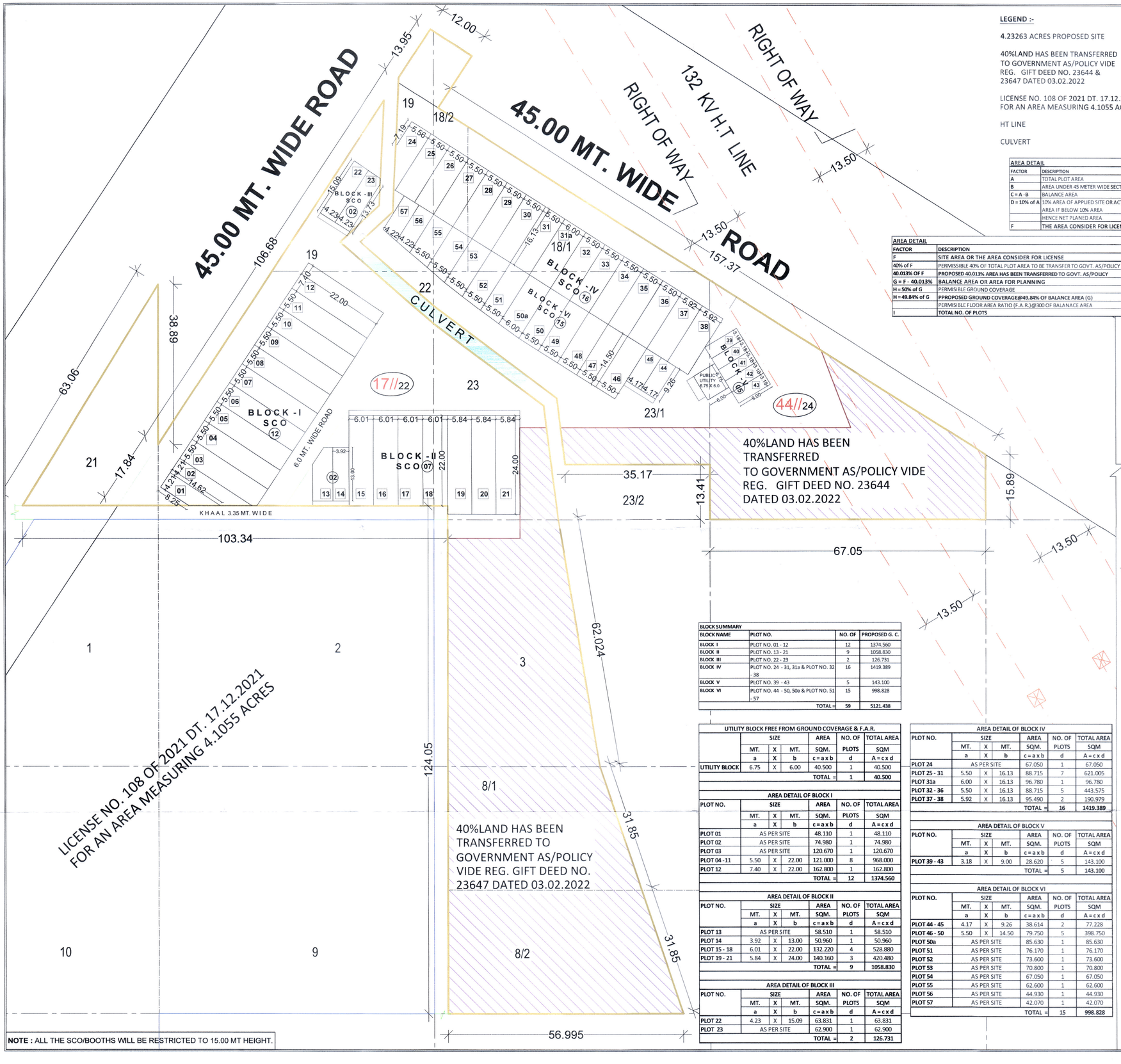


NOTE : ALL THE SCO/BOOTHS WILL BE RESTRICTED TO 15.00 MT HEIGHT.

LEGEND :-

4.23263 ACRES PROPOSED SITE

40%LAND HAS BEEN TRANSFERRED TO GOVERNMENT AS/POLICY VIDE REG. GIFT DEED NO. 23644 & 23647 DATED 03.02.2022

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

HT LINE

CULVERT

AREA DETAIL

FACTOR	DESCRIPTION	=	ACRES
A	TOTAL PLOT AREA	=	4.23263
B	AREA UNDER 45 METER WIDE SECTOR ROAD	=	0.24480
C = A - B	BALANCE AREA	=	3.98783
D = 10% of A	10% AREA OF APPLIED SITE OR ACTUAL SITE AREA IF BELOW 10% AREA	=	0.244800
	HENCE NET PLANED AREA	=	4.232630
F	THE AREA CONSIDER FOR LICENSE IS	=	4.232630

AREA DETAIL

FACTOR	DESCRIPTION	=	ACRES	SQM
F	SITE AREA OR THE AREA CONSIDER FOR LICENSE	=	4.23263	
40% of F	PERMISSIBLE 40% OF TOTAL PLOT AREA TO BE TRANSFER TO GOVT. AS/POLICY	=	1.69305	
40.013% OF F	PPROPOSED 40.013% AREA HAS BEEN TRANSFERRED TO GOVT. AS/POLICY		1.6936	
G = F - 40.013%	BALANCE AREA OR AREA FOR PLANNING	=	2.53903	10275.074
H = 50% of G	PERMISIBLE GROUND COVERAGE	=	1.26952	5137.537
H = 49.84% of G	PPROPOSED GROUND COVERAGE@49.84% OF BALANCE AREA (G)	=	1.26553	5121.438
	PERMISIBLE FLOOR AREA RATIO (F.A.R.)@300 OF BALANACE AREA	=	7.617	
I	TOTAL NO. OF PLOTS	=	59	

BLOCK SUMMARY

BLOCK NAME	PLOT NO.	NO. OF	PROPOSED G. C.
BLOCK I	PLOT NO. 01 - 12	12	1374.560
BLOCK II	PLOT NO. 13 - 21	9	1058.830
BLOCK III	PLOT NO. 22 - 23	2	126.731
BLOCK IV	PLOT NO. 24 - 31, 31a & PLOT NO. 32 - 38	16	1419.389
BLOCK V	PLOT NO. 39 - 43	5	143.100
BLOCK VI	PLOT NO. 44 - 50, 50a & PLOT NO. 51 - 57	15	998.828
	TOTAL =	59	5121.438

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

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

AREA DETAIL OF BLOCK I

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 01	AS PER SITE			48.110	1	48.110
PLOT 02	AS PER SITE			74.980	1	74.980
PLOT 03	AS PER SITE			120.670	1	120.670
PLOT 04 - 11	5.50	X	22.00	121.000	8	968.000
PLOT 12	7.40	X	22.00	162.800	1	162.800
				TOTAL =	12	1374.560

AREA DETAIL OF BLOCK II

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 13	AS PER SITE			58.510	1	58.510
PLOT 14	3.92	X	13.00	50.960	1	50.960
PLOT 15 - 18	6.01	X	22.00	132.220	4	528.880
PLOT 19 - 21	5.84	X	24.00	140.160	3	420.480
				TOTAL =	9	1058.830

AREA DETAIL OF BLOCK III

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 22	4.23	X	15.09	63.831	1	63.831
PLOT 23	AS PER SITE			62.900	1	62.900
				TOTAL =	2	126.731

AREA DETAIL OF BLOCK IV

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 24	AS PER SITE			67.050	1	67.050
PLOT 25 - 31	5.50	X	16.13	88.715	7	621.005
PLOT 31a	6.00	X	16.13	96.780	1	96.780
PLOT 32 - 36	5.50	X	16.13	88.715	5	443.575
PLOT 37 - 38	5.92	X	16.13	95.490	2	190.979
				TOTAL =	16	1419.389

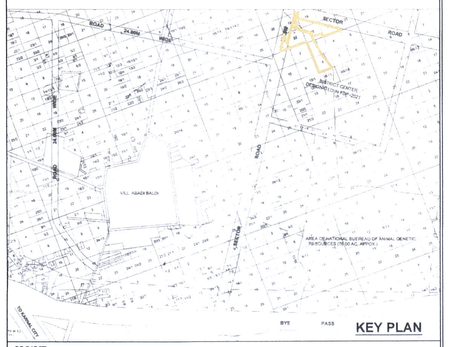
AREA DETAIL OF BLOCK V

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 39 - 43	3.18	X	9.00	28.620	5	143.100
				TOTAL =	5	143.100

AREA DETAIL OF BLOCK VI

PLOT NO.	SIZE MT.	X	SIZE MT.	AREA SQM.	NO. OF PLOTS	TOTAL AREA SQM
	a	X	b	c = a x b	d	A = c x d
PLOT 44 - 45	4.17	X	9.26	38.614	2	77.228
PLOT 46 - 50	5.50	X	14.50	79.750	5	398.750
PLOT 50a	AS PER SITE			85.630	1	85.630
PLOT 51	AS PER SITE			76.170	1	76.170
PLOT 52	AS PER SITE			73.600	1	73.600
PLOT 53	AS PER SITE			70.800	1	70.800
PLOT 54	AS PER SITE			67.050	1	67.050
PLOT 55	AS PER SITE			62.600	1	62.600
PLOT 56	AS PER SITE			44.930	1	44.930
PLOT 57	AS PER SITE			42.070	1	42.070
				TOTAL =	15	998.828

LAYOUT PLAN FOR SETTING UP A COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.23263 ACRES UNDER NEW INTEGRATED LICENSING POLICY DATED 09.02.2016 FALLING IN THE REVENUE ESTATE OF VILLAGE - BALDI & KAILASH, SECTOR - 28, TEHSIL & DISTRICT - KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED. (ACDPL)



KEY PLAN

PROJECT :-

COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.23263 ACRES UNDER NEW INTEGRATED LICENSING POLICY DATED 09.02.2016 FALLING IN THE REVENUE ESTATE OF VILLAGE - BALDI & KAILASH, SECTOR - 28, TEHSIL & DISTRICT - KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED(ACDPL)

OWNER :-

ALPHA CORP DEVELOPMENT PRIVATE LIMITED

OWNER/AUTHORIZED SIGNATORY | ARCHITECT'S SIGNATURE

DRAWING TITLE :-

SITE PLAN/LAYOUT PLAN

DATE : MARCH2022
DEALT BY : DIPTI
DRG. NO. : ALPHA/KAR/COMM. 02/4.286/01
SCALE :
CHECKED BY:
SHEET NO. : 01 OF 01

NORTH

To be read with Licence No. 29. of 2022 Dated 22/03/2022. LC-4620

That this Layout plan for an area of 4.23263 acres (Drawing No. DTCP 8202 dated 25.03.22) 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 & Kailash, 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 liences.
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)(ii) 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 coloniser/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.

(AJIT SINGH) JD(HQ) | (RUBY MOON) ATP(HQ) | (NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (JOGINDER SINGH) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)