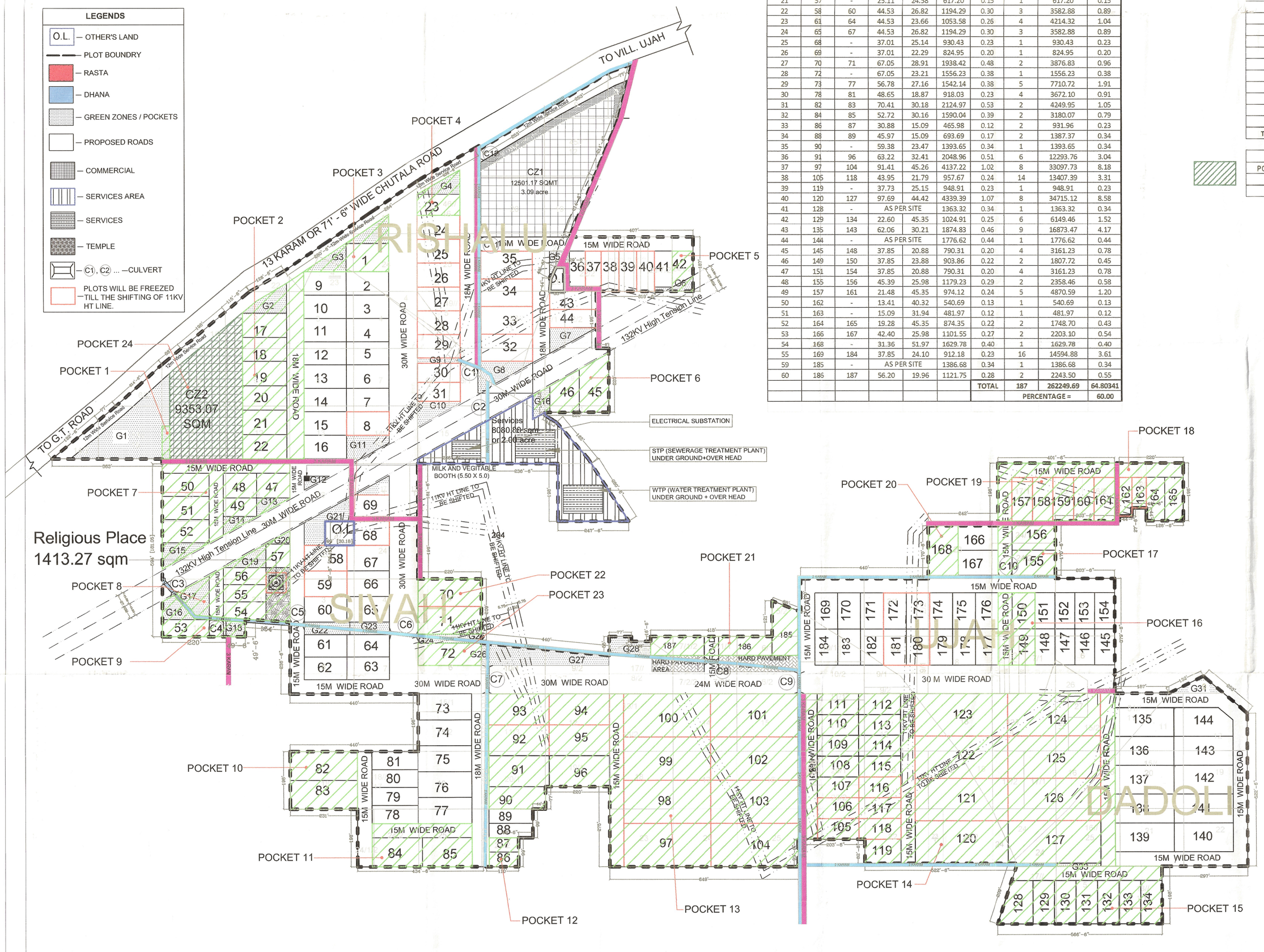
(864K - 01M) (108.00625 ACRES)	Permissible			Proposed		
	Area Acre	Area Sqm.	Percentage %	Area Acre	Area Sqm.	Percentage %
	(864K - 01M)			(864K - 01M)		
Total Plot Area	108.00625	437085.09	-	108.00625	437085.09	-
Net Planned Area	108.00625	437085.09	-	108.00625	437085.09	-
Residential	21.60125	87417.018	20 (max)	0	0	**0**
Commercial	5.40031	21854.25	5 (max)	**5.40030**	**21854.24**	**5.00%**
Area under Industrial plots	43.20250	174834.037	40 (min)	64.80341	262249.69	60.00%
Total saleable area	70.20406	284105.30	65.00	70.20371	284103.93	65.00%

COMMERCIAL		
S. NO.	AREA (sqm)	AREA (Acre)
CZ1	12501.17	3.08910
CZ2	9353.07	2.31102
TOTAL	**21854.24**	**5.4003 (5.0%)**

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
Only for Purpose of inviting
Objection from the general public

LEGENDS

- O.L. – OTHER'S LAND
- PLOT BOUNDRY
- RASTA
- DHANA
- GREEN ZONES / POCKETS
- PROPOSED ROADS
- COMMERCIAL
- SERVICES AREA
- SERVICES
- TEMPLE
- C1, C2 ... –CULVERT
- PLOTS WILL BE FREEZED TILL THE SHIFTING OF 11KV HT LINE.



AREA STATEMENMT FOR INDUSTRIAL PLOTS

S.NO.	PLOT NO. FROM	PLOT NO. TO	SIZE LENGTH	SIZE BREADTH	AREA SQM	AREA ACRES	NO. OF PLOTS	AREA SQM	AREA ACRES
1	1	-	44.55	29.52	1315.12	0.32	1	1315.12	0.32
2	2	16	44.55	24.56	1094.15	0.27	15	16412.22	4.06
3	17	22	46.37	25.54	1184.29	0.29	6	7105.74	1.76
4	23	-	45.35	22.12	1003.14	0.25	1	1003.14	0.25
5	24	29	45.35	25.00	1133.75	0.28	6	6802.50	1.68
6	30	31	45.35	19.88	901.56	0.22	2	1803.12	0.45
7	32	35	54.09	28.97	1566.99	0.39	4	6267.95	1.55
8	36	37	36.97	16.73	618.51	0.15	2	1237.02	0.31
9	38	40	18.65	42.00	783.30	0.19	3	2349.90	0.58
10	41	-	18.68	37.74	704.98	0.17	1	704.98	0.17
11	42	-	AS PER SITE		690.85	0.17	1	690.85	0.17
12	43	44	49.43	19.10	944.11	0.23	2	1888.23	0.47
13	45	-	AS PER SITE		1650.96	0.41	1	1650.96	0.41
14	46	-	AS PER SITE		1123.49	0.28	1	1123.49	0.28
15	47	48	34.83	25.96	904.19	0.22	2	1808.37	0.45
16	49	-	34.83	19.30	672.22	0.17	1	672.22	0.17
17	50	52	49.45	24.29	1201.14	0.30	3	3603.42	0.89
18	53	-	49.55	17.98	890.91	0.22	1	890.91	0.22
19	54	-	AS PER SITE		796.11	0.20	1	796.11	0.20
20	55	56	44.55	17.93	798.78	0.20	2	1597.56	0.39
21	57	-	25.11	24.58	617.20	0.15	1	617.20	0.15
22	58	60	44.53	26.82	1194.29	0.30	3	3582.88	0.89
23	61	64	44.53	23.66	1053.58	0.26	4	4214.32	1.04
24	65	67	44.53	26.82	1194.29	0.30	3	3582.88	0.89
25	68	-	37.01	25.14	930.43	0.23	1	930.43	0.23
26	69	-	37.01	22.29	824.95	0.20	1	824.95	0.20
27	70	71	67.05	28.91	1938.42	0.48	2	3876.83	0.96
28	72	-	67.05	23.21	1556.23	0.38	1	1556.23	0.38
29	73	77	56.78	27.16	1542.14	0.38	5	7710.72	1.91
30	78	81	48.65	18.87	918.03	0.23	4	3672.10	0.91
31	82	83	70.41	30.18	2124.97	0.53	2	4249.95	1.05
32	84	85	52.72	30.16	1590.04	0.39	2	3180.07	0.79
33	86	87	30.88	15.09	465.98	0.12	2	931.96	0.23
34	88	89	45.97	15.09	693.69	0.17	2	1387.37	0.34
35	90	-	59.38	23.47	1393.65	0.34	1	1393.65	0.34
36	91	96	63.22	32.41	2048.96	0.51	6	12293.76	3.04
37	97	104	91.41	45.26	4137.22	1.02	8	33097.73	8.18
38	105	118	43.95	21.79	957.67	0.24	14	13407.39	3.31
39	119	-	37.73	25.15	948.91	0.23	1	948.91	0.23
40	120	127	97.69	44.42	4339.39	1.07	8	34715.12	8.58
41	128	-	AS PER SITE		1363.32	0.34	1	1363.32	0.34
42	129	134	22.60	45.35	1024.91	0.25	6	6149.46	1.52
43	135	143	62.06	30.21	1874.83	0.46	9	16873.47	4.17
44	144	-	AS PER SITE		1776.62	0.44	1	1776.62	0.44
45	145	148	37.85	20.88	790.31	0.20	4	3161.23	0.78
46	149	150	37.85	23.88	903.86	0.22	2	1807.72	0.45
47	151	154	37.85	20.88	790.31	0.20	4	3161.23	0.78
48	155	156	45.39	25.98	1179.23	0.29	2	2358.46	0.58
49	157	161	21.48	45.35	974.12	0.24	5	4870.59	1.20
50	162	-	13.41	40.32	540.69	0.13	1	540.69	0.13
51	163	-	15.09	31.94	481.97	0.12	1	481.97	0.12
52	164	165	19.28	45.35	874.35	0.22	2	1748.70	0.43
53	166	167	42.40	25.98	1101.55	0.27	2	2203.10	0.54
54	168	-	31.36	51.97	1629.78	0.40	1	1629.78	0.40
55	169	184	37.85	24.10	912.18	0.23	16	14594.88	3.61
59	185	-	AS PER SITE		1386.68	0.34	1	1386.68	0.34
60	186	187	56.20	19.96	1121.75	0.28	2	2243.50	0.55
						TOTAL	187	262249.69	64.80341
							PERCENTAGE =		60.00

INDUSTRIAL REVISED AREA DETAIL

POCKET	SIZE X	SIZE Y	AREA (IN SQ.M.)
1	7.89	34.54	272.52
2	AS/SITE		11326.87
3	AS/SITE		2679.24
4	AS/SITE		1579.99
5	21.79	42	915.18
6	AS/SITE		3228.65
7	AS/SITE		9795.39
8	AS/SITE		6745.23
9	AS/SITE		2070.16
10	70.41	60.36	4249.95
11	105.43	45.23	4768.60
12	30.88	30.18	931.96
13	59.38	120.7	7167.17
	67.06	97.23	6520.24
	197.82	181.05	35815.31
14	62.03	152.55	9462.68
	201.17	177.7	35747.91
	62.04	181.05	11232.34
15	AS/SITE		9848.21
16	38.9	75.7	2944.73
17	60.34	51.96	3135.27
18	13.41	55.42	743.18
	15.1	46.94	708.79
	38.56	60.35	2327.10
19	122.37	60.45	7397.27
20	31.31	51.96	1626.87
21	AS/SITE		3947.02
22	67.05	57.82	3876.83
23	67.05	23.21	1556.23
TOTAL INDUSTRIAL REVISED AREA			**192620.87**

COMMERCIAL REVISED AREA DETAIL

POCKET	SIZE X	SIZE Y	AREA (IN SQ.M.)
24	AS/SITE		9353.07

ARCHITECT:
RRITAM DESIGN
D-11, Prashant Vihar,Outer Ring Road
Rohini, New Delhi 110085
Phone : 011 - 47082511

ARCHITECT:
Aggarwal & Associates
II floor, Gateway Campus
Sec-11, Sonipat, Haryana
Phone : 9810425120

Architects Signature

For Waverly Infrastructure LLP
Authorised Signatory
Client's Signature

JOB TITLE.

REVISED LAYOUT PLAN FOR DEVELOPING AN INDUSTRIAL PLOTTING COLONY UNDER ENTERPRISES PROMOTION POLICY-2015 (POLICY DATED 01.10.2015) ON THE LAND MEASURING 864K-01M OR 437082.14 SQM OR 108.00625 ACRES AT VILLAGE DADOLI, UJAH, RISALU, SIVAH IN DISTRICT PANIPAT (HARYANA).
FOR-WAVERLY INFRASTRUCTURE LLP

REV. NO. - 13

Scale
1:2000 ON A1 SHEET

Date
27-07-2021

To be read with License No. 16 of 2021 Dated 26.03.2021

That this revised layout plan for an area measuring 108.00625 acres (Drawing no. DTCP- 7860 dated 19-08-21) comprised of licence no. 16 of 2021 Dated 26.03.2021 in respect of Industrial Plotted Colony being developed by Waverly Infrastructure LLP and others in the revenue estate of village Dadauli, Ujha, Risalu and Siwah, District Panipat is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this revised 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 and Commercial 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.
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 DTCP 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 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.
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 and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 15 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 14.9.2006 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 permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Dhahas, wherever applicable as per the layout plan.
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 the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

(RAKESH BANSAL) ATP (HQ)	(BABITA GUPTA) DTP (HQ)	( ) STP (HQ)	(P.R. SINGH) CTP (HR)	(K.MAKRAND PANDURANG, IAS) DTCP (HR)

(RAJESH DUTT) JD (HQ) (DINESH KUMAR) SD (HQ)