

LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY NAMEDLY "GLOBAL INDUSTRIAL PARK -III" OVER AN AREA OF MEASURING 54.337 ACRES IN THE REVENUE ESTATE OF VILLAGE KAKKAR MAJRA, SUB. TEHSIL SHAHZADPUR, DISTT. AMBALA, HARYANA BEING DEVELOPED BY M/S GLOBAL PARTNERS.

SCALE: 1:100



OWNER

ARCHITECT



Ar. Sunil B. Arch
Reg No. - CA/2020/124528
Mobile - 7009341526
Email - sunil1322100@gmail.com

To be read with CLU permission granted vide Memo No. Dated..... **CLU-MISC-819**

This layout plan for an area measuring 54.3375 acres (Drawing No. DTCP-102/10... dated 14-07-24) comprised of CLU permission which is issued in respect of Industrial Colony being developed by M/s Global Partners, through Sh. Sandeep Aggarwal, Authorised Signatory, falling in the revenue estate of Village Kakkar-Majra, District Ambala 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 18 and the bilateral agreement.
- That the demarcation plans as per site of all the Industrial sites shall be as approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017.
- That the high-tension lines (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.
- 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, Haryana and accordingly shall make necessary changes in the layout plan.
- That the revenue rasia 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 (if any) 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 use shall be deemed to be open space.
- 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.
- 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)(ii) 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 HUDA is finally able to acquire in the interest of planned development and integration of services. The cost of regularization shall be borne by the colonizer.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. 5/D/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.
- 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 plots/SCO, 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. 27/32/2005-Shower dated 21.07.2016 issued by Haryana Government Renewable Energy Department.
- That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

DETAIL OF COMMERCIAL COMPONENT					
PLOT / SCO'S	LENGTH	WIDTH	AREA IN SQMTRS	NO. OF PLOTS / SCO'S	TOTAL AREA IN SQMTRS
SCO'S	13.411	5.025	67.4	6	404.4
OFFICE BOOTH	13.411	5.025	67.4	3	202.2
CANTEEN	30.2	6.7	202.34	1	202.34
PARKING FOR COMMERCIAL SITE	18.44	45.263	834.65	1	834.65
TOTAL			1171.79		1643.83

AREA STATEMENT FOR INDUSTRIAL PLOTS						
Plot No.	Width	LENGTH	Area in sqmt	Total area in sqmt	Nos. of plots	Total area in sqmtrs
P-1	23.47	32.231	756.462	904.728	1	756.4616
P-2 to P-8	23.47	45.263	1062.32	1270.54	7	7436.258
P-9	16.764	45.263	758.789	907.512	1	758.7889
P-10 to P-11	33.528	41.911	1405.19	1680.61	2	2810.384
P-12 to P-17 & P-20 to P-31	23.47	38.558	904.956	1082.33	18	16289.21
P-18 & P-19	25.145	38.558	969.541	1159.57	2	1939.082
P-32	25.145	38.558	969.541	1159.57	1	969.5409
P-33	25.145	38.558	927.373	1109.34	1	927.3727
P-34 to P-39	23.47	36.881	865.597	1035.25	6	5193.582
P-40, 40A & 40B	18.9	45.111	852.598	1019.71	3	2577.794
P-40C	18.745	45.111	845.606	1011.33	1	845.6057
P-41, 41A to 41D	18.9	52.731	996.616	1191.95	5	4983.08
P-41E	19.507	52.731	1028.62	1230.23	1	1028.624
P-42, 42A to 42D	18.9	52.731	996.616	1191.95	5	4983.08
P-42E	As per site		2242.66	2682.22	1	2242.66
P-44 to P-47 & P-88 to P-91	11.735	30.175	354.104	423.508	8	2832.829
P-48 & P-92	15.088	30.175	455.28	544.515	2	910.5608
P-48, 87, 96 & 135	16.764	30.175	505.854	605.001	4	2023.415
P-49 to P-86, P-97 to P-134	13.411	30.175	404.671	483.994	76	30755.45
P-93	15.088	18.441	278.238	332.772	1	278.2378
P-94A	As per site		382.2	457.11	1	382.2
P-94	26.822	63.704	1708.67	2043.57	1	1708.669
P-95	30.176	63.704	1922.33	2299.11	1	1922.332
P-136 & P-175	16.764	18.44	309.128	369.717	2	618.2563
P-137 to P-174	13.411	18.44	247.299	295.769	38	9397.356
P-176 & P-205	15.088	18.44	278.238	332.772	2	536.4554
P-177 to P-204	13.411	18.44	247.299	295.769	28	6924.368
P-212	[81.852x18.382]		607.05	726.032	1	607.05
P-213 to P-217	13.411	30.176	404.69	484.01	5	2023.452
P-218 to P-229	15.088	36.881	556.461	665.527	12	6677.526
P-230	18.441	36.881	680.123	813.427	1	680.1225
P-241	18.441	40.234	741.953	897.378	1	741.9532
P-231 to P-235	16.764	36.881	618.273	739.455	5	3091.365
P-236 to P-240	16.764	40.234	674.483	806.681	5	3372.414
P-242	51.207	78.791	4034.65	4825.44	1	4034.651
P-243	51.054	78.791	4022.6	4811.02	1	4022.596
P-244 & P-245	41.911	96.394	4039.97	4831.8	2	8079.938
P-246	41.911	67.056	2810.38	3361.22	1	2810.384
P-247	As per site		5754.62	6882.53	1	5754.62
TOTAL			41866.4	255	148173.1	

UNITS	ACRES	SQ.M
TOTAL AREA OF THE SERVICES		
MANDIR	0.0755	305.811
GROUND WATER TANK	0.4306	1742.945
AREA OF STP/ETP	0.383	1550
SURFACE PARKING	0.2062	834.65
AREA OF 33KV SUB STATION	0.3484	1410
		393.860(235K)

	PERMISSIBLE		PROPOSED	
	AREA	PERCENTAGE	AREA	PERCENTAGE
NET PLANNED AREA	ACRE	%	ACRE	%
RESIDENTIAL	54.337	-	54.337	-
COMMERCIAL	2.71	5%(MAX)	0.4061	0.005%
AREA UNDER INDUSTRIAL PLOTS	21.734	40%(MIN)	36.614	67.38%
TOTAL SALEABLE AREA	35.319	65%	37.0205	67.385%

