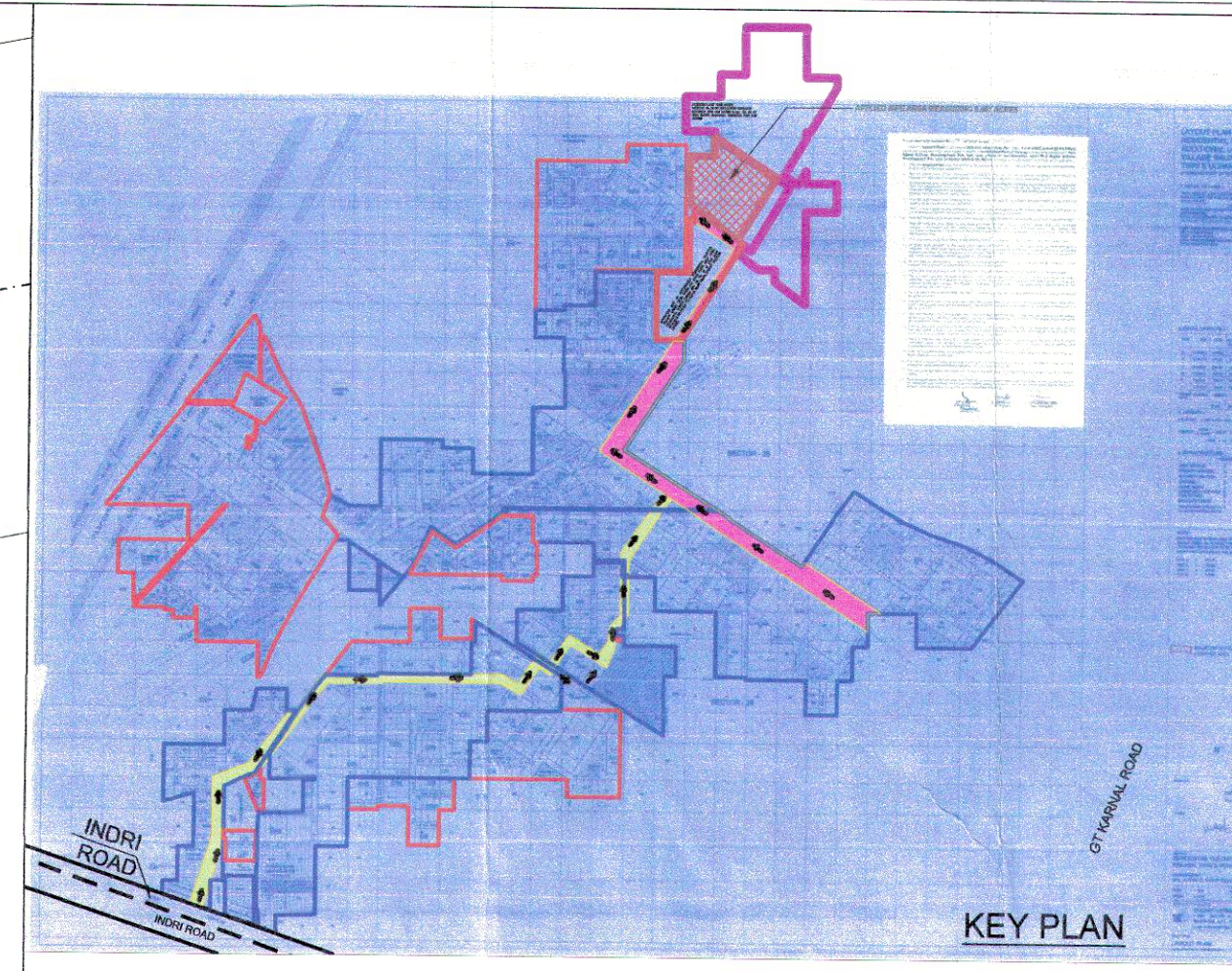
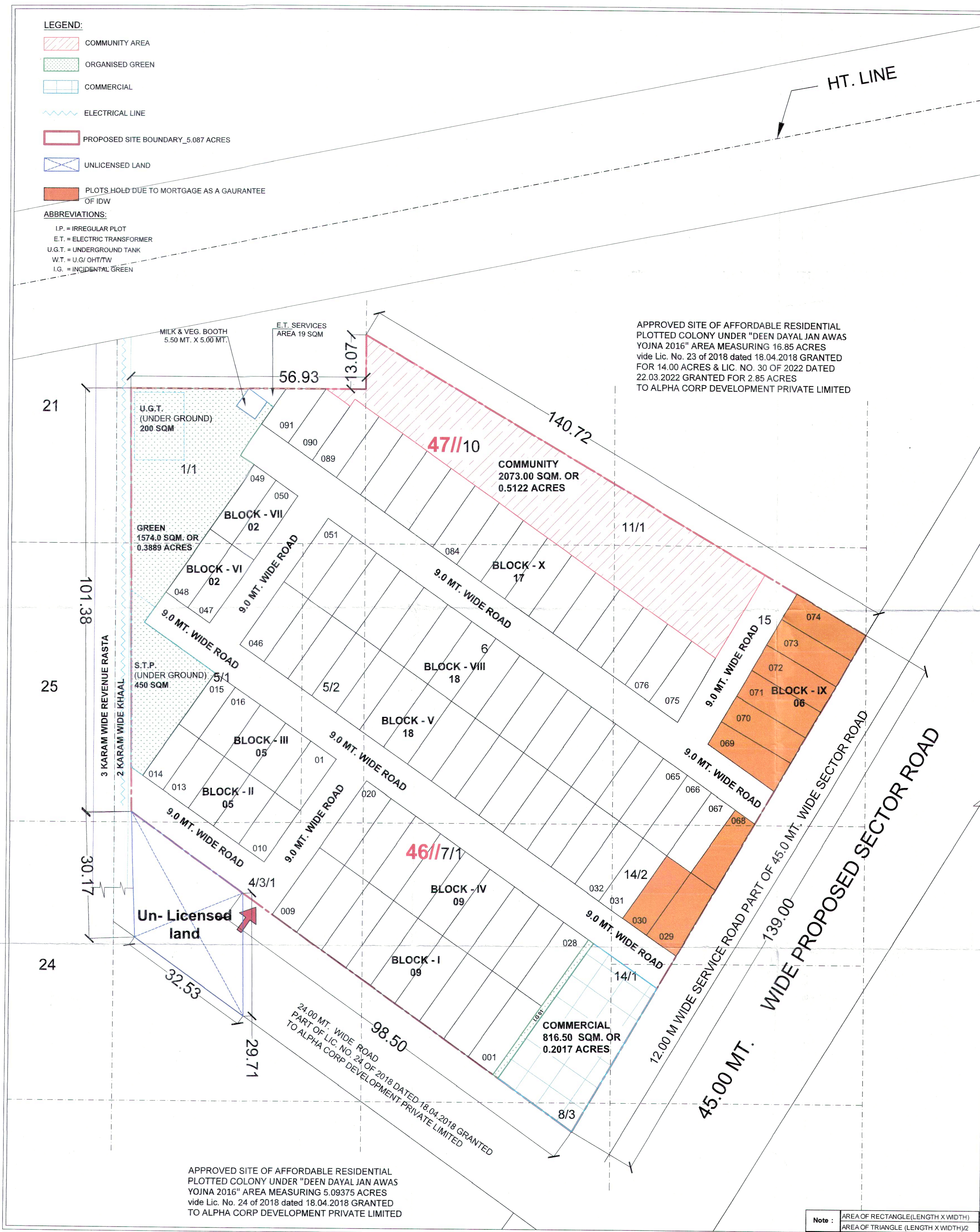


- LEGEND:**
- COMMUNITY AREA
 - ORGANISED GREEN
 - COMMERCIAL
 - ELECTRICAL LINE
 - PROPOSED SITE BOUNDARY_5.087 ACRES
 - UNLICENSED LAND
 - PLOTS HELD DUE TO MORTGAGE AS A GAURANTEE OF IDW

- ABBREVIATIONS:**
- I.P. = IRREGULAR PLOT
 - E.T. = ELECTRIC TRANSFORMER
 - U.G.T. = UNDERGROUND TANK
 - W.T. = U/G OHT/TW
 - I.G. = INCIDENTAL GREEN



LAYOUT PLAN OVER AN AREA MEASURING 5.087 ACRES FOR SETTING UP AN AFFORDABLE PLOTTED HOUSING COLONY UNDER Deen Dayal Jan Awas Yojna, Policy - 2016 AT VILLAGE KAILASH, SECTOR 28A, TEHSIL & DISTRICT KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED

AREA DETAIL ACRES

DESCRIPTION	ACRES	SQM.	%
TOTAL APPLIED AREA A	5.087	20586.3260	100%
NET PLANNED AREA A (TPA OR NPA)	5.087	20586.3260	

DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
	ACRES	SQM.	%	ACRES	SQM.	%
REQUIRED OPEN SPACE OR GREEN AREA @7.5% OF TPA OR NPA	0.3815	1543.974	7.50%	0.3889	1574.000	7.64%
REQUIRED AREA TO BE TRANSFERRED FREE OF	0.5087	2058.632	10.0%	0.5122	2073.000	10.07%
COST TO THE GOVERNMENT @10% OF TPA OR NPA						
REQUIRED AREA UNDER COMMERCIAL @4% OF NPA_1	0.2034	823.453	4.0%	0.2017	816.5000	3.97%
SALEABLE AREA UNDER PLOTS @61% OF NPA_2	3.10300	12557.658	61.0%	2.9342	11874.5592	57.68%
TOTAL SALEABLE AREA (1+2)	3.30640	13381.111	65.0%	3.1359	12691.0592	61.65%

DENSITY CALCULATION

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
POPULATION	91	18	1638.00
TOTAL POPULATION			1638.00 PERSON
DENSITY PERMISSIBLE			240 TO 400 PPA
DENSITY ACHIEVED	Total Person / Net Planned Area		1638/5.087 = 321.997
			Say 322 PPA

AUTHORIZED SIGNATORY

SCALE: DATE: DRG. NO.: ALKAR/DJAY/5/28

PLOT AREA DETAIL

DETAIL OF PLOTS

BLOCK	PLOT NOS.	LENGTH (mt.)	WIDTH (mt.)	AREA OF A PLOT (sq mt.)	NO. OF PLOTS	AREA OF TOTAL PLOTS (sq mt.)
		a	b	c = a x b	d	e = c x d
BLOCK I	PLOT NO. 001-009	19.60	7.330	143.6680	9	1293.0120
BLOCK II	PLOT NO. 010-013	15.10	7.500	113.2500	4	453.0000
BLOCK III	PLOT NO. 014	15.10	6.000	90.6000	1	90.6000
BLOCK IV	PLOT NO. 015	15.10	6.000	90.6000	1	90.6000
BLOCK V	PLOT NO. 016-019	15.10	7.500	113.2500	4	453.0000
BLOCK VI	PLOT NO. 020-028	19.60	7.330	143.6680	9	1293.0120
BLOCK VII	PLOT NO. 029	IRREGULAR PLOTS		148.5000	1	148.5000
BLOCK VIII	PLOT NO. 030-046	18.50	7.107	131.4795	17	2235.1515
BLOCK IX	PLOT NO. 047-048	18.50	6.500	120.2500	2	240.5000
BLOCK X	PLOT NO. 049-050	18.50	6.500	120.2500	2	240.5000
BLOCK XI	PLOT NO. 051-067	18.50	7.107	131.4795	17	2235.1515
BLOCK XII	PLOT NO. 068	IRREGULAR PLOTS		121.0000	1	121.0000
BLOCK XIII	PLOT NO. 069	IRREGULAR PLOTS		138.6000	1	138.6000
BLOCK XIV	PLOT NO. 070-074	19.50	7.150	139.4250	5	697.1250
BLOCK XV	PLOT NO. 075	IRREGULAR PLOTS		138.6400	1	138.6400
BLOCK XVI	PLOT NO. 076-089	17.90	7.140	127.8060	14	1789.2840
BLOCK XVII	PLOT NO. 090	15.88	7.140	113.3832	1	113.3832
BLOCK XVIII	PLOT NO. 091	IRREGULAR PLOTS		103.5000	1	103.5000
TOTAL					91	11874.5592

DETAIL OF 10.41% (0.3056 ACRES) PLOT AREA TO BE MORTGAGE AS PER POLICY (0.2934 ACRES), THE APPLICANT HAS OFFERED 10.41% I.E. 0.3056 ACRE AREA FOR TO BE MORTGAGE

BLOCK	PLOT NOS.	LENGTH (mt.)	WIDTH (mt.)	AREA OF A PLOT (sq mt.)	NO. OF PLOTS	AREA OF TOTAL PLOTS (sq mt.)
		a	b	c = a x b	d	e = c x d
BLOCK V	PLOT NO. 029	IRREGULAR PLOTS		148.5000	1	148.5000
BLOCK VIII	PLOT NO. 030	18.50	7.107	131.4795	1	131.4795
BLOCK XII	PLOT NO. 068	IRREGULAR PLOTS		121.0000	1	121.0000
BLOCK XIII	PLOT NO. 069	IRREGULAR PLOTS		138.6000	1	138.6000
BLOCK XIV	PLOT NO. 070-074	19.50	7.150	139.4250	5	697.1250
TOTAL					9	0.3056 ACRES

- To be read with Licence No. 2/B Dated 29/12/2022 LC-4850.
- This Layout Plan for an area measuring 5.087 acres (Drawing No. DGTCR 29/01 dated 03/03/2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Alpha Corp. Development Pvt. Ltd. in sector-28A, Karnal is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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 General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCR for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DGTCR, 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced area 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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.
 - 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.

(M. D. KASH) ATP (HQ) (P. V. KUMAR) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) CTP (HR) (T. SATYAPRAKASH, IAS) DGTCR (HR)

(S. SATYA PAL) JD (HQ)

Note : AREA OF RECTANGLE (LENGTH X WIDTH) AREA OF TRIANGLE (LENGTH X WIDTH) / 2