

LEGEND :-

4.286 ACRES PROPOSED SITE

40%LAND HAS BEEN TRANSFERRED TO GOVERNMENT AS/POLICY VIDE REG. GIFT DEED NO. 23648 DATED 03.02.2022

LICENSE NO. 108 OF 2021 DT. 17.12.2021 FOR AN AREA MEASURING 4.1055 ACRES

HT LINE

ELECTRICAL LINE UPTO 11 KVA

CULVERT

AREA DETAIL

FACTOR	DESCRIPTION	= ACRES	SQM
A	TOTAL PLOT AREA	=	4.2860
B	AREA UNDER 45 METER WIDE SECTOR ROAD	=	0.1697
C=A-B	BALANCE AREA	=	4.1163
D = 10% of A	10% AREA OF APPLIED SITE OR ACTUAL SITE AREA IF BELOW 10% AREA	=	0.1697
F	HENCE NET PLANNED AREA	=	4.2860
F	THE AREA CONSIDER FOR LICENSE IS	=	4.2860

AREA DETAIL

FACTOR	DESCRIPTION	= ACRES	SQM
F	SITE AREA OR THE AREA CONSIDER FOR LICENSE	=	4.2860
40% of F	PERMISSIBLE 40% OF TOTAL PLOT AREA TO BE TRANSFER TO GOVT. AS/POLICY	=	1.7144
40.098% OF F	PROPOSED 40.098% AREA HAS BEEN TRANSFERRED TO GOVT. AS/POLICY	=	1.7186
G = F - 40.098%	BALANCE AREA OR AREA FOR PLANNING	=	2.5674
H = 50% of G	PERMISSIBLE GROUND COVERAGE	=	1.2837
H = 48.84% of G	PROPOSED GROUND COVERAGE@48.84% OF BALANCE AREA(G)	=	1.2540
	PERMISSIBLE FLOOR AREA RATIO (F.A.R.)@300 OF BALANCE AREA	=	7.7022
I	TOTAL NO. OF PLOTS	=	90

BLOCK SUMMARY

BLOCK NAME	PLOT NO.	NO. OF	PROPOSED G. C.
BLOCK I	PLT NO. 01 - 07	7	917.840
BLOCK II	PLT NO. 08 - 10	3	148.840
BLOCK III	PLT NO. 12 - 21 & 21a	11	1387.904
BLOCK IV	PLT NO. 22 - 24	3	335.200
BLOCK V	PLT NO. 25 - 30	6	508.970
BLOCK VI	PLT NO. 31 - 53	23	730.000
BLOCK VII	PLT NO. 54 - 90	37	1046.340
TOTAL		90	5075.094

UTILITY BLOCK FREE FROM GROUND COVERAGE & F.A.R.

SIZE	AREA	NO. OF	TOTAL AREA
MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d
6.75 X 6.00	40.500	1	40.500
TOTAL		1	40.500

AREA DETAIL OF BLOCK I

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 07	5.72 X 22.00	125.840	1	125.840
PLOT 01-06	6.00 X 22.00	132.000	6	792.000
TOTAL		7	917.840	

AREA DETAIL OF BLOCK II

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 08	4.07 X 12.21	49.695	1	49.695
PLOT 09-10	4.06 X 12.21	49.573	2	99.145
TOTAL		3	148.840	

AREA DETAIL OF BLOCK III

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 12-20	5.60 X 22.40	125.440	9	1128.960
PLOT -21	5.56 X 22.40	124.544	1	124.544
PLOT 21a	6.00 X 22.40	134.400	1	134.400
TOTAL		11	1387.904	

AREA DETAIL OF BLOCK IV

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 22-23	5.58 X 20.00	111.600	2	223.200
PLOT 24	5.60 X 20.00	112.000	1	112.000
TOTAL		3	335.200	

AREA DETAIL OF BLOCK V

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 25	AS PER SITE	54.36	1	54.36
PLOT 26	AS PER SITE	73.56	1	73.56
PLOT 27	AS PER SITE	92.79	1	92.79
PLOT 28	AS PER SITE	112.04	1	112.04
PLOT 29	AS PER SITE	109.75	1	109.75
PLOT 30	AS PER SITE	66.47	1	66.47
TOTAL		6	508.970	

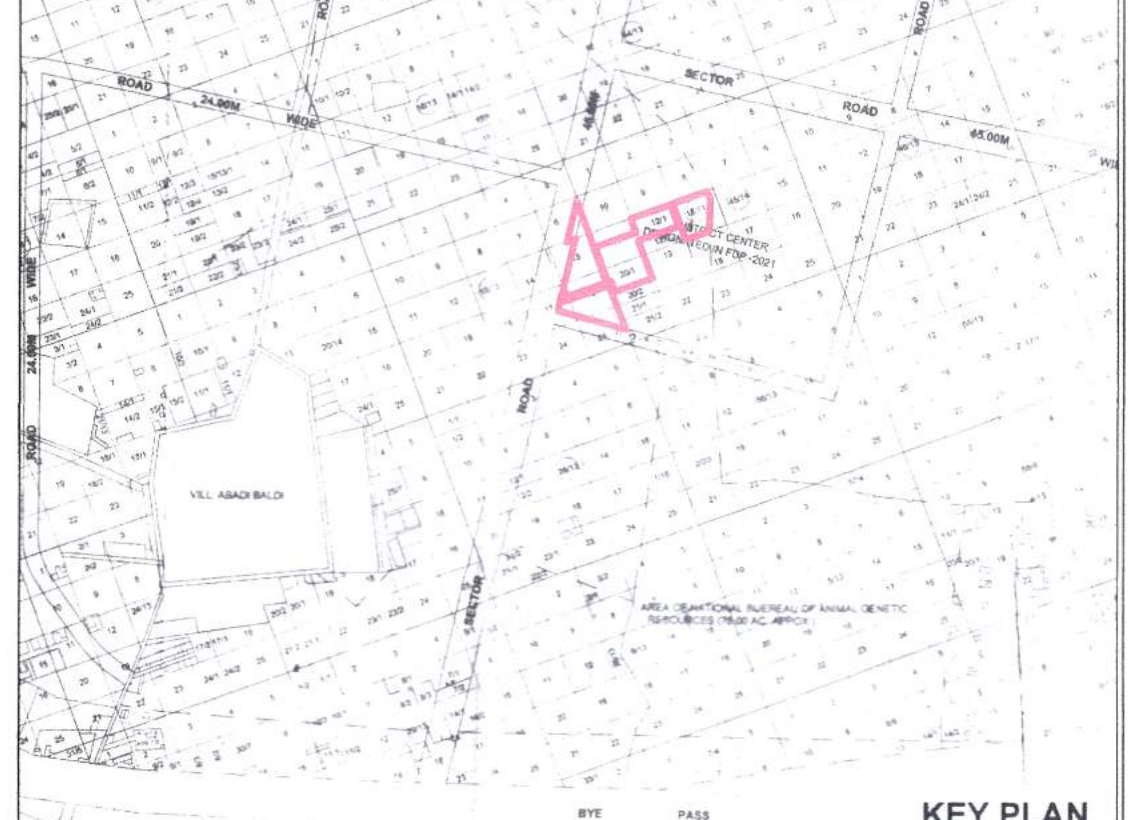
AREA DETAIL OF BLOCK VI

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 31	4.83 X 10.00	48.3000	1	48.3000
PLOT 32-52	3.05 X 10.00	30.5000	21	640.5000
PLOT 53	4.12 X 10.00	41.2000	1	41.2000
TOTAL		23	730.000	

AREA DETAIL OF BLOCK VII

PLOT NO.	SIZE	AREA	NO. OF	TOTAL AREA
	MT. X	SQM.	PLOTS	SQM
a X b	c=a x b	d	A=c x d	
PLOT 54	5.44 X 9.00	48.9600	1	48.9600
PLOT 55-89	3.05 X 9.00	27.4500	35	960.7500
PLOT 90	4.07 X 9.00	36.6300	1	36.6300
TOTAL		37	1046.340	

LAYOUT PLAN FOR SETTING UP A COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.286 ACRES UNDER NEW INTEGRATED LICENSING POLICY DATED 09.02.2016 FALLING IN THE REVENUE ESTATE OF VILLAGE - BALDI, SECTOR - 28, TEHSIL & DISTRICT - KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED. (ACDPL)



PROJECT :-

COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.286 ACRES UNDER NEW INTEGRATED LICENSING POLICY DATED 09.02.2016 FALLING IN THE REVENUE ESTATE OF VILLAGE - BALDI, SECTOR - 28, TEHSIL & DISTRICT - KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED(ACDPL)

OWNER :-

ALPHA CORP DEVELOPMENT PRIVATE LIMITED

(Signature: Anil Gupta)
OWNER/AUTHORIZED SIGNATORY

(Signature: Anil Gupta)
ARCHITECT'S SIGNATURE

DRAWING TITLE :-

SITE PLAN/LAYOUT PLAN

DATE : MARCH 2022

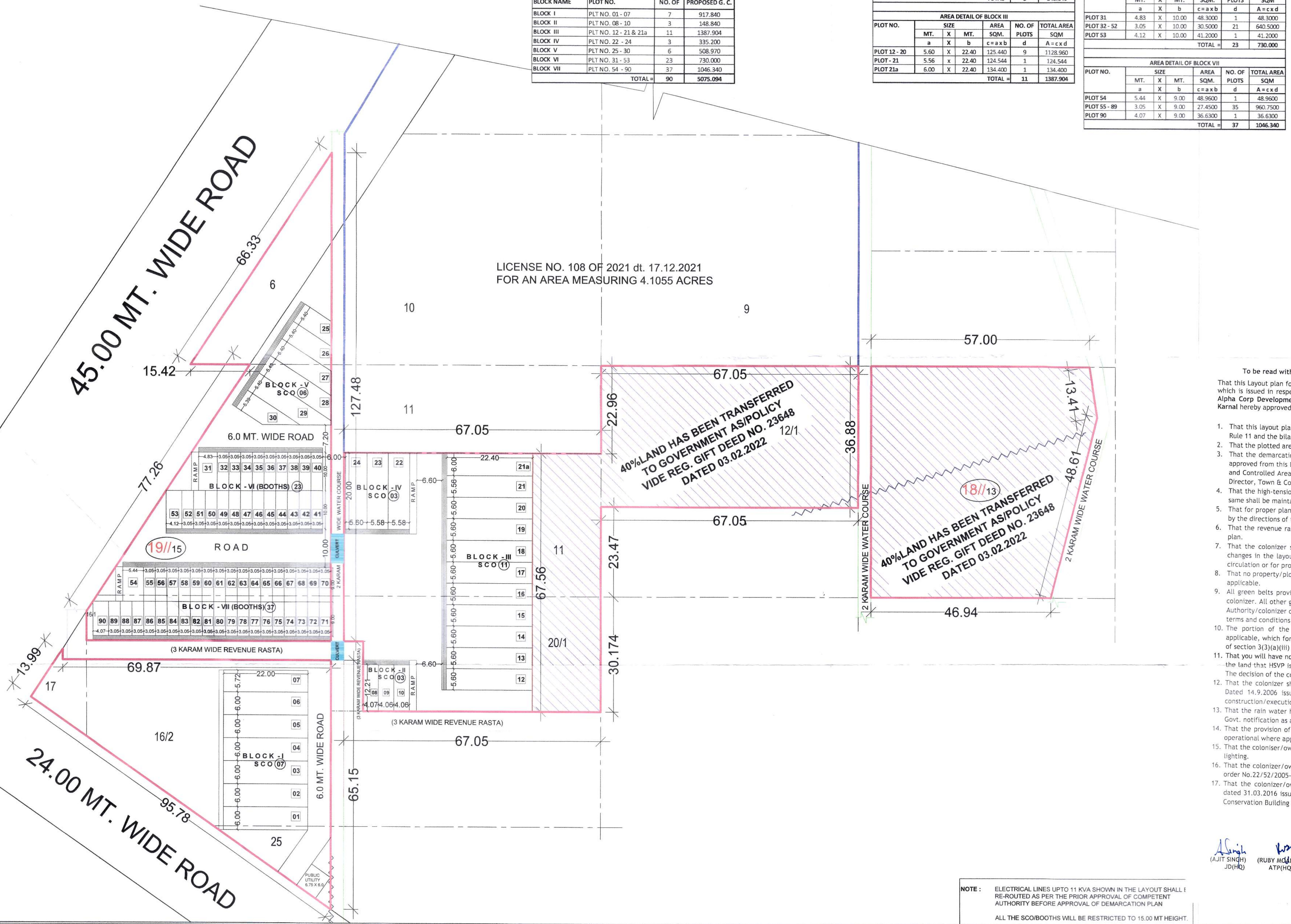
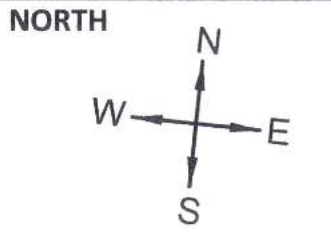
DEALT BY : DPTI

DRG. NO. : ALPHA/KAR/COMM. 02/4.286/01

SCALE :

CHECKED BY : 01 OF 01

SHEET NO. : 01 OF 01



To be read with Licence No. 27 of 2022 Dated 20/03/2022 LC-4619

This layout plan for an area of 4.286 acres (Drawing No. DTCP 2802 dated 21.03.22) comprised of licence which is issued in respect Commercial Plotted Colony (under NILP policy dated 09.02.2016) being developed by Alpha Corp Development Pvt. Ltd. falling in the revenue estate of village Baldi, Sector-28, Tehsil & District Karnal 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 as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 licences.
10. 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.
11. 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.
12. 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
16. 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.
17. 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.

(Signature: Ajit Singh) (AJIT SINGH) JD(HQ)

(Signature: Ruby Mishra) (RUBY MISHRA) ATP(HQ)

(Signature: Narender Kumar) (NARENDER KUMAR) DTP(HQ)

(Signature: Hitesh Sharma) (HITESH SHARMA) STP(HQ)

(Signature: P. Singh) (P. SINGH) DTP(HQ)

(Signature: K. Makrand Pandurang) (K. MAKRAND PANDURANG, IAS) DTCP(HR)

NOTE :- ELECTRICAL LINES UPTO 11 KVA SHOWN IN THE LAYOUT SHALL BE RE-ROUTED AS PER THE PRIOR APPROVAL OF COMPETENT AUTHORITY BEFORE APPROVAL OF DEMARCATION PLAN

ALL THE SCO/BOOTHs WILL BE RESTRICTED TO 15.00 MT HEIGHT.