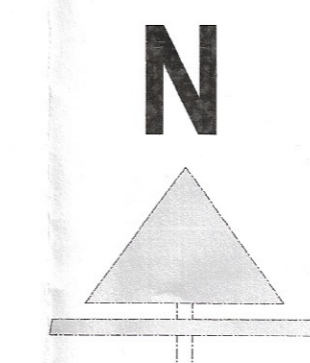



AREA UNDER SERVICES	
ETP	= 1107.4 Sq.mt
UGT	= 200 Sq.mt
STP	= 450 Sq.mt
ESS	= 300 Sq.mt
Total area	= 2057.40 Sq.mt
Or	= 0.508 Acres

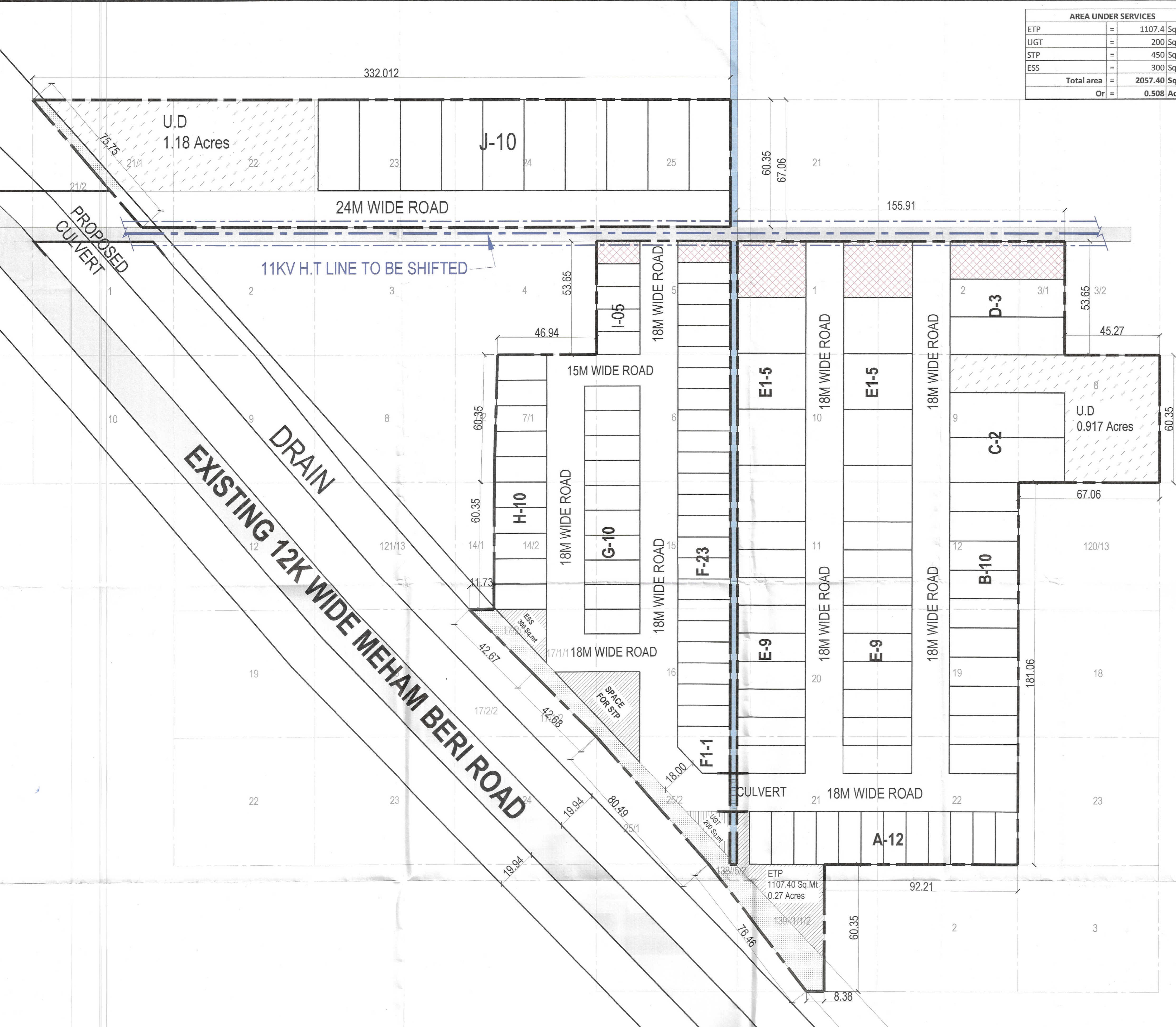
TOTAL AREA OF THE COLONY	=	22.2375	Acres
AREA FALLS 30.0 METER WIDE GREEN BELT	=	0.5700	Acres
AREA UNDER U.D (1.18 + 0.917)	=	2.097	Acres
BALANCE AREA	=	19.5705	Acres
50% BENEFIT OF AREA FALLS 30.0 METER WIDE GREEN BELT	=	0.285	Acres
NET PLANNED AREA	=	19.8555	Acres

PERMISSIBLE AREA DETAIL	Area Detail (In Acres)	=	Proposed Area Detail
INDUSTRIAL COMPONENT (Min.45% & Max 65%)	8.9349 to 12.9060	=	12.682 Acres 63.87 %
RESIDENTIAL COMPONENT (Min.15% & Max 20%)	2.9783 to 3.9711	=	0.000 Acres 0.00 %
COMMERCIAL COMPONENT (Max 5%)	0.9927	=	0.000 Acres 0.00 %
TOTAL SALEABLE AREA (Max 65%)	12.9060	=	12.682 Acres 63.87 %
Area under Road/Open Space (Min 35%)	6.9494	=	7.1735 Acres 36.13 %

PLOTS AREA DETAIL							
S.No	Plot No	SIZE	Area Sq.mt	No's	Total Area		
1	A	10.68 x 25.00	267.00	12	3204.000	Sq.Mt	
2	B	13.81 x 32.70	451.59	10	4515.870	Sq.Mt	
3	C	21.18 x 54.50	1154.31	2	2308.620	Sq.Mt	
4	D	17.88 x 54.50	974.46	3	2923.380	Sq.Mt	
5	E	13.27 x 32.70	433.93	18	7810.722	Sq.Mt	
6	E1	26.53 x 32.70	867.53	10	8675.310	Sq.Mt	
7	F	10.00 x 25.00	250.00	23	5750.000	Sq.Mt	
8	F1	AS PER PLAN	480.71	1	480.710	Sq.Mt	
9	G	11.75 x 26.27	308.67	10	3086.725	Sq.Mt	
10	H	12.07 x 25.00	301.75	10	3017.500	Sq.Mt	
11	I	10.73 x 20.71	222.22	5	1111.092	Sq.Mt	
12	J	19.60 x 43.06	843.98	10	8439.760	Sq.Mt	
Total Area					114	51323.689	Sq.Mt
					Or	12.682	ACRE



 PLOTS UNDER ROW OF 11KV.H.T LINE ARE FROZENED TILL SHIFTING OF 11KV H.T LINE




To be read with License No. 86 of 2024 Dated 15/7/2024 DRD No.DTCP.10355 Dated 15/07/24
 That this layout plan for Industrial plotted colony over an additional area measuring 22.2375 acres in the revenue estate of village-Anwal, Tehsil-Kalanur, District-Rohtak being developed by Forteasia Realty Pvt. Ltd. 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 demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites 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.
- 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.
- 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.
- 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 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.
- 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 licensed areas of the colony shall be developed by the colonizer.
- Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
- No plot will derive an access from less than 15 metres wide road would mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed 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 you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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 colonizer shall obtain the Clearance/HOC 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.
- That the colonizer shall obtain the Clearance/NOC from the concerned Deptt. to take the approach from any Nallah/Dhanna/Water Channel etc.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
- That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
- For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour.
- That the 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 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.
- That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- That the coloniser/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.

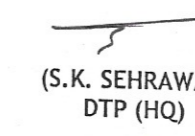
LAYOUT PLAN for industrial plotted colony of area measuring 22.2375 Acres in Village:- Anwal, Tehsil- Kalanur, District- Rohtak Haryana being developed by FORTEASIA REALTY Pvt Ltd

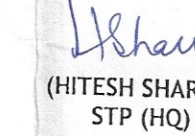
ARCHITECT

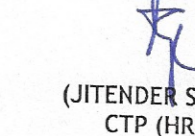
OWNER / AUTHORISED

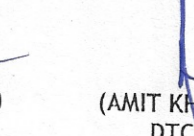
 **FORTEASIA REALTY Private Limited**
 Authorised Signatory


FORTEASIA REALTY Pvt Ltd

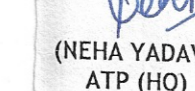
 (S.K. SEHRAWAT) DTP (HQ)

 (HITESH SHARMA) STP (HQ)

 (JITENDER SIHAG) CTP (HR)

 (AMIT KHATRI IAS) DTCP (HR)

 (GURPREET KHEPAR) AD (HQ)

 (NEHA YADAV) ATP (HQ)