

That this Layout Plan for area measuring 36.325 acres (Drawing No. DGTC/P/9610 Dated: 15/09/23) in respect of industrial Plotted Colony in the revenue estate of Village Gadhi-Multan, Tehsil Gharaunda & District-Karnal being developed by Himalayan Builders & Promoters Pvt. 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 site of all the Industrial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
3. That the high-tension lines passing (if any) 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 DGTC/Hr. for the modification of layout plans of the colony.
5. That the revenue rasta 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 DGTC/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 areas of the colony shall be developed by the colonizer.
9. Any excess area over and above the permissible under industrial use shall be deemed to be open space.
10. No plot will derive an access from less than 12 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(3)(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 14.9.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site if applicable.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
15. 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.
16. 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.
17. 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.
18. 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.
19. That the colonizer/owner shall submit the layout plan for approval as and when norms pertaining to parking provided in the layout plan.
20. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAJUL KUMAR)
ATP (HQ)

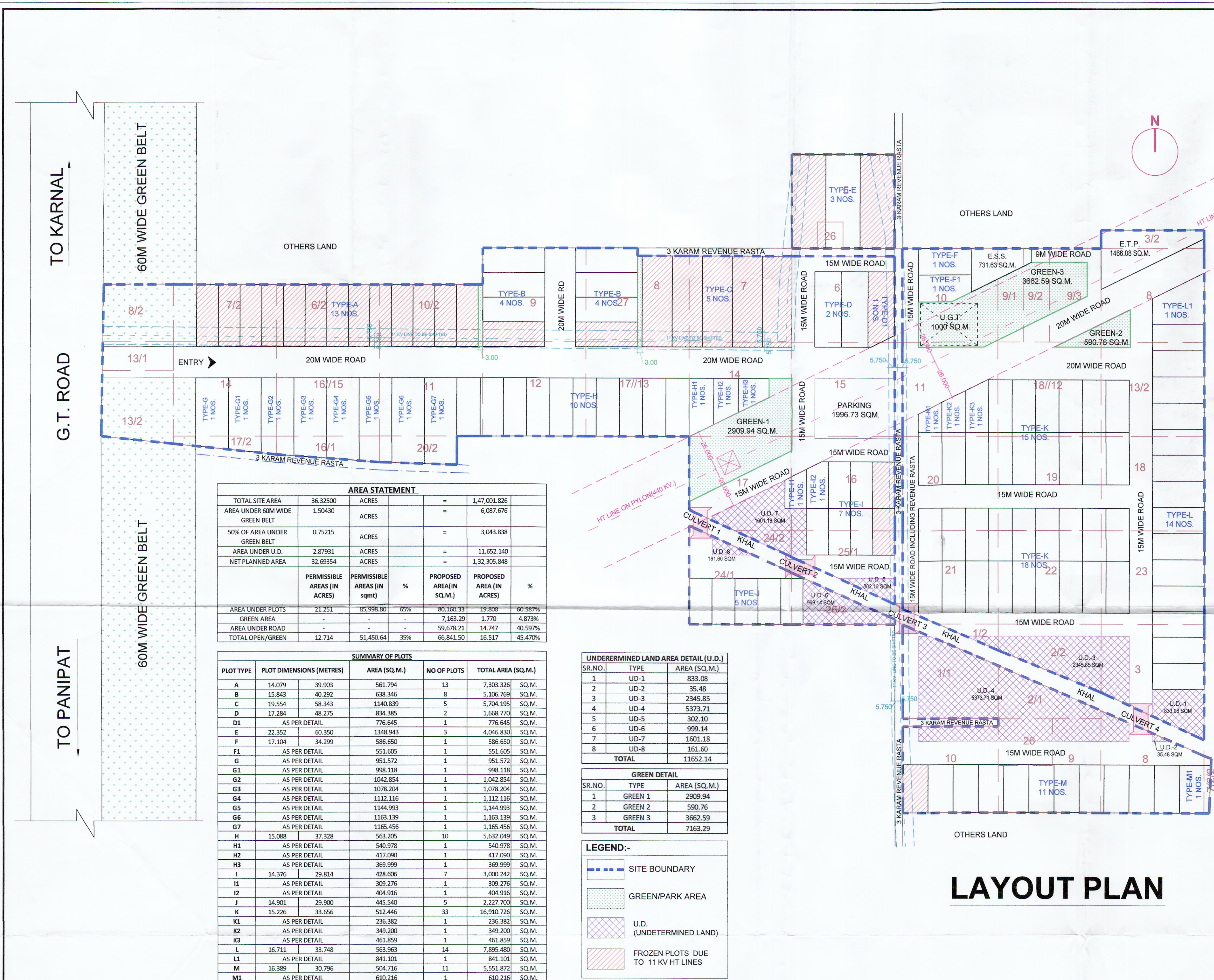
(ASHISH SHARMA)
DTP (HQ)

(SUHITA SETHI)
STP (HQ)

(RASHI SINGH)
CTP (HR)

(T.L. SATAPRAKASH, IAS)
DGTC/Hr

(SATTYKAL)
JD(HQ)



AREA STATEMENT					
TOTAL SITE AREA	36.32500	ACRES	=	1,47,001.826	
AREA UNDER 60M WIDE GREEN BELT	1.50430	ACRES	=	6,087.676	
50% OF AREA UNDER GREEN BELT	0.75215	ACRES	=	3,043.838	
AREA UNDER U.D.	2.87931	ACRES	=	11,652.140	
NET PLANNED AREA	32.09354	ACRES	=	1,32,305.848	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqm)	%	PROPOSED AREA (IN SQ.M.)	%
AREA UNDER PLOTS	21.251	85,996.30	65%	80,160.33	80.587%
GREEN AREA	-	-	-	7,163.29	4.873%
AREA UNDER ROAD	-	-	-	59,678.21	40.597%
TOTAL OPEN/GREEN	12.734	51,450.64	35%	66,841.50	45.470%

SUMMARY OF PLOTS				
PLOT TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	14.079 39.903	561.794	13	7,303.326
B	15.943 40.292	638.346	8	5,106.769
C	19.554 58.343	1140.839	5	5,704.195
D	17.284 48.275	834.385	2	1,668.770
D1	AS PER DETAIL	776.645	1	776.645
E	22.352 60.350	1348.943	3	4,046.830
F	17.104 34.299	586.650	1	586.650
F1	AS PER DETAIL	551.605	1	551.605
G	AS PER DETAIL	951.572	1	951.572
G1	AS PER DETAIL	998.118	1	998.118
G2	AS PER DETAIL	1042.854	1	1,042.854
G3	AS PER DETAIL	1078.204	1	1,078.204
G4	AS PER DETAIL	1112.116	1	1,112.116
G5	AS PER DETAIL	1144.993	1	1,144.993
G6	AS PER DETAIL	1163.139	1	1,163.139
G7	AS PER DETAIL	1165.456	1	1,165.456
H	15.088 37.328	563.205	10	5,632.049
H1	AS PER DETAIL	540.978	1	540.978
H2	AS PER DETAIL	417.090	1	417.090
H3	AS PER DETAIL	369.999	1	369.999
I	14.376 29.814	428.606	7	3,000.242
I1	AS PER DETAIL	309.276	1	309.276
I2	AS PER DETAIL	404.916	1	404.916
J	14.901 29.900	445.540	5	2,227.700
K	15.226 33.656	512.446	33	16,910.726
K1	AS PER DETAIL	236.382	1	236.382
K2	AS PER DETAIL	349.200	1	349.200
K3	AS PER DETAIL	461.859	1	461.859
L	16.711 33.748	563.963	14	7,895.480
L1	AS PER DETAIL	841.101	1	841.101
M	16.389 30.796	504.716	11	5,551.872
M1	AS PER DETAIL	610.216	1	610.216
			132	80,160.327
				19.8081

UNDERMINED LAND AREA DETAIL (U.D.)		
SR.NO.	TYPE	AREA (SQ.M.)
1	UD-1	833.08
2	UD-2	35.48
3	UD-3	2345.85
4	UD-4	5373.71
5	UD-5	302.10
6	UD-6	999.14
7	UD-7	1601.18
8	UD-8	161.60
TOTAL		11652.14

GREEN DETAIL		
SR.NO.	TYPE	AREA (SQ.M.)
1	GREEN 1	2909.94
2	GREEN 2	590.76
3	GREEN 3	3662.59
TOTAL		7163.29

LEGEND:-

SITE BOUNDARY

GREEN/PARK AREA

U.D. (UNDERMINED LAND)

FROZEN PLOTS DUE TO 11 KV HT LINES

LAYOUT PLAN

PROPOSED PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 36.325 ACRES IN THE REVENUE ESTATE OF VILLAGE - GADHI MULTAN, TEHSIL-GHARAUNDA, DISTRICT- KARNAL, BEING DEVELOPED BY HIMALAYAN BUILDERS & PROMOTERS LIMITED.

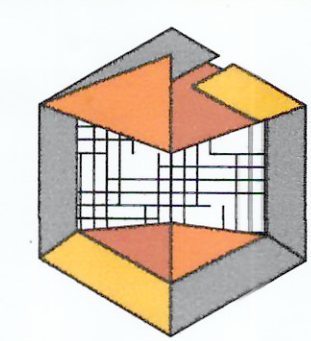
CLIENT:-

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ARCHITECT :-

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- ARCHITECTURE PLAN
- WORKING DRAWING
- INTERIOR DESIGN
- VALUATION
- TURNKEY PROJECT
- FURNITURE DESIGN
- VASTU CONSULTANT
- ENGINEERING DRAWING
- STRUCTURE DRAWING



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