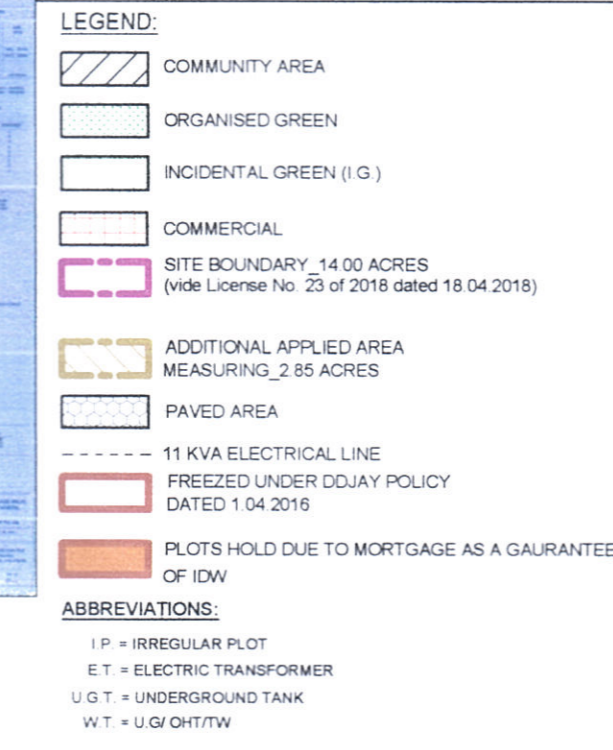
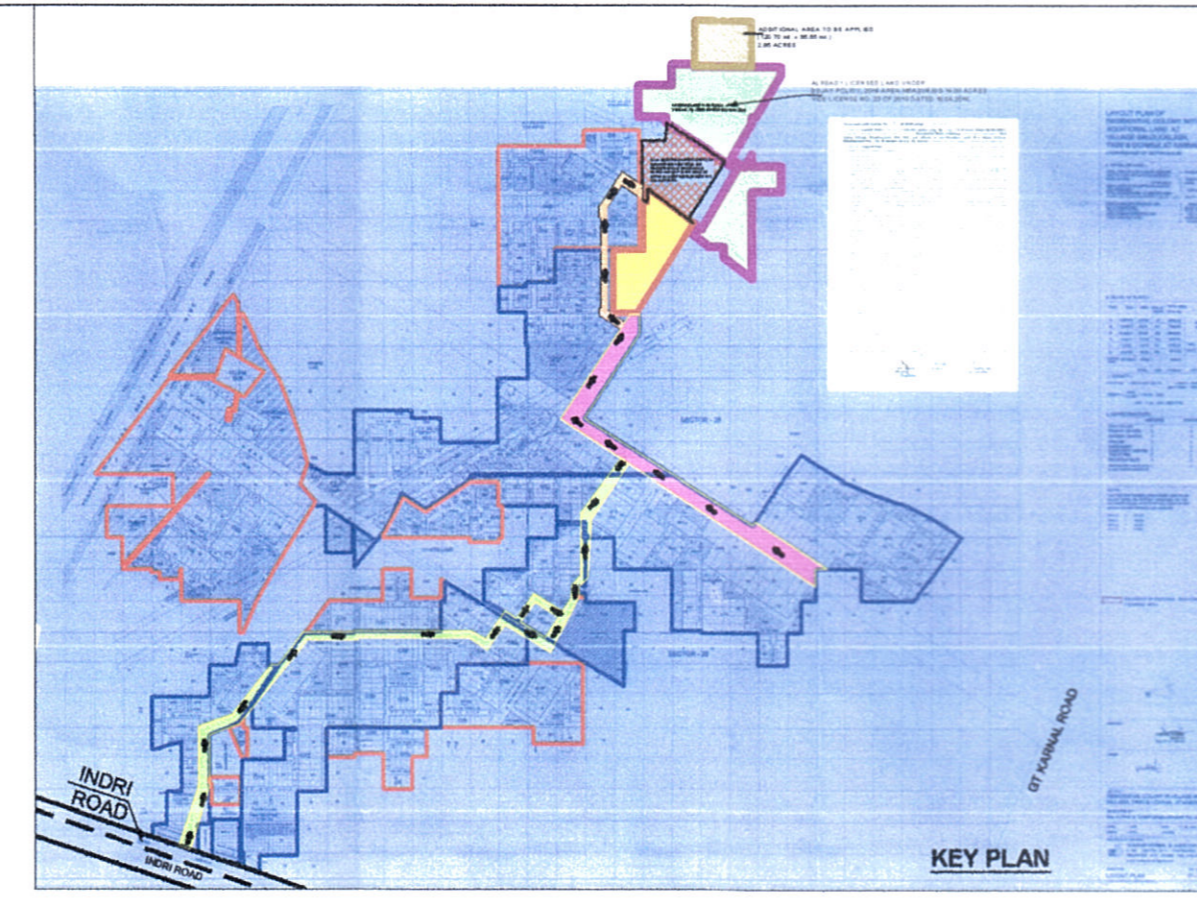


LAYOUT PLAN FOR AN ADDITIONAL AREA MEASURING 2.85 ACRES OF "AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016" ADJOINING TO THE ALREADY GRANTED LICENSE AREA MEASURING 14.00 ACRES (LICENSE NO. 23 OF 2018 DATED 18.04.2018) TOTALING AREA 16.85 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KAILASH, SECTOR - 28, 28A, TEHSIL & DISTRICT KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT PRIVATE LIMITED(ACDPL).

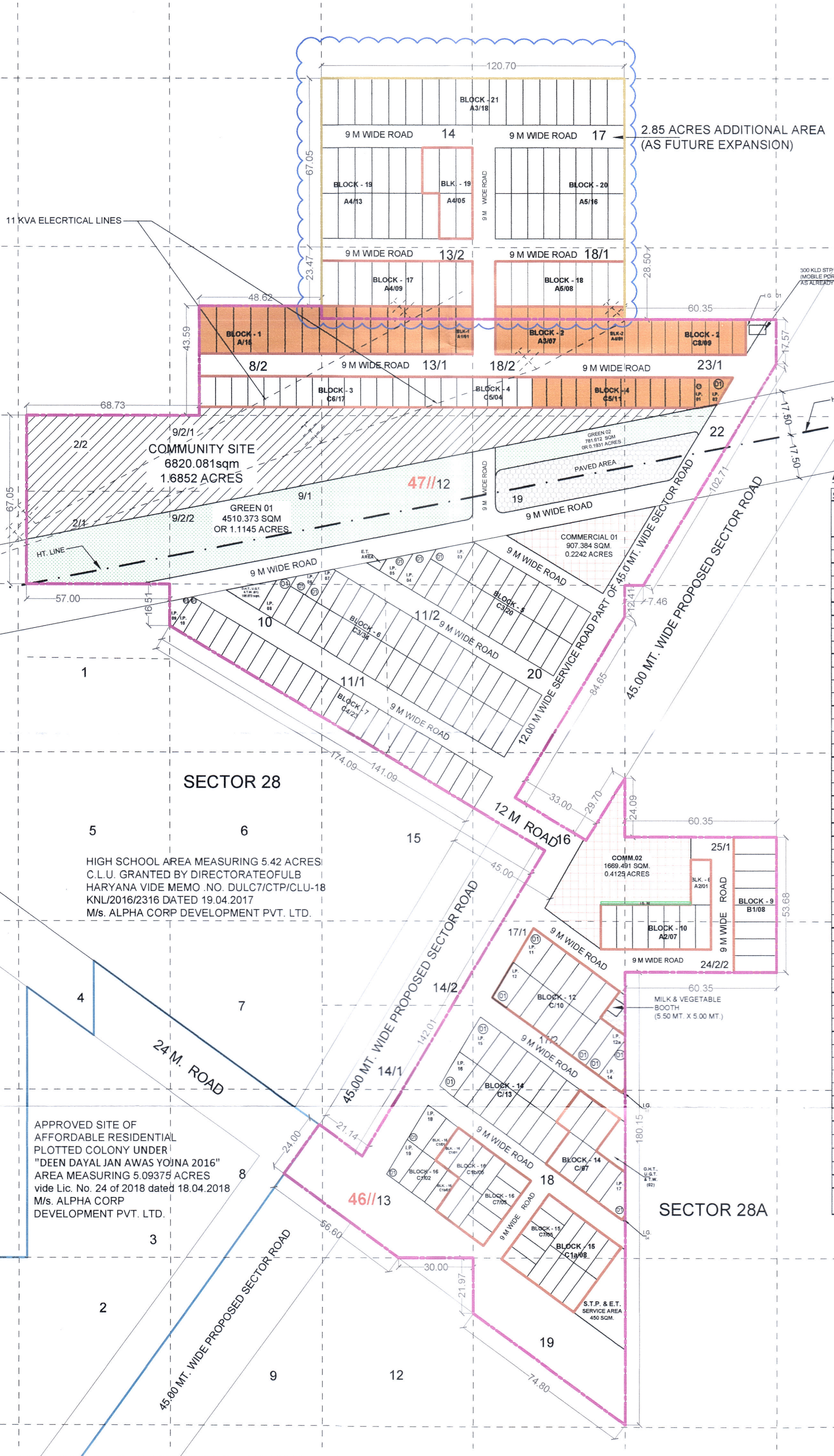


AREA DETAIL 16.850 ACRES	
DESCRIPTION	ACRES
FRESH APPLIED AREA_A	= 2.8500
ALREADY LICENSED AREA_B	= 14.0000
TOTAL AREA OF SCHEME (C = A + B)	= 16.8500
AREA UNDER ROAD WIDENING_I	= 1.3630
BALANCE AREA_D = C - (I)	= 15.4870
50% AREA OF ROAD WIDENING_II = 50% of	= 0.6815
TOTAL PLANNED AREA_E = (D + II)	= 16.1685
NET PLANNED AREA_E	= 16.1685

DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
	SQM.	ACRES	%	SQM.	ACRES	%
REQUIRED OPEN SPACE OR GREEN	= 5114.2066	1.2638	7.5%	5291.985	1.3076	7.760%
REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT FOR COMMUNITY SITE/FACILITY	= 6818.9422	1.6850	10.0%	6820.081	1.6852	10.001%
REQUIRED AREA UNDER COMMERCIAL_1	= 2617.2597	0.6467	4.0%	2512.577	0.6367	3.937%
SALEABLE AREA UNDER PLOTS_2	= 39913.2114	9.8628	61.0%	30573.544	7.5549	46.716%
TOTAL SALEABLE AREA (1+2)	= 42530.4711	10.5095	65.0%	33086.121	8.1916	50.663%

DENSITY CALCULATIONS			
CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	305	18.0	5490.00
TOTAL POPULATION			5490.00 PERSON
DENSITY PERMISSIBLE			240 TO 400 PPA
DENSITY ACHIEVED	Area	5490.00/16.1685 = 339.549	340 PPA

SCALE: DATE: DRG. NO.: ACDPL/DOJAY_16.850/RO



AREA DETAIL OF PLOTS

SUMMARY OF TOTAL PLOTS					SCHEME 16.85 ACRES				
TYPE	BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)	a	b	a x b
A	B1	19.030	6.810	129.5943	15	1943.9145			
A1		19.030	6.740	128.2622	1	128.2622			
A3	B2	19.030	6.420	122.1726	7	855.2082			
A4		19.030	6.410	121.9823	1	121.9823			
C8		14.000	5.360	75.0400	9	675.3600			
C6	B3	12.200	6.410	78.2020	17	1329.4340			
C5	B4	12.200	5.880	71.7360	15	1076.0400			
I.P.01				AS PER PLAN	= 69.8760	1	69.8760		
I.P.02				AS PER PLAN	= 66.8020	1	66.8020		
I.P.03	B5			AS PER PLAN	= 117.3530	1	117.3530		
C3		14.600	6.000	87.6000	20	1752.0000			
I.P.04				AS PER PLAN	= 110.6200	1	110.6200		
I.P.05				AS PER PLAN	= 72.1590	1	72.1590		
I.P.06	B6			AS PER PLAN	= 51.5180	1	51.5180		
I.P.07				AS PER PLAN	= 68.1780	1	68.1780		
C3		14.600	6.000	87.6000	34	2978.4000			
I.P.08				AS PER PLAN	= 98.7960	1	98.7960		
I.P.09	B7			AS PER PLAN	= 52.3780	1	52.3780		
I.P.010				AS PER PLAN	= 66.8610	1	66.8610		
C4		14.600	5.870	85.7020	23	1971.1460			
A2	B8	17.820	8.000	142.5600	1	142.5600			
B1	B9	17.100	6.710	114.7410	8	917.9280			
A2	B10	17.820	6.245	111.2859	7	779.0013			
C	B12	16.000	6.500	104.0000	5	520.0000			
I.P.011				AS PER PLAN	= 144.6130	1	144.6130		
I.P.012				AS PER PLAN	= 123.2890	1	123.2890		
C		16.000	6.500	104.0000	5	520.0000			
B		19.000	6.500	123.5000	1	123.5000			
I.P.012a				AS PER PLAN	= 122.9730	1	122.9730		
I.P.012b				AS PER PLAN	= 113.5880	1	113.5880		
C	B14	16.000	6.500	104.0000	9	936.0000			
I.P.015				AS PER PLAN	= 149.9200	1	149.9200		
I.P.016				AS PER PLAN	= 127.0400	1	127.0400		
C		16.000	6.500	104.0000	11	1144.0000			
I.P.017				AS PER PLAN	= 112.4590	1	112.4590		
C1a	B15	16.000	5.820	93.1200	4	372.4800			
C7		12.240	6.400	78.3360	5	391.6800			
C1a		16.000	5.820	93.1200	4	372.4800			
C7	B16	12.240	6.400	78.3360	5	391.6800			
C1b		16.000	5.710	91.3600	3	274.0800			
C1		16.000	6.335	101.3600	2	202.7200			
I.P.018				AS PER PLAN	= 132.3200	1	132.3200		
I.P.019				AS PER PLAN	= 109.7600	1	109.7600		
C1		16.000	6.335	101.3600	2	202.7200			
C1b		16.000	5.710	91.3600	3	274.0800			
A4	B17	18.000	6.705	120.6900	9	1086.2100			
A5	B18	18.000	6.418	115.5240	8	924.1920			
A4	B19	18.000	6.705	120.6900	18	2172.4200			
A5	B20	18.000	6.418	115.5240	16	1848.3840			
A3	B21	18.520	6.705	124.1766	18	2235.1788			
TOTAL AREA UNDER 305 PLOTS					305	30573.5443			7.5549 ACRES

Note : AREA OF RECTANGLE (LENGTH X WIDTH)
AREA OF TRIANGLE (LENGTH X WIDTH)/2
I.P. = IRREGULAR PLOT

DETAIL OF 50.00% RESIDENTIAL PLOTTED AREA IS REQUIRED TO BE FROZEN AS PER POLICY (3.77745 acres). THE APPLICANT HAS OFFERED 50.09% i.e. 3.7844 ACRES AREA FOR TO BE FROZEN

DETAIL OF 50.00% (3.7844 ACRES) PLOT AREA TO BE FROZEN					SCHEME 16.85 ACRES				
TYPE	BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)	a	b	a x b
A	B1	19.030	6.810	129.5943	15	1943.9145			
A1		19.030	6.740	128.2622	1	128.2622			
A3	B2	19.030	6.420	122.1726	7	855.2082			
A4		19.030	6.410	121.9823	1	121.9823			
C8		14.000	5.360	75.0400	9	675.3600			
C6	B3	12.200	6.410	78.2020	17	1329.4340			
C5	B4	12.200	5.880	71.7360	15	1076.0400			
I.P.01				AS PER PLAN	= 69.8760	1	69.8760		
I.P.02				AS PER PLAN	= 66.8020	1	66.8020		
I.P.03	B5			AS PER PLAN	= 117.3530	1	117.3530		
C3		14.600	6.000	87.6000	20	1752.0000			
I.P.04				AS PER PLAN	= 110.6200	1	110.6200		
I.P.05				AS PER PLAN	= 72.1590	1	72.1590		
I.P.06	B6			AS PER PLAN	= 51.5180	1	51.5180		
I.P.07				AS PER PLAN	= 68.1780	1	68.1780		
C3		14.600	6.000	87.6000	34	2978.4000			
I.P.08				AS PER PLAN	= 98.7960	1	98.7960		
I.P.09	B7			AS PER PLAN	= 52.3780	1	52.3780		
I.P.010				AS PER PLAN	= 66.8610	1	66.8610		
C4		14.600	5.870	85.7020	23	1971.1460			
A2	B8	17.820	8.000	142.5600	1	142.5600			
B1	B9	17.100	6.710	114.7410	8	917.9280			
A2	B10	17.820	6.245	111.2859	7	779.0013			
C	B12	16.000	6.500	104.0000	5	520.0000			
I.P.011				AS PER PLAN	= 144.6130	1	144.6130		
I.P.012				AS PER PLAN	= 123.2890	1	123.2890		
C		16.000	6.500	104.0000	5	520.0000			
B		19.000	6.500	123.5000	1	123.5000			
I.P.012a				AS PER PLAN	= 122.9730	1	122.9730		
I.P.012b				AS PER PLAN	= 113.5880	1	113.5880		
C	B14	16.000	6.500	104.0000	3	312.0000			
I.P.017				AS PER PLAN	= 104.0000	4	416.0000		
C1a	B15	16.000	5.820	93.1200	4	372.4800			
C7		12.240	6.400	78.3360	5	391.6800			
C1a		16.000	5.820	93.1200	4	372.4800			
C7	B16	12.240	6.400	78.3360	5	391.6800			
C1b		16.000	5.710	91.3600	3	274.0800			
C1		16.000	6.335	101.3600	2	202.7200			
I.P.018				AS PER PLAN	= 132.3200	1	132.3200		
I.P.019				AS PER PLAN	= 109.7600	1	109.7600		
C1		16.000	6.335	101.3600	2	202.7200			
C1b		16.000	5.710	91.3600	3	274.0800			
A4	B17	18.000	6.705	120.6900	9	1086.2100			
A5	B18	18.000	6.418	115.5240	8	924.1920			
A4	B19	18.000	6.705	120.6900	18	2172.4200			
A5	B20	18.000	6.418	115.5240	16	1848.3840			
A3	B21	18.520	6.705	124.1766	18	2235.1788			
TOTAL AREA UNDER FROZEN PLOTS					152	15315.1225			3.7844 ACRES

DETAIL OF 15% RESIDENTIAL PLOTS IS REQUIRED TO BE MORTGAGE AS PER POLICY (1.13325 acres). THE APPLICANT HAS OFFERED 15.20% i.e. 1.1491 ACRES AREA FOR TO BE MORTGAGE

DETAIL OF 15.20% (1.1491 ACRES) PLOT AREA TO BE MORTGAGE					SCHEME 16.85 ACRES				
TYPE	BLOCK	LENGTH (MT.)	WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOTS	TOTAL AREA OF PLOTS(SQM.)	a	b	a x b
A	B1	19.030	6.810	129.5943	15	1943.9145			
A1		19.030	6.740	128.2622	1	128.2622			
A3	B2	19.030	6.420	122.1726	7	855.2082			
A4		19.030	6.410	121.9823	1	121.9823			
C8		14.000	5.360	75					