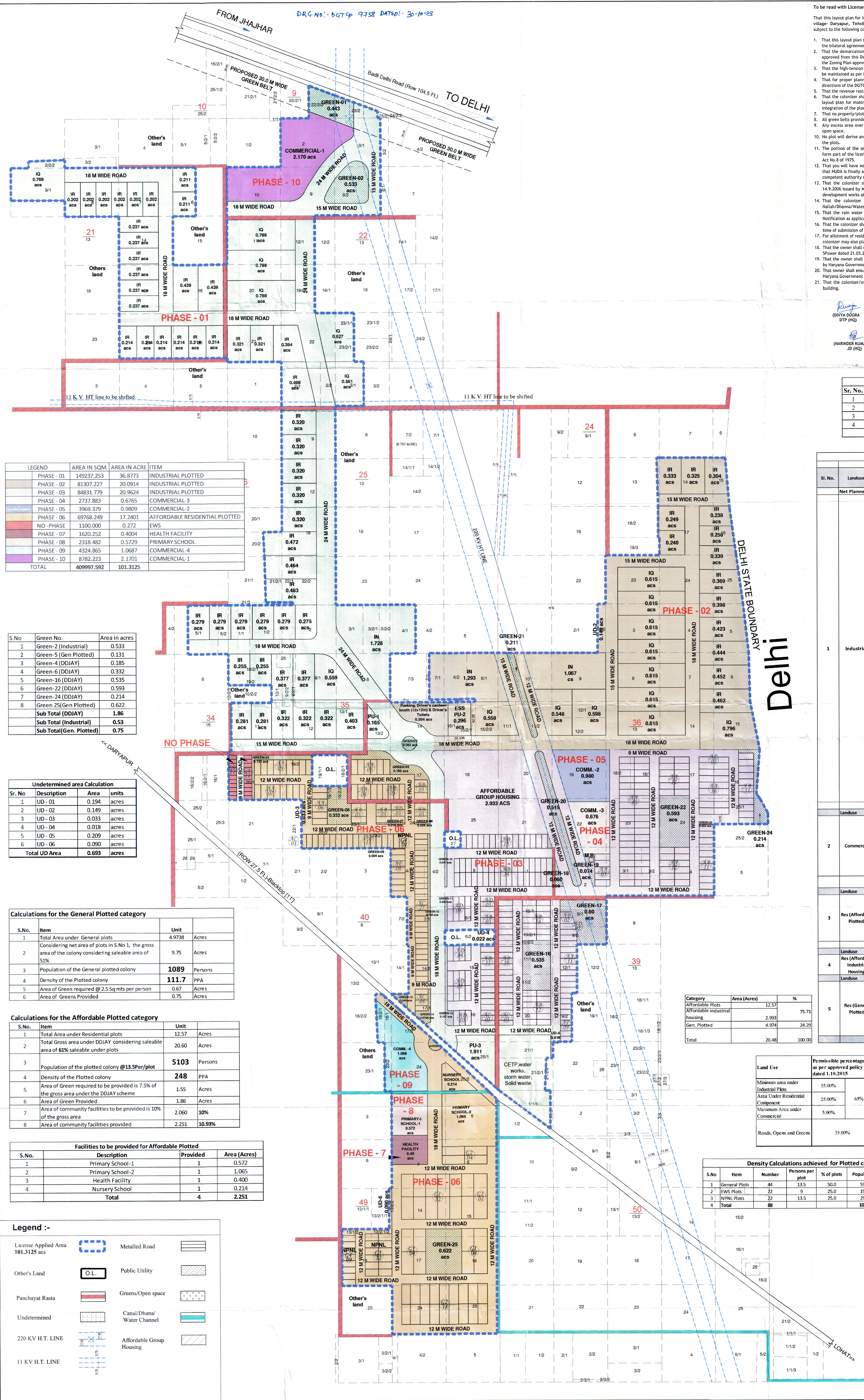




- To be read with License No. 222 of 2023 Dated 30/10/2023
- That this layout plan for Industrial Plotted Colony over an additional area measuring 101.3125 acres in the revenue estate of village Daryapur, Tehsil-Badli, District-Jhajjar being developed by Model Economic Township Ltd. is hereby approved subject to the following conditions:-
1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. That the demarcation plans as per size 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 General, Town & Country Planning, Haryana.
 3. 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.
 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCTCP for the modification of layout plans of the colony.
 5. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the colonizer shall abide by the directions of the DCTCP, 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.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer.
 9. Any access area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
 10. No plot shall derive an access from less than 15 metres wide road would mean a minimum clear width of 12 metres between the plots.
 11. 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(i)(a)(iii) of the Act No. 8 of 1975.
 12. 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.
 13. 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.
 14. That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
 16. 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.
 17. 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.
 18. 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.
 19. 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.
 20. 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.
 21. That the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.

(DINYA DUGRA) DTP (HQ)
(SANJAY KUMAR) STP (HQ)
(P. SINGH) PP (HR)
(T.L. SATYAPRAKASH, IAS) DCTCP (HR)
(NARINDER KUMAR) JD (HQ)
(YAJAN CHAUDHARY) ATP (HQ)

AREA CALCULATION		
Sr. No.	Description	Area (Acres)
1	License Applied Area	101.3125
2	Area under MDR 30 meter Green belt	0.700
3	50% benefit of Area under road widening	0.250
4	Area under Undetermined use	0.693
Net Planned Area (1-3-4)		100.2695

Detail areas of the various Saleable plots in the Layout						
			Total Area in each category			
Sl. No.	Landuse	Category	acres	No. of Plots	Area (acres)	%age Saleable Area
	Net Planned				100.2695	
1	Industrial	IN	1.728	1	1.728	35.13%
			1.293	1	1.293	
			1.067	1	1.067	
			0.769	1	0.769	
			0.788	3	2.364	
			0.561	1	0.561	
			0.559	1	0.559	
			0.627	1	0.627	
			0.615	7	4.305	
			0.598	1	0.598	
			0.548	1	0.548	
			0.541	1	0.541	
		IQ	0.796	1	0.796	
			0.211	2	0.422	
			0.202	6	1.212	
			0.237	6	1.422	
			0.439	2	0.878	
			0.214	6	1.284	
			0.321	2	0.642	
			0.394	1	0.394	
			0.452	1	0.452	
			0.498	1	0.498	
			0.320	5	1.600	
			0.472	1	0.472	
		IR	0.464	1	0.464	
			0.483	1	0.483	
			0.279	5	1.395	
			0.275	1	0.275	
			0.255	2	0.510	
			0.377	2	0.754	
			0.281	2	0.562	
			0.322	3	0.966	
			0.403	1	0.403	
2	Commercial	COMMERCIAL - 01	2.013	1	2.013	4.76%
			0.980	1	0.980	
			0.676	1	0.676	
			1.068	1	1.068	
		COMMERCIAL - 02	0.036	1	0.036	
			0.036	1	0.036	
			0.036	1	0.036	
			0.036	1	0.036	
		COMMERCIAL - 03	0.036	1	0.036	
			0.036	1	0.036	
			0.036	1	0.036	
			0.036	1	0.036	
3	Res (Affordable Plotted)	AA(8x18.75)	150.00	156	5.782	12.54%
			126.00	138	4.797	
			108.00	114	4.092	
			108.00	114	4.092	
		AD(7.38x18.75)	138.38	77	0.923	
			138.38	10	0.329	
			138.38	10	0.329	
			138.38	10	0.329	
		AF(6.7x14.02)	34.07	9	0.209	
			34.07	9	0.209	
			34.07	9	0.209	
			34.07	9	0.209	
4	Res (Affordable Industrial Housing)	AGH1	2.933	1	2.933	2.92%
			2.933	1	2.933	
			2.933	1	2.933	
			2.933	1	2.933	
		G1(15x28)	420.00	20	2.076	
			420.00	22	1.641	
			420.00	22	1.641	
			420.00	22	1.641	
		G3(16.76x28)	469.28	2	0.232	
			469.28	2	0.232	
			469.28	2	0.232	
			469.28	2	0.232	
5	Res (General Plotted)	G4(7.82x16.66) NPPL	130.28	10	0.322	4.96%
			130.28	12	0.432	
			130.28	12	0.432	
			130.28	12	0.432	
		G5(8.78x16.68) NPPL	145.02	12	0.432	
			145.02	12	0.432	
			145.02	12	0.432	
			145.02	12	0.432	
		G6(5x10) EWS	50.00	22	0.272	
			50.00	22	0.272	
			50.00	22	0.272	
			50.00	22	0.272	
TOTAL			88	4.974	60.474	

Category	Area (Acres)	%
Affordable Plots	12.57	
Affordable Industrial housing	2.933	75.71
Gen. Plotted	4.974	24.29
Total	20.48	100.00

Land Use	Permissible percentages as per approved policy dated 1.10.2015	Proposed percentages in the Layout
Minimum area under Industrial Plots	35.00%	35.13
Area Under Residential Component	25.00%	65%
Maximum Area under Commercial	5.00%	4.76
Roads, Opens and Greens	35.00%	39.98

Density Calculations achieved for Plotted colony						
S.No	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	44	13.5	50.0	594	
2	EWS Plots	22	9	25.0	198	20% of total plots
3	NPPL Plots	22	13.5	25.0	297	25% of total plots
4	Total	88			1089	

LEGEND	AREA IN SQ.M.	AREA IN ACRES	ITEM
PHASE - 01	149237.253	36.8773	INDUSTRIAL PLOTTED
PHASE - 02	81307.227	20.0914	INDUSTRIAL PLOTTED
PHASE - 03	84831.779	20.9624	INDUSTRIAL PLOTTED
PHASE - 04	2737.883	0.6765	COMMERCIAL-3
PHASE - 05	3969.379	0.9809	COMMERCIAL-2
PHASE - 06	69768.249	17.2401	AFFORDABLE RESIDENTIAL PLOTTED
NO - PHASE	1100.000	0.272	EWS
PHASE - 07	1620.252	0.4004	HEALTH FACILITY
PHASE - 08	2318.482	0.5729	PRIMARY SCHOOL
PHASE - 09	4324.865	1.0687	COMMERCIAL-4
PHASE - 10	8782.223	2.1701	COMMERCIAL-1
TOTAL	409997.592	101.3125	

S.No	Green No.	Area in acres
1	Green-2 (Industrial)	0.533
2	Green-5 (Gen Plotted)	0.131
3	Green-4 (DDIAY)	0.185
4	Green-6 (DDIAY)	0.332
5	Green-16 (DDIAY)	0.535
6	Green-22 (DDIAY)	0.593
7	Green-24 (DDIAY)	0.214
8	Green-25 (Gen Plotted)	0.622
Sub Total (Industrial)		1.86
Sub Total (Gen. Plotted)		0.75

Undetermined area Calculation		
Sr. No	Description	Area units
1	UD - 01	0.134 acres
2	UD - 02	0.149 acres
3	UD - 03	0.033 acres
4	UD - 04	0.018 acres
5	UD - 05	0.209 acres
6	UD - 06	0.090 acres
Total UD Area		0.693 acres

Calculations for the General Plotted category			
S.No.	Item	Unit	
1	Total Area under General plots	4.9738	Acres
2	Considering net area of plots in S.No 1, the gross area of the colony considering saleable area of 51%	9.75	Acres
3	Population of the General plotted colony	1089	Persons
4	Density of the Plotted colony	111.7	PPA
5	Area of Green required @ 2.5 Sq.mts per person	0.67	Acres
6	Area of Greens Provided	0.75	Acres

Calculations for the Affordable Plotted category			
S.No.	Item	Unit	
1	Total Area under Residential plots	12.57	Acres
2	Total Gross area under DDIAJ considering saleable area of 61% saleable under plots	20.60	Acres
3	Population of the plotted colony @13.5P/plot	5103	Persons
4	Density of the Plotted colony	248	PPA
5	Area of Green required to be provided is 7.5% of the gross area under the DDIAJ scheme	1.55	Acres
6	Area of Green Provided	1.86	Acres
7	Area of community facilities to be provided is 10% of the gross area	2.060	10%
8	Area of community facilities provided	2.251	10.93%

Facilities to be provided for Affordable Plotted			
S.No.	Description	Provided	Area (Acres)
1	Primary School-1	1	0.572
2	Primary School-2	1	1.065
3	Health Facility	1	0.400
4	Nursery School	1	0.214
Total		4	2.251

- Legend :-
- License Applied Area 101.3125 acs
 - Other's Land
 - Panchayat Rasta
 - Undetermined
 - 220 KV H.T. LINE
 - 11 KV H.T. LINE
 - Metal Road
 - Public Utility
 - Greens/Open space
 - Canal/Dhanna/ Water Channel
 - Affordable Group Housing

Project:-
Phasing Layout Plan for licensed applied area of 101.3125 Acres in revenue estate of village Daryapur Tehsil: Badli, District Jhajjar (Haryana)

ARCHITECT :
Space Designers International
B-34 Sector-67, NOIDA-201301
PH 91-9711633717, 18,19,20
e-mail: spaces@gmail.com

OWNER:
MODEL ECONOMIC TOWNSHIP LTD.
3RD FLOOR, 77-B, PPO ROAD, SECTOR 18, GURGAON, HARYANA, INDIA
PH NO. 0124-482788

ARCHITECT SIGN:
NIMIT K. JAIN
CA/2014/65628

OWNER SIGN:
For Model Economic Township Ltd.
Authorized Signatory

TITLE:
Layout Plan for 101.3125 acres Industrial township

DRAWING NO.:
MET/LIC/DAR-IP-01

DRWN	GP.LS	SCALE	NORTH
CHKD	NJ.SM	SCALE - 1:800	
DATE	16.10.2023		