

**Project Information Memorandum  
(Joint Development of approximately 1,292 acres of  
Land in Sohna on PPP Mode)**

**April 2018**



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## 1 Project Site

The Project is situated in Nuh district (previously known as Mewat district) in Haryana. This district was carved out of Gurugram and Faridabad as the 20th district of Haryana in 2005 and was subsequently remapped in 2008. As of September 2016, Nuh district is spread over approximately 1,532.57 sq. km. and is inhabited by approximately 10,89,000 people in around 491 villages and five small towns. Certain basic features of Nuh district are as follows:

- a) Nuh district is situated between 260 and 300 (N) latitude and 760 and 780 (E) longitude.
- b) Nuh district lies on the National Highway 248-A i.e. Delhi-Alwar highway about 45 km from Gurugram.
- c) The KMP Expressway under construction will link Nuh district to district Gurugram and district Sonipat.
- d) On its north, Nuh district is bordered by Gurugram, while on the west it is bordered by district Rewari and on its east, district Palwal. On its south, Nuh district shares its boundary with the State of Rajasthan.
- e) Nuh district is approximately 47 km away from the Indira Gandhi International Airport, ~31 km from the Palwal Railway Station and ~37 km from Gurgaon Railway Station.

### 1.1 Project Land

The Project Land admeasuring approximately 1,292 acres includes land acquired by HSIIDC on the north of KMP Expressway in 2010 and 2016 abutting the land under the 100 meters wide green belt reservation for the KMP Expressway and the 50 meters wide proposed Orbital Rail Corridor

The following graphic shows the Project Land:



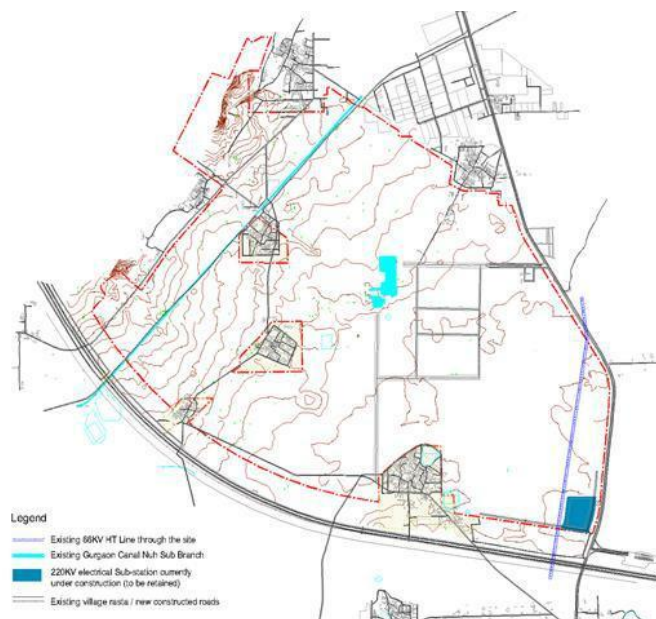
## 1.2 Current Status of Project Land

- a) Mostly undeveloped land (mainly agricultural land), readily available for development.
- b) Flat low-lying topography, gradually slopes eastward, elevation difference between west and east is around 10m.
- c) Enjoys frontage on the recently developed phase-1 of KMP expressway in the west and NH 248A in the east connecting the cities of Gurgaon, Sohna and Alwar.
- d) 2 villages, namely village Mahrola and village Dhirdhoka, fall within the project site boundary and 4 villages, namely village Roz ka Meo, village Kherli Kankar, village Rupaheri and village Kanwarsika, share the project Land boundary.

## 1.3 Existing Land Use

There are six villages and two graveyards situated within or abutting the boundary of the Project Land with some industrial developments existing north of the site. The Existing Land Use of the Project Land is given below:

## 1.4 Existing Physical and Connectivity Infrastructure



- a) A 66KV HT line intercepts the site on the eastern periphery. Additionally, a 220KV (GIS) sub-station is under construction in the south-east corner. It will be the power source for the entire town as well as the region. There are few electric pole lines on the western edge and northern areas.
- b) The Nuh sub-branch of Gurugram Canal (irrigation) passes through the western periphery of the site, currently being used for irrigation purposes.
- c) Four drainage culverts exist across KMP Expressway and a drain (Kherli Kankar drain) emerging out from south-eastern end of the site.
- d) A ring bundh is available on upstream side with two outlets for runoff to flow in the project area for ultimate disposal in Kherli Kankar drain.

### 1.5 Proposed Land Use as per Haryana Sub Regional Plan 2021

- a) The Project Land was acquired by HSIIDC for the purposes of development as an industrial model township. The Project Land is south of Sohna and falls under the designation of 'Urbanizable area' under the Haryana Sub-Regional Plan, 2021 ("HSP 2021").
- b) Land development and designated land usage in areas around Sohna (including in Nuh district in which the Contract Land is situated) are governed by the DP 2031, as per which the site falls under Industrial Land Use.
- c) In 2015, the Government of Haryana notified Enterprise Promotion Policy (EPP) 2015, regarding grant of licence for development of Industrial colony. Permitted land usages post grant of licence for an Industrial colony are listed in the table below:

S. N o.	Land use Component	Percentage of Gross Land Area	
1.	Roads, Infrastructure services,	3	
	Public Utilities and Open spaces	5	
2.	Plotted/Saleable Area	6	
		5	
		Industrial	35 (minimum)
		Residential	25 (maximum)
		Commercial	5 (maximum)

**Note:**

- The land use in non-industrial categories mentioned above shall have an overall ceiling in terms of percentage of total land use of 30%.
- Plots/flats for Economically Weaker Sections (EWS) shall be reserved for allotment as per Rules/Policies of the Town & Country Planning Department issued from time to time, in respect of the 'General Housing' over and above the prescribed limit of 'Industrial worker/labour housing'.
- Density of population in permissible residential use shall be 100 PPA (with 20% variation on either side) in case of plotted colony and 100-400 PPA in case of group housing colony.
- The maximum size of the residential plot shall not exceed 500 sqm and minimum size of the flat shall not be less than 49 sqm., except EWS category flat of which the minimum size shall not be less than 18.58 sqm (200 sqft)
- Supporting institutional uses shall be allotted within different components as per the existing provisions/ composite norms of the Town & Country Planning Department, Haryana.