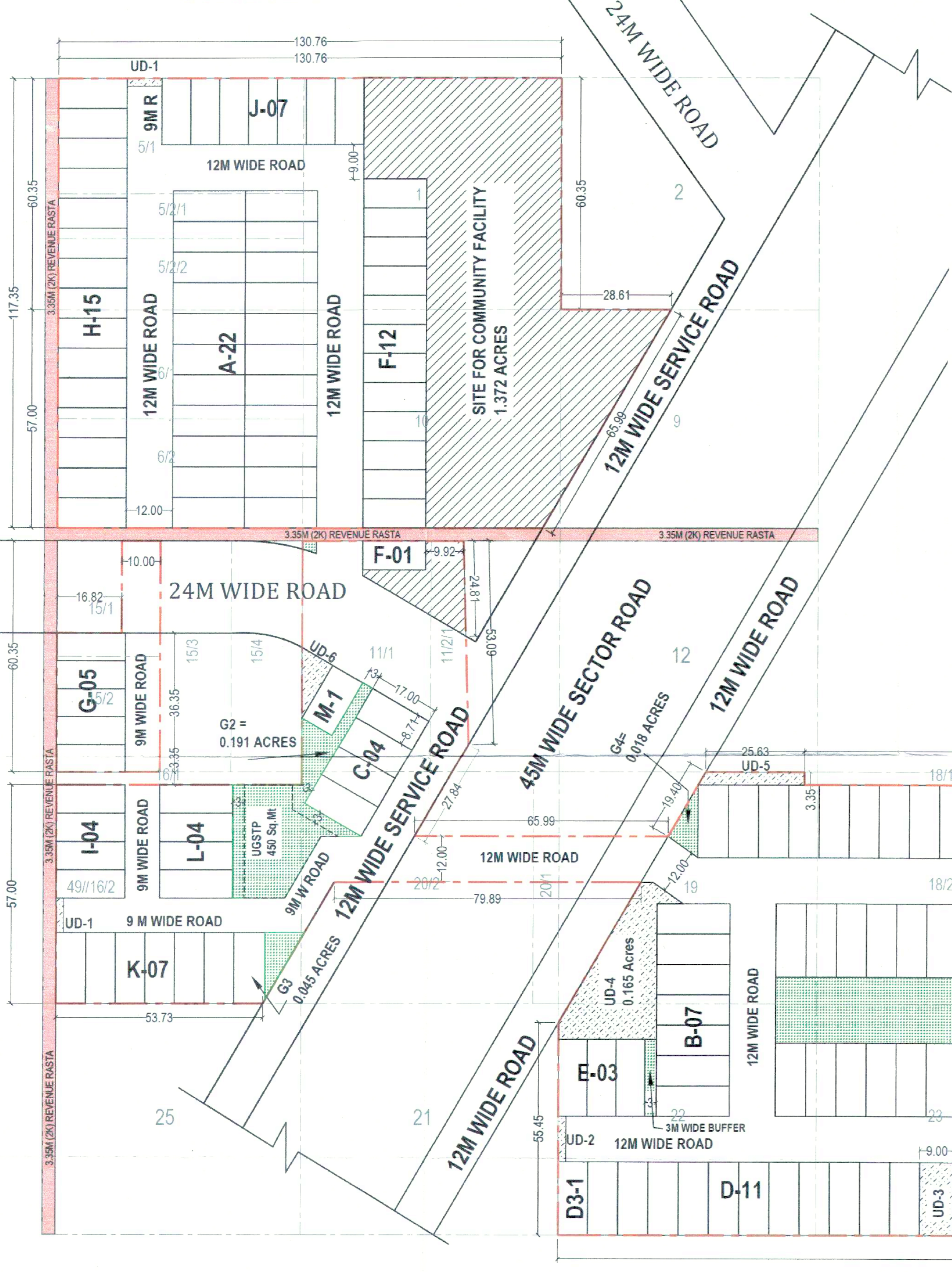


SECTOR-21C



To be read with Licence No. 120 Dated 11/07/2025 LC-5676

That this Layout Plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 13.71875 acres (Drawing No. DTCP 1257 dated 14-07-25) falling in the revenue estate of Sunari Kalan in sector-21C & 22A, Rohtak being developed by Forteasia Realty 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 plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site 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.
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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/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 colonizer/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 for enforcement of the Energy Conservation Building Codes.

(JAIDEEP) DTP (HQ) (VJENDR SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILA) ATP (HQ)

AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	13.71875	Acres
AREA FALLING IN 45m SECTOR ROAD	=	0.150	Acres
U.D AREA	=	0.261	Acres
BALANCE AREA	=	13.30775	Acres
50% BENEFIT FOR AREA FALLING IN 45M W SECTOR ROAD	=	0.075	Acres
NET PLANNED AREA	=	13.38275	Acres

Permissible Area Detail	Area Detail (In Acres)	Proposed Area Detail	
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	0.5353	0.305	2.279 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	8.1635	7.1760	53.621 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	8.6988	7.4810	55.900 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.0289	1.047	7.632 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	1.3719	1.372	10.00 %

PLOTS AREA DETAIL

S.no	Plot No	Size	Area Sq.Mt	No's	Total Area
1	A	8.00 x 18.75	150.000	22	3300.000 Sq.mt
2	B	7.91 x 18.95	149.895	7	1049.262 Sq.mt
3	C	8.71 x 17.00	148.070	4	592.280 Sq.mt
4	D	7.86 x 19.00	149.340	53	7915.020 Sq.mt
5	D1	7.86 x 19.08	149.969	46	6898.565 Sq.mt
6	D2	7.89 x 19.00	149.910	8	1199.280 Sq.mt
7	D3	7.70 x 19.00	146.300	1	146.300 Sq.mt
8	E	7.50 x 20.00	150.000	3	450.000 Sq.mt
9	F	7.58 x 16.38	124.160	13	1614.085 Sq.mt
10	G	7.27 x 17.82	129.551	5	647.757 Sq.mt
11	H	7.82 x 17.82	139.352	15	2090.286 Sq.mt
12	I	7.38 x 17.82	131.512	4	526.046 Sq.mt
13	J	7.50 x 17.35	130.125	7	910.875 Sq.mt
14	K	7.70 x 18.50	142.450	7	997.150 Sq.mt
15	L	7.38 x 19.00	140.220	4	560.880 Sq.mt
16	M	9.00 x 15.84	142.560	1	142.560 Sq.mt
TOTAL				200	29040.346 Sq.mt
				OR	7.1760 Acres
				OR	53.621 %

SECTOR-22A

DENSITY CALCULATION

TOTAL DENSITY	=	200	X	18.00 @ Person Per Plot
	=	3600.00	÷	13.38275
	=	269.003	PPA	AGAINST 240-400 PPA PERMISSIBLE

AREA UNDER GREEN PARK

Minimum Required @ 7.50%	=	1.029	Acres
Proposed Green	=	1.047	Acres
G1	=	0.767	Acres
G2	=	0.191	Acres
G3	=	0.045	Acres
G4	=	0.018	Acres
G5	=	0.026	Acres
Total Area	=	1.047	Acres
OR	=	7.632 %	

LAYOUT PLAN

PROPOSED LAYOUT PLAN FOR RESIDENTIAL PLOTTED COLONY UNDER DDJAY OF AREA MEASURING 13.71875 ACRES IN THE REVENUE ESTATE OF VILLAGE- SUNARIA KALAN, SECTOR-21C & 22A, ROHTAK, HARYANA BEING DEVELOPED BY FORTEASIA REALTY PVT. LTD.

Architect
 Ar. Parveen Kumar
 CA/2015/72115

Authorized Signatory
 Forteasia Realty Private Limited
 Authorised Signatory

Mr. Parveen Kambaj
 79585982694