

# HSIIDC DEMARICATION CUM LAYOUT PLAN OF IMT SOHNA.



PURPOSE  
THIS DRAWING HAS BEEN REVISED IN REFERENCE TO THE FOLLOWINGS:-  
1. DEMARICATION VERIFIED BY AGM(ENGG.), SOHNA VIDE HIS OFFICE LETTER NO. HSIIDC/ENGG/IMT/23/14 DATED:- 29.05.2023  
2. THE REVISED HORC ALIGNMENT PASSING THROUGH IMT SOHNA FORWARDED BY AGM(ENGG.), SOHNA VIDE LETTER NO. HSIIDC/ENGG/IMT/23/154 DATED:- 28.06.2023  
3. REQUEST RECEIVED FROM C&M DIVISION FOR RE-PLANNING OF THE ESI DISPENSARY SITE.

AREA OF SECTOR - 19, 19-A, 20-A & PART OF 21-A(PART OF GENERAL INDUSTRY) & SECTOR 22 = 1045.65AC.  
AREA OF ELECTRONIC MANUFACTURING CLUSTER = 500AC.  
GRAND TOTAL AREA = 1545.65AC.

### AREA STATEMENT OF 19, 19-A, 20-A & PART OF 21-A(GENERAL INDUSTRY)

SR.NO.	AREA STATEMENT	IN ACRES
1	TOTAL AREA	897.91
2	AREA TO BE PLANNED LATER	44.65
3	NET PLANNED AREA	853.26
4	AREA UNDER INDUSTRIAL PLOTS	321.88
5	AREA RESERVED FOR COMMERCIAL USE	12.24
6	AREA RESERVED FOR R & R RESIDENTIAL PLOTS	38.57
7	AREA UNDER ELECTRIC SUB STATIONS	2.80
8	AREA RESERVED FOR PUBLIC BUILDINGS, PUBLIC UTILITIES .	59.71
9	AREA UNDER INDUSTRIAL/ GROUP HOUSINGS	5.47
10	AREA RESERVED FOR PARKING	1.50
11	AREA RESERVED FOR MICRO UNITS	3.22
12	AREA UNDER GROUP HOUSING	8.78
13	AREA RESERVED FOR WAREHOUSE	1.09
14	AREA UNDER INSTITUTIONAL PLOTS	6.38
15	AREA RESERVED FOR PRIMARY SCHOOL	0.32
16	AREA RESERVED FOR CRECHE	0.20
17	AREA RESERVED FOR COMMUNITY CENTRE	3.95
18	AREA RESERVED FOR HSIIDC OFFICE	2.19
19	AREA RESERVED FOR WATER WORKS	0.30
20	AREA UNDER GRAVEYARD AND CREMATION GROUND	0.31
21	AREA UNDER GREEN BELTS, OPEN SPACES, ROADS, ETC.	384.35

### ELECTRONIC MANUFACTURING CLUSTER

SR.NO.	AREA STATEMENT	IN ACRES
1	TOTAL AREA	500.00
2	AREA UNDER INDUSTRIAL PLOTS (FROM PLOT NO. 1 TO 440N)	301.27
3	AREA RESERVED FOR WAREHOUSING	4.12
4	AREA RESERVED FOR STARTUP FACILITATION CENTRE	2.19
5	AREA RESERVED FOR WATER TREATMENT PLANT	2.48
6	AREA RESERVED FOR BUSINESS TRADE & CONVENTION CENTRE WITH ADMINISTRATIVE BLOCK	6.29
7	AREA RESERVED FOR EMPLOYEE HOUSING / HOSTEL & CRECHE	3.56
8	AREA UNDER COMMERCIAL COMPLEX	6.97
9	AREA RESERVED FOR E-WASTE SITE	2.38
10	AREA RESERVED FOR HOSPITAL SITE	1.82
11	AREA RESERVED FOR FIRE STATION	2.78
12	AREA RESERVED FOR POLICE STATION	2.00
13	AREA RESERVED FOR SUB STATION	10.43
14	AREA RESERVED FOR BANKING & FINANCIAL SERVICES	4.12
15	AREA RESERVED FOR CETP	8.86
16	AREA RESERVED FOR AUTO /TAXI STAND/PARKING	4.00
17	AREA RESERVED FOR TOOLROOM/CAD/CAM DESIGN HOUSE	6.55
18	AREA RESERVED FOR RECREATIONAL FACILITIES	2.00
19	AREA RESERVED FOR WASTE DISPOSAL/ RECYCLING	1.60
20	AREA RESERVED FOR ESI DISPENSARY	0.65
21	AREA RESERVED FOR PETROL PUMP & CNG SITE	1.31
22	AREA RESERVED FOR PUBLIC UTILITIES	13.81
23	AREA UNDER GREEN BELTS, OPEN SPACES, ROADS, SERVICE CORRIDOR, ETC.	110.81

### AREA STATEMENT OF SECTOR 22

SR.NO.	AREA STATEMENT	IN ACRES
1	TOTAL AREA	147.74
2	AREA UNDER INSTITUTIONAL PLOTS	67.24
3	AREA RESERVED FOR COMMERCIAL & INSTITUTIONAL , HOSPITAL SITE & IDLE PARKING	15.12
4	AREA RESERVED FOR PUBLIC BUILDINGS	6.73
5	AREA UNDER GREEN BELTS, OPEN SPACES, ROADS, ORBITAL RAIL CORRIDOR ETC.	58.65

### DETAIL OF INDUSTRIAL PLOTS

S.No.	AREA (IN ACRES)	SIZE (METERS)	SECTOR	NO'S	ELECTRONIC MANUFACTURE CLUSTER
1	7.88	----	01	01	DETAIL OF INDUSTRIAL PLOTS
2	6.02	----	01	01	AREA (IN ACRES) SIZE (METERS) SECTOR NO.S
3	4.30	102x170.55	03	03	S.No. 1 178.00 01 01
4	4.08	100x165	03	03	2 2.44 03 03
5	3.90, 3.77, 3.68, 3.75, 3.63, 3.59, 3.56, 3.55, 3.41, 3.36, 3.27 & 3.20	----	05	07 01 13	3 2.11 01 01
6	2.95 & 2.90	----	02	02	4 1.78 01 01
7	2.84	100x115	02	02	5 1.77 01 01
8	2.64	----	01	01	6 1.61 01 01
9	2.62	----	01	01	7 1.00 45X90 16 13 29
10	2.48	----	01	01	8 0.44 30X60 52 52
11	2.30	----	01	01	9 0.25 22.5X45 62 18 80
12	1.92	81.92x95	02	02	10 0.23 21X45 02 02 02
13	1.72	----	01	01	11 0.25 19.5X45 06 06 06
14	1.56	70x90	02	02	12 0.11 15X30 284 284
15	1.39	----	01	01	TOTAL 1 147.325 463
16	1.47	56x106	02	02	
17	1.05	45 X 95	14	14	
18	1.00	50x80	06	06	DETAIL OF READY BUILT FACTORY (PART OF EMC)
19	1.00	45x90	12	12	S.No. AREA (IN ACRES) SIZE (IN METERS) SECTOR 21A
20	0.79	40x80	01	01	1 0.11 15X30 270
21	0.74	50x60	02	02	Plot no. 153 to 276 & 295 to 440
22	0.73	48 x 61.42	01	01	22.5X45 02
23	0.73	35 x 61.42	01	01	Plot no. 279 & 280
24	0.49	33.08x60	02	02	TOTAL 272
25	0.47	32x60	02	02	
26	0.45	30 x 61.42	15	15	
27	0.44	30 x 60	41	72	
28	0.38	26 x 60	02	02	
29	0.32	28.58x45	02	02	
30	0.27	24x45	02	02	
31	0.25	22.5x45	82	82	
32	0.17	22.51x30	02	02	
33	0.11	15x30	58	58	
					TOTAL 203/06 97 08 413

### DETAIL OF READY BUILT FACTORY (PART OF EMC)

S.No.	AREA (IN ACRES)	SIZE (IN METERS)	SECTOR 21A
1	0.11	15X30	270
2	0.25	22.5x45	82
2	0.25	22.51x30	02
2	0.11	15x30	58
			TOTAL 203/06 97 08 413

DRG. NO. HSIIDC/IPD/1561, DATED: 08.05.2024.

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#### NOTE:-

- THIS DRAWING SUPERCEDES PREVIOUS APPROVED LAYOUT PLAN BEARING DRAWING NO.HSIIDC/IPD/1393, DATED:- 28-10-2021.
- DRAWING NO. HSIIDC/IPD/1489 DATED:- 30.12.2022. FOR PART PLAN OF CLUBBING OF INDUSTRIAL PLOT NO. 134 - 136 IN SECTOR - 21, IMT SOHNA HAS BEEN INCORPORATED.
- AS PER APPROVAL OF MD HSIIDC DATED 17.07.2024 ON NP 141 OF FILE NO. 108-C VOL. II, 2 KARAM WIDE RASTA/FIRNI, CREMATION GROUND (252 SQM) AND GRAVEYARD (1008 SQM) FOR VILLAGE ABADI RUPAHERI HAVE BEEN INCORPORATED.
- DRAWING NO. HSIIDC/IPD/1603 DATED:- 16.12.2024. PART LAYOUT PLAN OF INDUSTRIAL PLOT NO. 528, 528A, 528B, 529, 529A, 529B & 529C IN SECTOR - 20A, IMT SOHNA HAVE BEEN INCORPORATED.
- DRAWING NO. HSIIDC/IPD/1619 DATED:- 29.01.2025. FOR PART LAYOUT PLAN OF ELECTRONIC MANUFACTURING CLUSTER(EMC), IMT SOHNA HAVE BEEN INCORPORATED.
- DRAWING NO. HSIIDC/IPD/1648 DATED:- 27.03.2025. PART LAYOUT PLAN OF INSTITUTIONAL PLOT NO. 2,3,4 & 5 OF SECTOR-22, IMT SOHNA HAVE BEEN INCORPORATED.
- DRAWING NO. HSIIDC/IPD/1689 DATED:- 19.09.2025. PART LAYOUT PLAN OF SECTOR-21, IMT SOHNA HAVE BEEN INCORPORATED.
- DRAWING NO. HSIIDC/IPD/1723 DATED:- 13.02.2026. PART LAYOUT PLAN FOR RE-ALLOCATION OF POLICE STATION SITE IN SECTOR-21, IMT SOHNA HAVE BEEN INCORPORATED.

S.No.	AREA (IN ACRES)	SIZE (METERS)	NO'S
1	2.41	-	01
2	2.13	-	01
3	1.90	-	01
4	1.34	-	01
5	0.98	-	01
	<b>TOTAL</b>		<b>05</b>

DETAIL OF INSTITUTIONAL PLOTS (SECTOR 22)		
PLOT NO.	AREA (IN ACRES)	NO'S
1	10.28	01
2,3 & 4	30.00	01
5	5.35	01
6	7.88	01
7	7.29	01
8	6.44	01
	<b>TOTAL</b>	<b>06</b>

DETAIL OF RESIDENTIAL PLOTS ( R & R POLICY)										
S.No.	CATEGORY	SIZE	NO. OF PLOTS							
			SEC.	15	19	19A	20A	21A	21	TOTAL
1	14 MARLA	14m x 25m		38	10	--	30	36	88	202
2	10 MARLA	12m x 21m		18	24	--	16	18	50	126
3	8 MARLA	10m x 20m		14	10	--	26	--	52	102
4	6 MARLA	8.5m x 18m		14	14	--	30	--	40	98
5	4 MARLA	7m x 14m		06	42	--	--	32	26	106
6	3 MARLA	6m x 12.5m		08	34	38	--	--	22	102
	<b>TOTAL</b>			<b>98</b>	<b>134</b>	<b>38</b>	<b>102</b>	<b>86</b>	<b>278</b>	<b>736</b>