

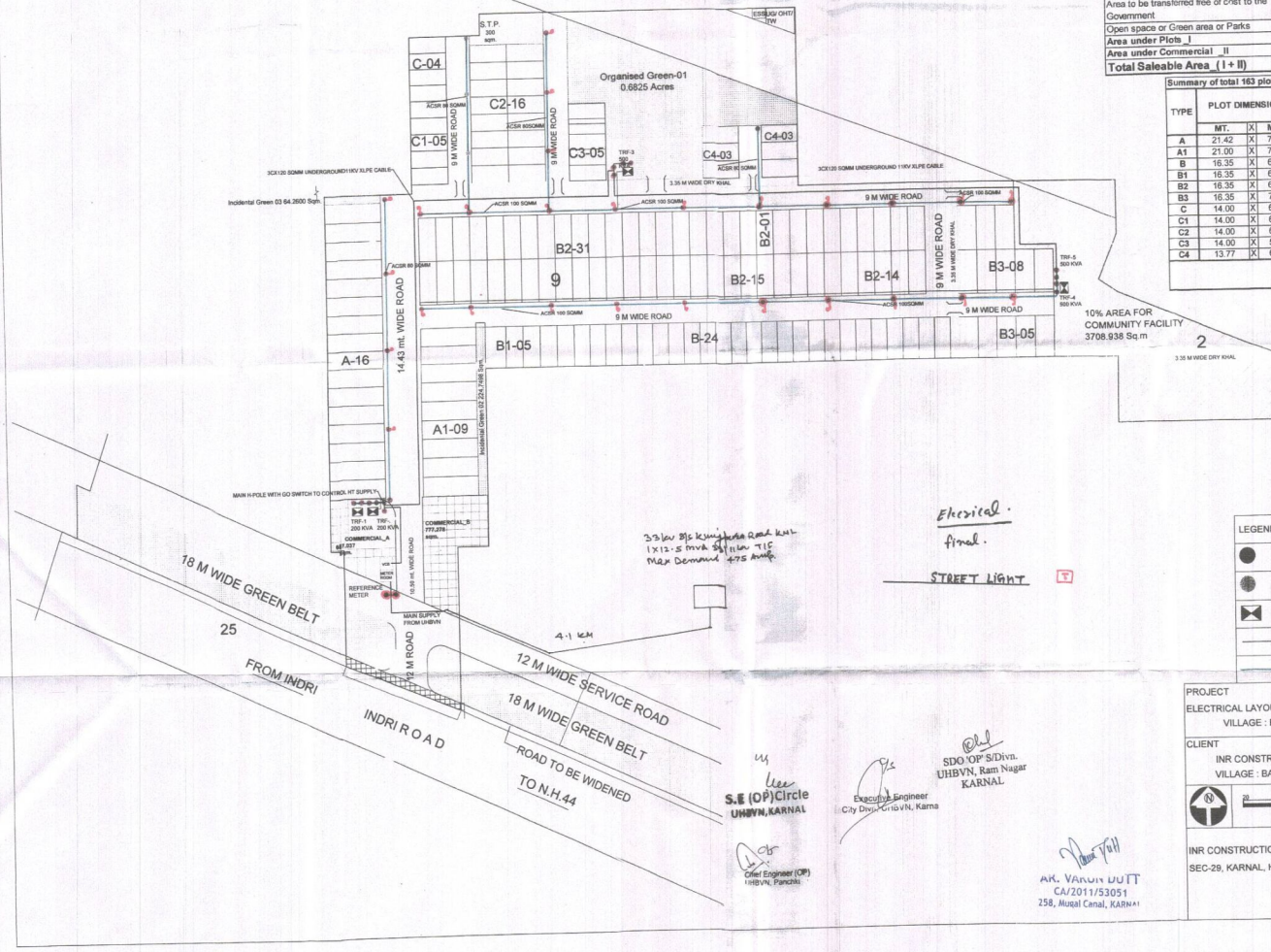
ELECTRICAL LAYOUT OF INR CONSTRUCTIONS

VILL: BALDI , SEC-29, KARNAL

ELBCT 9

AREA STATEMENT OF 9.26875 ACRES AFFORDABLE PLOTTED				
DESCRIPTION	REQUIRED AREA		PROPOSED AREA	
	ACRES	%	ACRES	%
Total Area of Scheme_A	9.26875	100%		
Area under Road widening_1	0.02800			
Area under Green Belt_2	0.34800			
50% of Area under Green Belt and Road Widening_3 = 50% OF (1+2)	0.17400			
Balance area_B = A - 3	9.09475			
Net Planned Area	9.09475	100%		
Area to be transferred free of cost to the Government	0.909	10%	0.9165	10.08%
Open spaces or Green area or Parks	0.6820	7.5%	0.6625	7.50%
Area under Plots_I	5.5470	61.0%	4.3643	47.99%
Area under Commercial_II	0.363	4.0%	0.3618	3.98%
Total Saleable Area (I + II)	5.910	65.0%	4.7261	51.97%

Summary of total 163 plots						
TYPE	PLOT DIMENSION		AREA OF PLOTS (in sqm.)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (in sqm.)	
	MT.	X				MT.
A	21.42	X	7.00	148 940	16	2369 040
A1	21.00	X	7.14	148 940	9	1349 460
B	16.35	X	6.00	98 100	24	2354 400
B1	16.35	X	6.46	105 621	5	528 105
B2	16.35	X	6.44	105 294	60	6317 640
B3	16.35	X	7.25	118 537	13	1540 981
C	14.00	X	6.00	84 000	4	336 000
C1	14.00	X	6.20	87 540	5	438 200
C2	14.00	X	6.47	90 580	16	1449 280
C3	14.00	X	5.81	81 340	5	406 700
C4	13.77	X	6.56	90 331	6	541 987
TOTAL =				163		17661 793
					4.36433 ACRES	



3.3kw B/S Kingfisher Road kvt-
1x12.5 MVA S/F/11kv T/F
Max Demand 435 kw

Electrical
Final

STREET LIGHT L

LEGENDS:	
●	11 METER LONG PCC POLES
●	9 METER LONG PCC POLES
⊗	TRANSFORMERS
—	HT CABLE
—	ACSR

PROJECT
ELECTRICAL LAYOUT OF AFFORDABLE PLOTTED COLONY
VILLAGE : BALDI , SEC-29, KARNAL

CLIENT
INR CONSTRUCTION
VILLAGE : BALDI, SEC-29, KARNAL

SCALE: 1:1000

INR CONSTRUCTION SEC-29, KARNAL, HARYANA	SIGNATURE For INR CONSTRUCTIONS	ENGL NO. EL/INR/001 DATE 10-11-2018 DONE BY RBB CONSULTANT
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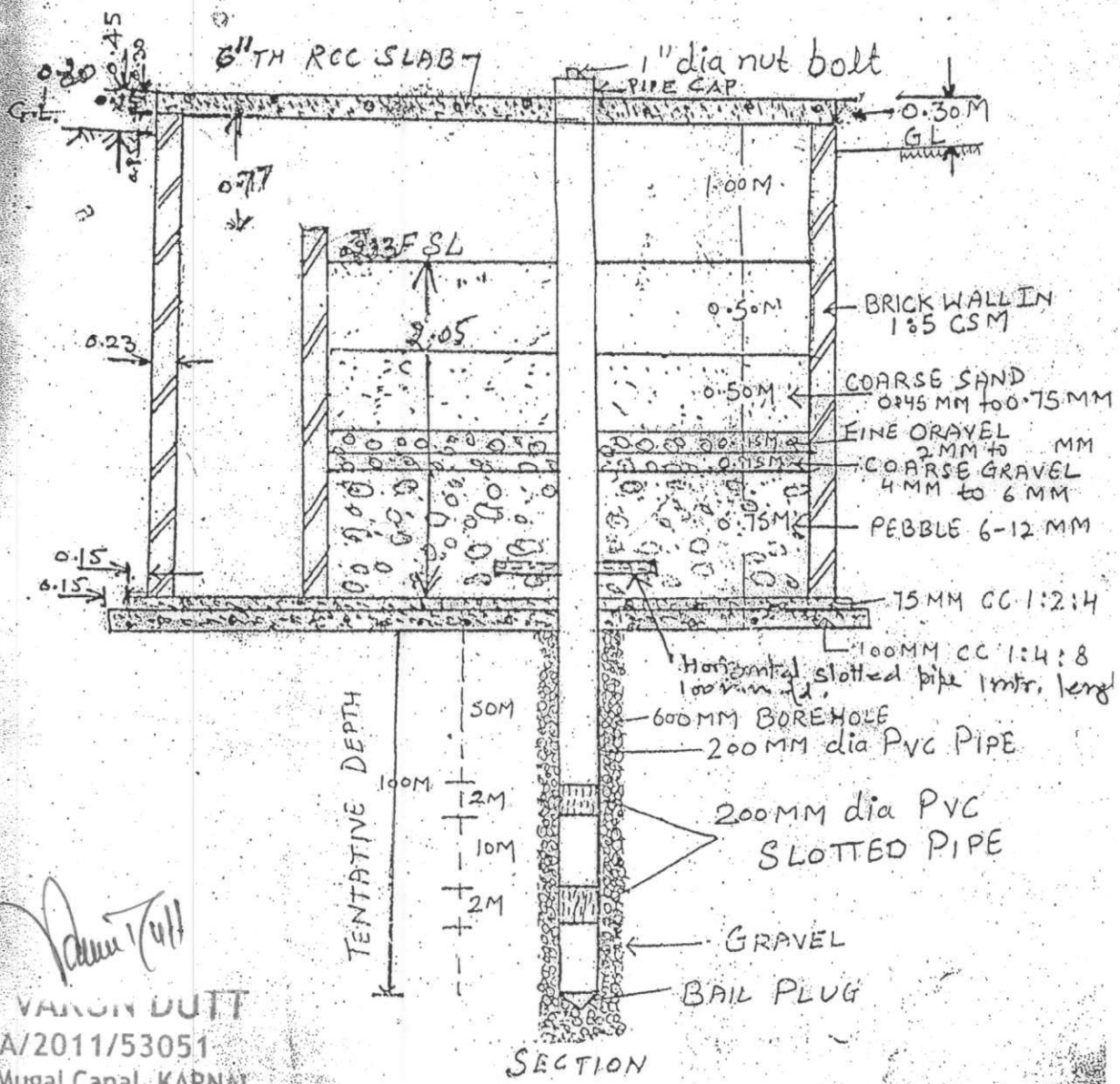
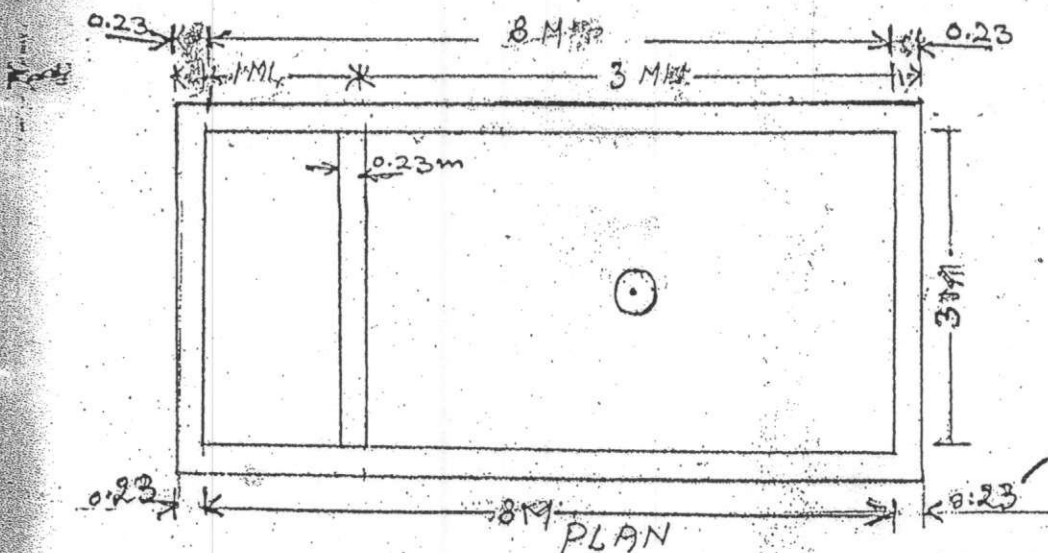
S.E (OP) Circle
UHWV, KARNAL

Executive Engineer
City Divn, Karnal

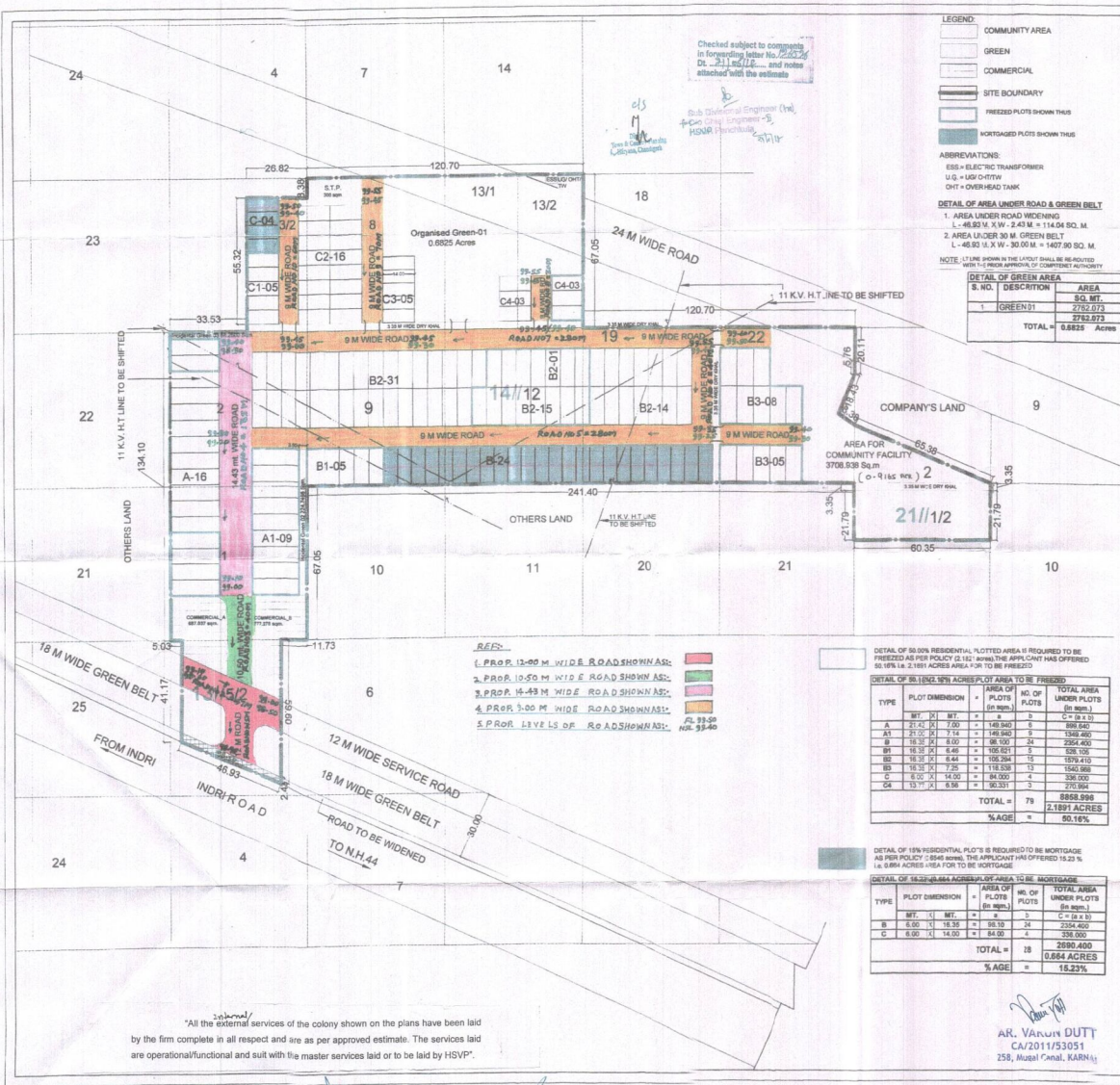
SDO (OP) S/Divn.
UHBVN, Ram Nagar
KARNAL

AK. VARUN GUPTA
CA/2011/53051
258, Mugal Canal, KARNAL

RAIN WATER HARVESTING PIT SIZE 8M X 3M



Varun Dutt
 MR. VARUN DUTT
 CA/2011/53051
 258, Mugal Canal, KARNAT



REvised LAYOUT PLAN FOR SETTING UP AN "AFFORDABLE PLOTTED HOUSING COLONY" UNDER GREEN DRYAL JAWANAS YONNA, 2016 LICENSE ALREADY GRANTED (vide License No. 08 of 2018 dated 29.01.2018) IN SECTOR 25, VILLAGE BALDI, TERSHI, B. DISTT. KARNAL ON AN AREA MEASURING 9.26875 ACRES, BEING DEVELOPED BY M/S ALPHA CORP DEVELOPMENT PRIVATE LIMITED.

AREA STATEMENT OF 9.26875 ACRES AFFORDABLE PLOTTED

DESCRIPTION	ACRES	%	ACRES	%
Total Area of Scheme - A	9.26875	100%		
Area under Road widening - 1	0.0000			
Area under Green Belt - 2	0.26500			
80% of Area under Green Belt and Road Widening - 3 (1+2)	0.17400			
Balance Area - 3 A - 3	0.09475			
Net Plotted Area	9.09475	100%		
Area to be transferred free of cost to the Government	0.0000	0%	0.0000	0.00%
Open Space or Green area or Parks	0.06500	7.5%	0.06200	7.00%
Area under Plot - 1	0.54700	6.0%	4.26625	47.00%
Area under Commercial - 2	0.26500	2.9%	0.26500	2.90%
Area under Commercial - 3	0.26500	2.9%	0.26500	2.90%
Total Saleable Area (1+2+3)	0.91700	10.0%	4.72125	51.07%

DETAIL OF GREEN AREA

S. NO.	DESCRIPTION	AREA (sq. mt.)	%
1	GREEN 01	2762.073	30.00%
TOTAL		8.825	95.00%

DETAIL OF 50 NON-RESIDENTIAL PLOTTED AREA TO BE FREED

TYPE	PILOT DIMENSION (ft. x ft.)	AREA OF PLOTS (sq. ft.)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. ft.)
A	12' x 12'	144	3	432
B	12' x 12'	144	3	432
C	12' x 12'	144	3	432
D	12' x 12'	144	3	432
E	12' x 12'	144	3	432
F	12' x 12'	144	3	432
G	12' x 12'	144	3	432
H	12' x 12'	144	3	432
I	12' x 12'	144	3	432
J	12' x 12'	144	3	432
K	12' x 12'	144	3	432
L	12' x 12'	144	3	432
M	12' x 12'	144	3	432
N	12' x 12'	144	3	432
O	12' x 12'	144	3	432
P	12' x 12'	144	3	432
Q	12' x 12'	144	3	432
R	12' x 12'	144	3	432
S	12' x 12'	144	3	432
T	12' x 12'	144	3	432
U	12' x 12'	144	3	432
V	12' x 12'	144	3	432
W	12' x 12'	144	3	432
X	12' x 12'	144	3	432
Y	12' x 12'	144	3	432
Z	12' x 12'	144	3	432
TOTAL		163	17881.783	4.36433 ACRES

For Alpha Corp Development Pvt. Ltd. Ar. MONU SHARMA, CA/2011/53051, NEELKANTH ASSOCIATES, First Floor, Chandra Chowk, G.T. Road, PANIPAT (HARYANA) 132125. SCALE: 1:1000. DATE: 29.01.2018.

- To be read with License No. _____ of 2018 dated _____
- This Revised Layout Plan for an area measuring 9.26875 acres (Drawing No. DETC-4333 dated 06.01.2018) comprised of license which is issued in respect of Affordable Residential Plotted Colony Under Green Belt on area being developed by Alpha Corp Development Pvt. Ltd. in revenue estate of Village Baldi, Sector - 25, Karnal, District Karnal is hereby approved subject to the following conditions:
- That this Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related agreement.
 - That the plotted area of the colony that does 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 use of all the residential plots and Commercial plots shall be got approved from the Department and construction in these plots shall be governed by the Haryana Building Code, 2017 and the zoning plan that for proper planning and integration of services in the area adjacent to the colony, the collector shall be advised by the directions of the D.T.O.P. Haryana for the modification of layout plans of the colony.
 - That the revenue rates falling in the colony shall be fixed for circulation/demarcation as shown in the layout plan.
 - That the collector shall advise by the directions of the D.T.O.P. 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 parking provision of the adjoining areas.
 - That no property/plot shall derive access directly from the carriageway of 30 meters or wider sector road if applicable.
 - All green belts provided in the layout plan within the limited area of the colony shall be developed by the collector. All other green belts outside the limited area shall be developed on the Haryana Urban Development Authority/Collector on the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the license.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the collector in the limited area.
 - No plot will have an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
 - Any unused area over and above the permitted use under commercial use shall be deemed to be open space.
 - The portion of the sector/development per 1000 sq.meters is 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 133A(6)(b) of the Act No. 63 of 1974.
 - The odd size plots are being approved subject to the conditions that these plots should not have a footage of less than 75% of the standard footage when demarcated.
 - That you will have no objection to the right of way of the boundaries of the houses through green belt and take with the land which is really able to acquire in the right of way 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/Member's Govt. notification as applicable.
 - That the collector/owner shall ensure that the 2000 Watts LED lighting for internal lighting as well as Campus Lighting.
 - That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy 2016 issued by Haryana Government/Ministry of Energy Department vide Notification No. 154/2016-S Power dated 14.03.2016.
 - That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of Haryana Solar Power Policy 2016 issued by Haryana Government/Ministry of Energy Department.
 - That the collector/owner shall comply with the directions issued vide Notification No. 154/2016-S Power dated 14.03.2016 issued by Haryana Government/Ministry of Energy Department for enforcement of the Energy Conservation Building Code.

LEGEND:
 COMMUNITY AREA
 GREEN
 COMMERCIAL
 SITE BOUNDARY
 FREED PLOTS SHOWN THIS
 MORTGAGED PLOTS SHOWN THIS
 ABBREVIATIONS:
 E.S.S. - ELECTRIC TRANSFORMER
 U.G. - U/G OF DRY/RY
 DRY - OVERHEAD TANK
DETAIL OF AREA UNDER ROAD & GREEN BELT
 1. AREA UNDER ROAD WIDENING
 L = 46.95 M, X.W. = 2.43 M = 114.04 SQ. M.
 2. AREA UNDER 30 M GREEN BELT
 L = 46.93 M, X.W. = 30.00 M = 1407.90 SQ. M.
NOTE: LINES SHOWN IN THE LAYOUT SHALL BE REROUTED WITH THE PERMISSION OF COMPETENT AUTHORITY

DETAIL OF GREEN AREA

S. NO.	DESCRIPTION	AREA (sq. mt.)	%
1	GREEN 01	2762.073	30.00%
TOTAL		8.825	95.00%

DETAIL OF 50 NON-RESIDENTIAL PLOTTED AREA TO BE FREED

TYPE	PILOT DIMENSION (ft. x ft.)	AREA OF PLOTS (sq. ft.)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. ft.)
A	12' x 12'	144	3	432
B	12' x 12'	144	3	432
C	12' x 12'	144	3	432
D	12' x 12'	144	3	432
E	12' x 12'	144	3	432
F	12' x 12'	144	3	432
G	12' x 12'	144	3	432
H	12' x 12'	144	3	432
I	12' x 12'	144	3	432
J	12' x 12'	144	3	432
K	12' x 12'	144	3	432
L	12' x 12'	144	3	432
M	12' x 12'	144	3	432
N	12' x 12'	144	3	432
O	12' x 12'	144	3	432
P	12' x 12'	144	3	432
Q	12' x 12'	144	3	432
R	12' x 12'	144	3	432
S	12' x 12'	144	3	432
T	12' x 12'	144	3	432
U	12' x 12'	144	3	432
V	12' x 12'	144	3	432
W	12' x 12'	144	3	432
X	12' x 12'	144	3	432
Y	12' x 12'	144	3	432
Z	12' x 12'	144	3	432
TOTAL		79	8888.998	2.1891 ACRES

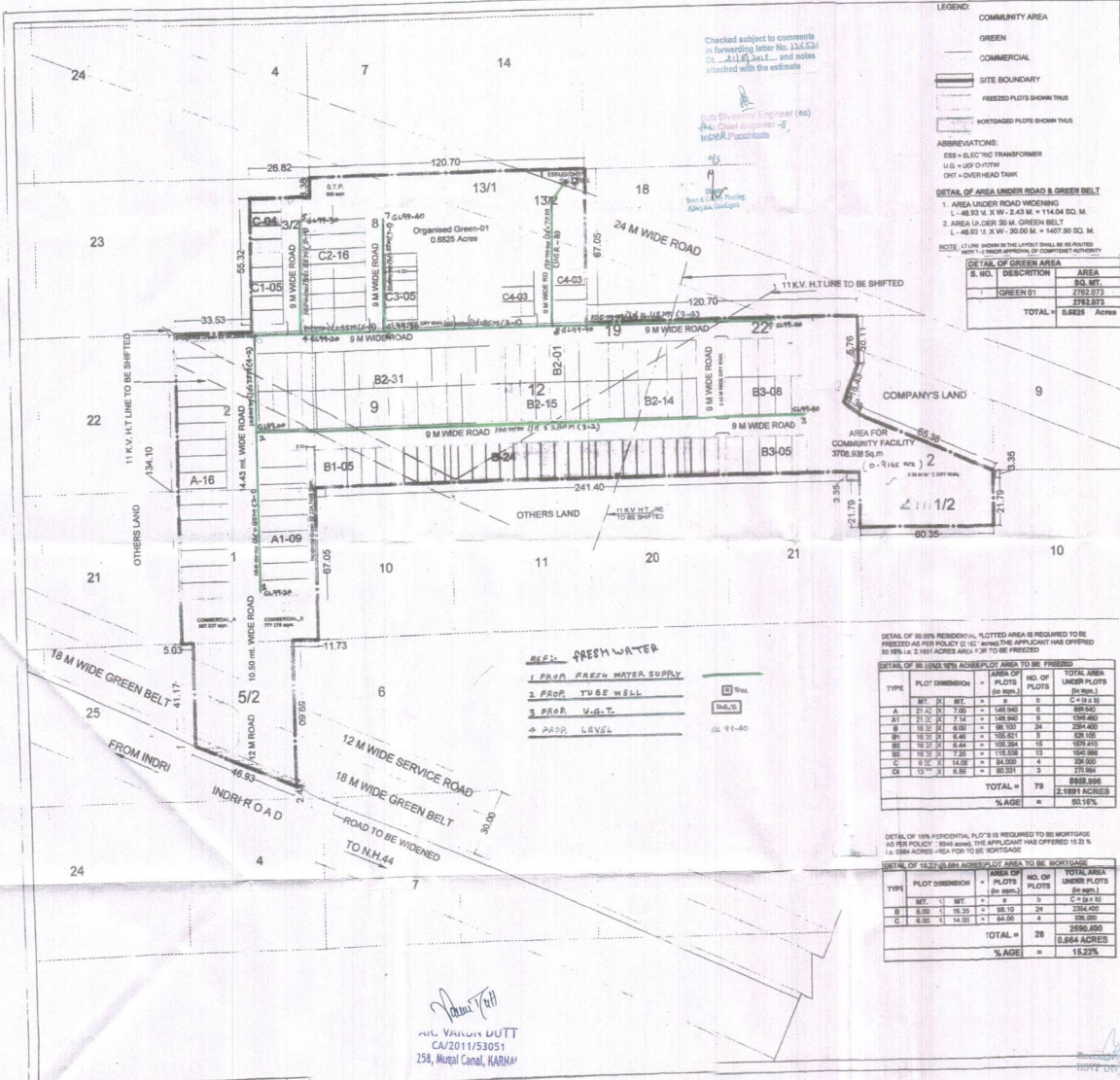
DETAIL OF 163 NON-RESIDENTIAL PLOTTED AREA TO BE MORTGAGED

TYPE	PILOT DIMENSION (ft. x ft.)	AREA OF PLOTS (sq. ft.)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. ft.)
A	12' x 12'	144	3	432
B	12' x 12'	144	3	432
C	12' x 12'	144	3	432
D	12' x 12'	144	3	432
E	12' x 12'	144	3	432
F	12' x 12'	144	3	432
G	12' x 12'	144	3	432
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V	12' x 12'	144	3	432
W	12' x 12'	144	3	432
X	12' x 12'	144	3	432
Y	12' x 12'	144	3	432
Z	12' x 12'	144	3	432
TOTAL		163	2390.400	0.664 ACRES

*All the external services of the colony shown on the plans have been laid by the firm complete in all respect and are as per approved estimate. The services laid are operational/functional and suit with the master services laid or to be laid by HSPV.

AR. VARUN DUTT
 CA/2011/53051
 258, Muzal Canal, KARNAL

Supervising Engineer
 HSPV Circle, Karnal



Checked subject to comments in forwarding letter No. 134,524 dt. 23.11.2018 and notes attached with the estimate.

Sub Division Engineer (Ac)
Asst. Chief Engineer - 2
M&P, Panchsahas

Sub Division Engineer (Ac)
Asst. Chief Engineer - 2
M&P, Panchsahas

LEGEND:
COMMUNITY AREA
GREEN
COMMERCIAL
SITE BOUNDARY
PREZEEED PLOTS SHOWN THIS
MORTGAGED PLOTS SHOWN THIS

ABBREVIATIONS:
ESS = ELECTRIC TRANSFORMER
H.T. = HIGH TENSION
O.H.T. = OVER-HEAD TANK

DETAIL OF AREA UNDER ROAD & GREEN BELT
1. AREA UNDER ROAD WIDENING
L = 48.80 M X W = 2.43 M = 114.94 SQ. M.
2. AREA UNDER 30 M GREEN BELT
L = 48.80 M X W = 30.00 M = 1467.60 SQ. M.

DETAIL OF GREEN AREA

S. NO.	DESCRIPTION	AREA SQ. MET.
1	GREEN BELT	2762.213
2	ROAD	2762.273
TOTAL		5524.486 Acres

REVISED LAYOUT PLAN FOR SETTING UP AN "AFFORDABLE PLOTTED HOUSING COLONY" UNDER DEEN DAYAL JAIN AWAS YOJNA, 2016 LICENSE ALREADY GRANTED (vide License No. 08 of 2016 dated 23.03.2018) IN SECTOR 25, VILLAGE BALDI, TENDE & DIST. KARNAL ON AN AREA MEASURING 9.2675 ACRES, BEING DEVELOPED BY M/S ALPHA CORP DEVELOPMENT PRIVATE LIMITED.

AREA STATEMENT OF 9.2675 ACRES AFFORDABLE PLOTTED

DESCRIPTION	FOOTPRINT AREA ACRES	%	PROPOSED AREA ACRES	%
Total Area of Scheme 'A'	9.2675	100%	9.2675	100%
Area under Road widening	0.3260	3.52%	0.3260	3.52%
Area under Green Belt and Road Widening	1.1740	12.56%	1.1740	12.56%
Area under Commercial	0.0000	0.00%	0.0000	0.00%
Net Planned Area	7.7675	83.82%	7.7675	83.82%

Summary of total 163 plots

TYPE	PLOT DIMENSION (ft)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. mts.)
A	27.00 X 30.00	8	2052.00
B	21.00 X 31.50	8	5400.00
C	18.00 X 36.00	8	5184.00
D	15.00 X 42.00	8	5040.00
E	12.00 X 48.00	8	4608.00
F	9.00 X 54.00	8	3888.00
G	6.00 X 60.00	8	2880.00
H	3.00 X 66.00	8	1584.00
TOTAL		64	42864.00

DENSITY CALCULATION

DESCRIPTION	NO. OF PLOTS	TOTAL PERSONS
Plot Area	163	17881.793
Commercial	0	0
TOTAL	163	17881.793

163 PLOTS
17881.793 ACRES

- To be read with License No. of 2016 dated.
- The said Revised Layout plan for an area measuring 9.2675 acres (having the DTCC/DAE dated 04.03.2018) comprised of house which is issued in respect of Affordable Residential Project Colony (Under Deen Dayal Jain Awas Yojna) being developed by Alpha Corp Development Pvt. Ltd. in revenue estate of Village Baldi, Sector - 25, Karnal, District Karnal is hereby approved subject to the following conditions:
- The said Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related agreement.
- The portion of the colony that is not a total 65% of the net planned area of the colony. The entire area reserved for commercial purpose shall be taken as per the calculation of the net planned area.
- The demarcation lines as per site of all the Residential Plots and Commercial site shall get approved from this Department, and construction on these sites shall be governed by the Housing Building Code, 2017 and the Zoning Plan approved by the Greater Gurgaon, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the D.C.T.P., Karnal for the road layout of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for continuous payment as shown in the layout plan.
- That the collector shall abide by the direction of the D.C.T.P., Karnal and accordingly shall make necessary changes in the revenue rates for making any adjustment in alignment of the parcelling/roads, internal road creation or for proper regulation of the planning proposals of the colony, etc.
- That no proprietor shall derive access direct from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan shall be the reserved areas of the colony shall be distributed by the collector. All other green belts outside the reserved area shall be developed by the Housing Urban Development Authority/collector on the directions of the Director General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the layout.
- At the time of demarcation plan, if required a charge of organized open space is reduced, the same will be provided by the collector in the reserved area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the road.
- Any access area over and above the permitted area under commercial use shall be deemed to be open space.
- The portion of the sector/development plan which is approved in the Development Plan if applicable, when form part of the reserved area shall be transferred to the Government on the lines of Section 32(4)(b) of the Act No. 17 of 1974.
- The said area is being approved on the conditions that these plots should not have a frontage of less than 7.5 meters (measured along the demarcation).
- The site will have no objection to the right of way of the occupancies of the branch through gully and take with the land that will be readily able to acquire in the future for organized development and integration of services. The decision of the competent authority shall be binding to the applicant.
- That the site shall remain vacant until approved as per City of Karnal Water Authority memorandum. Once notified as residential.
- That the collector/owner shall ensure that the plots shall be provided for internal lighting as well as Street Lighting.
- That the collector/owner shall ensure that the plots shall be provided for fire safety as per provisions of Haryana State Fire Safety Code issued by Haryana Government, Karnal. The Energy Department will Application No. 19/2016/SP dated 31.03.2016 dated 14.03.2016.
- That the collector/owner shall ensure that the plots shall be provided for solar photovoltaic Power Plant as per the provision of the Haryana Government Renewable Energy Department.
- That the collector/owner shall ensure that the plots shall be provided for fire safety as per provisions of Haryana State Fire Safety Code issued by Haryana Government, Karnal. The Energy Department will Application No. 19/2016/SP dated 31.03.2016 dated 14.03.2016.

For Alpha Corp Development Pvt. Ltd.
At: MOJIB SHARMA
CHAKRABARTY
NEELKANTH ASSOCIATES
First Floor, Gurgaon Chowk,
G.T. Road, PANIPAT
HARYANA
SCALE: 1 DATE: 02/10/2018

REF: FRESH WATER
1. PROP. FRESH WATER SUPPLY
2. PROP. TUBE WELL
3. PROP. V.G.B.T.
4. PROP. LEVEL

DETAIL OF 65% RESIDENTIAL PLOTTED AREA IS REQUIRED TO BE PREZEEED AS PER POLICY (1:1) AREA THE APPLICANT HAS OFFERED 50.96% IN 2.191 ACRES AREA FOR THE PREZEEED

TYPE	PLOT DIMENSION (ft)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. mts.)
A	21.00 X 31.50	8	5400.00
B	18.00 X 36.00	8	5184.00
C	15.00 X 42.00	8	5040.00
D	12.00 X 48.00	8	4608.00
E	9.00 X 54.00	8	3888.00
F	6.00 X 60.00	8	2880.00
G	3.00 X 66.00	8	1584.00
TOTAL		64	42864.00

% AGE = 50.15%

DETAIL OF 10% PERCENTUAL PLOTS IS REQUIRED TO BE MORTGAGED AS PER POLICY (1:1) AREA THE APPLICANT HAS OFFERED 13.31% IN 1.556 ACRES AREA FOR THE MORTGAGED

TYPE	PLOT DIMENSION (ft)	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (sq. mts.)
A	21.00 X 31.50	8	5400.00
B	18.00 X 36.00	8	5184.00
C	15.00 X 42.00	8	5040.00
D	12.00 X 48.00	8	4608.00
E	9.00 X 54.00	8	3888.00
F	6.00 X 60.00	8	2880.00
G	3.00 X 66.00	8	1584.00
TOTAL		64	42864.00

% AGE = 15.23%

M. VARDH DUTT
CA/2011/53051
258, Muzal Canal, KARNAL

"All the external services of the colony shown on the plans have been laid by the firm complete in all respect and are as per approved estimate. The services laid out with the master services laid or to be laid by HSPV".

ENGINEER
H.S.V.P. CHAKRABARTY
20/10/2018