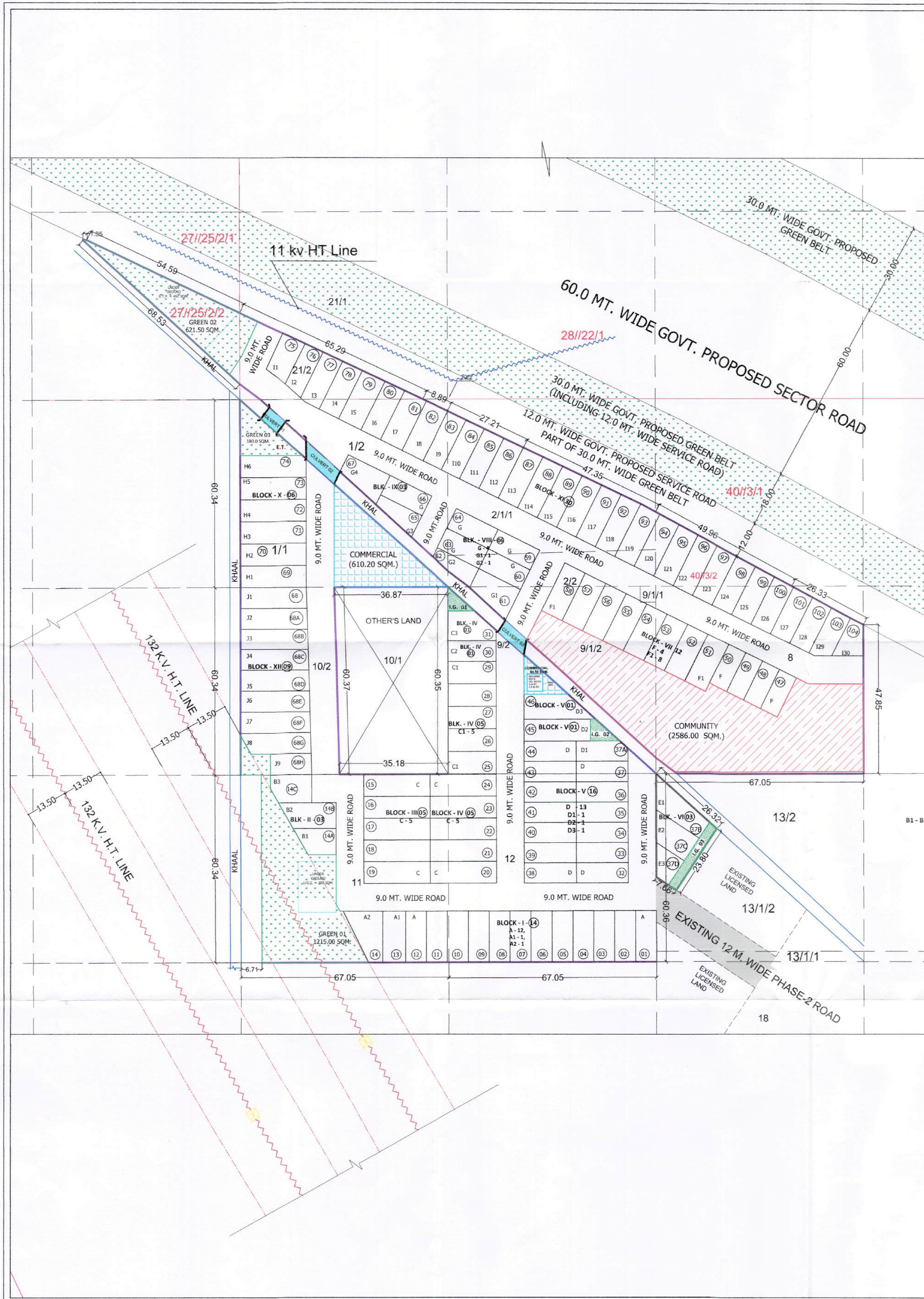




AREA DETAIL

SUMMARY OF TOTAL PLOTS

S. NO.	TYPE	BLOCK	PLOT NO.	LENGTH (MT.)	X WIDTH (MT.)	AREA OF A PLOT(SQM.)	NO. OF PLOT	TOTAL AREA OF PLOTS(SQM.)	SCHEME 6.38125 ACRES
1	A	I	01-12	16.340	X 7.650	110.2950	12	1323.540	a x b
2	A1	I	13	16.340	X 7.400	120.9160	1	120.916	
3	A2	I	14	IRREGULAR PLOT		141.9500	1	141.9500	
4	B1	II	14A	IRREGULAR PLOT		97.7000	1	97.7000	
5	B2	II	14B	IRREGULAR PLOT		133.4500	1	133.4500	
6	B3	II	14C	IRREGULAR PLOT		112.5400	1	112.5400	
7	C	III	15-19	21.420	X 7.000	149.9400	5	749.7000	
8	C	III	20-24	21.420	X 7.000	149.9400	5	749.7000	
9	C1	IV	25-29	15.500	X 7.230	112.0650	5	560.3250	
10	C2	IV	30	15.500	X 6.690	103.6950	1	103.6950	
11	C3	IV	31	IRREGULAR PLOT		129.4500	1	129.4500	
12	D	V	32-37	16.770	X 6.500	109.0005	6	654.0030	
13	D1	V	37A	IRREGULAR PLOT		105.8300	1	105.8300	
14	D	V	38-44	16.770	X 6.500	109.0050	7	763.0350	
15	D2	V	45	21.420	X 7.000	149.9400	1	149.9400	
16	D3	V	46	IRREGULAR PLOT		149.3200	1	149.3200	
17	E1	VI	37B	IRREGULAR PLOT		149.8500	1	149.8500	
18	E2	VI	37C	IRREGULAR PLOT		121.4000	1	121.4000	
19	E3	VI	37D	IRREGULAR PLOT		72.2000	1	72.2000	
20	F	VII	47-50	14.000	X 6.100	85.4000	4	341.6000	
21	F1	VII	51-58	17.000	X 7.380	125.4560	8	1003.6480	
22	G	VIII	59-60	15.025	X 7.000	105.1750	2	210.3500	
23	G1	VIII	61	IRREGULAR PLOT		133.8000	1	133.8000	
24	G2	VIII	62	IRREGULAR PLOT		77.9500	1	77.9500	
25	G	VIII	63-64	15.025	X 7.000	105.1750	2	210.3500	
26	G3	VIII	65	IRREGULAR PLOT		83.6500	1	83.6500	
27	G	VIII	66	15.025	X 7.000	105.1750	1	105.1750	
28	G4	VIII	67	IRREGULAR PLOT		124.3200	1	124.3200	
29	H1	IX	69	IRREGULAR PLOT		149.3500	1	149.3500	
30	H2	IX	70	IRREGULAR PLOT		149.4500	1	149.4500	
31	H3	IX	71	IRREGULAR PLOT		149.5500	1	149.5500	
32	H4	IX	72	IRREGULAR PLOT		149.6500	1	149.6500	
33	H5	IX	73	IRREGULAR PLOT		149.7500	1	149.7500	
34	H6	IX	74	IRREGULAR PLOT		149.1500	1	149.1500	
35	I1	X	75	IRREGULAR PLOT		104.0500	1	104.0500	
36	I2	X	76	IRREGULAR PLOT		98.8500	1	98.8500	
37	I3	X	77	IRREGULAR PLOT		118.8500	1	118.8500	
38	I4	X	78	IRREGULAR PLOT		120.4000	1	120.4000	
39	I5	X	79	IRREGULAR PLOT		140.6500	1	140.6500	
40	I6	X	80	IRREGULAR PLOT		122.7000	1	122.7000	
41	I7	X	81	IRREGULAR PLOT		137.6000	1	137.6000	
42	I8	X	82	IRREGULAR PLOT		136.5500	1	136.5500	
43	I9	X	83	IRREGULAR PLOT		117.7500	1	117.7500	
44	I10	X	84	IRREGULAR PLOT		118.0000	1	118.0000	
45	I11	X	85	IRREGULAR PLOT		126.9500	1	126.9500	
46	I12	X	86	IRREGULAR PLOT		127.6500	1	127.6500	
47	I13	X	87	IRREGULAR PLOT		128.3000	1	128.3000	
48	I14	X	88	IRREGULAR PLOT		129.0000	1	129.0000	
49	I15	X	89	IRREGULAR PLOT		129.6500	1	129.6500	
50	I16	X	90	IRREGULAR PLOT		130.4500	1	130.4500	
51	I17	X	91	IRREGULAR PLOT		131.2000	1	131.2000	
52	I18	X	92	IRREGULAR PLOT		131.8500	1	131.8500	
53	I19	X	93	IRREGULAR PLOT		131.5000	1	131.5000	
54	I20	X	94	IRREGULAR PLOT		129.7500	1	129.7500	
55	I21	X	95	IRREGULAR PLOT		127.9500	1	127.9500	
56	I22	X	96	IRREGULAR PLOT		126.2000	1	126.2000	
57	I23	X	97	IRREGULAR PLOT		124.4500	1	124.4500	
58	I24	X	98	IRREGULAR PLOT		122.6500	1	122.6500	
59	I25	X	99	IRREGULAR PLOT		120.8500	1	120.8500	
60	I26	X	100	IRREGULAR PLOT		119.1000	1	119.1000	
61	I27	X	101	IRREGULAR PLOT		117.3000	1	117.3000	
62	I28	X	102	IRREGULAR PLOT		115.5500	1	115.5500	
63	I29	X	103	IRREGULAR PLOT		107.7000	1	107.7000	
64	I30	X	104	IRREGULAR PLOT		83.4000	1	83.4000	
65	J1	XII	68	IRREGULAR PLOT		142.6500	1	142.6500	
66	J2	XII	68A	IRREGULAR PLOT		143.9000	1	143.9000	
67	J3	XII	68B	IRREGULAR PLOT		145.1500	1	145.1500	
68	J4	XII	68C	IRREGULAR PLOT		146.4000	1	146.4000	
69	J5	XII	68D	IRREGULAR PLOT		147.6500	1	147.6500	
70	J6	XII	68E	IRREGULAR PLOT		148.9500	1	148.9500	
71	J7	XII	68F	IRREGULAR PLOT		150.0000	1	150.0000	
72	J8	XII	68G	IRREGULAR PLOT		141.0000	1	141.0000	
73	J9	XII	68H	IRREGULAR PLOT		87.5800	1	87.5800	
TOTAL AREA OF 119 PLOTS						=	119	14506.4170	SAYS 3.5846 ACRES

GREEN AREA CALCULATION		PERMISSIBLE		PROPOSED	
		SQM	ACRES	SQM	ACRES
GREEN AREA - 1	=			1215.00	0.3002
GREEN AREA - 2	=	1936.7971	0.4786	621.50	0.1535
GREEN AREA - 3	=			180.00	0.0445
TOTAL GREEN AREA = 1+2+3	=			2016.50	0.4982
COMMERCIAL AREA CALCULATION		PERMISSIBLE		PROPOSED	
		SQM	ACRES	SQM	ACRES
COMMERCIAL - 1	=			610.20	0.1507
COMMERCIAL - 2	=	1032.9584	0.2552	90.50	0.0224

LEGEND:-	SITE BOUNDARY OF 6.28125 ACRES
	MIGRATED U.D. AREA 0.10 ACRES
	COMMUNITY AREA
	GREEN
	INCIDENTAL GREEN
	PAVED AREA
	COMMERCIAL
	11KV ELECTRICAL LINE
	132 KV ELECTRICAL LINE
	CULVERT
	MILK & VEGETABLE BOOTH (5.00mts. X 5.50mts.)
	U.G.T. (Under Ground Tank)
	S.T.P. (Under Ground)
ABBREVIATIONS:-	E.T. = ELECTRIC TRANSFORMER
	U.G. = UNDER GROUND
	S.T.P. = SEWER TREATMENT PLANT
	I.P. = IRREGULAR PLOT
	I.G. = INCIDENTAL GREEN

LAYOUT PLAN FOR GRANT OF LICENSE FOR SETTING UP AN "AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA, POLICY - 2016" OVER AN AREA ADMEASURING 6.38125 ACRES (AFTER MIGRATION OF AREA MEASURING 0.10 ACRES FROM LICENSE NO. 29 OF 2011 DATED 05.04.2011 ALONG WITH FRESH AREA MEASURING 6.28125 ACRES) FALLING IN THE REVENUE ESTATE OF VILLAGE TIKRI, SECTOR - 29, TEHSIL & DISTRICT KARNAL, HARYANA BEING DEVELOPED BY ALPHA CORP DEVELOPMENT LIMITED.

CLIENT :-

ALPHA CORP DEVELOPMENT LIMITED

 Architect Sunil CA/2019/118313	 (AUTHORISED SIGNATORY)
(SIGNATURE OF ARCHITECT)	(AUTHORISED SIGNATORY)
SACLE : _____	N
DATE : 10.11.2025	
DWG. NO. : KAR/DJ/JAY/6.38125/01	

DESCRIPTION	PERMISSIBLE			PROPOSED		
	SQM	ACRES	%AGE	ACRES	SQ.MT.	%AGE
APPLIED LAND - A	25419.27660	6.28125				
EXISTING U.D. AREA UNDER MIGRATION FROM LICENSE NO. 29 OF 2011 DATED 05.04.2011 - B	404.68500	0.10000				
NET PLANNED AREA - C = A+B	25823.96160	6.38125				
PERMISSIBLE GREEN @ 7.5%	1936.7971	0.4786	7.50%	0.4982	2016.500	7.78%
PERMISSIBLE COMMUNITY SITE @ 10%	2582.3961	0.6381	10.00%	0.6390	2586.0000	10.01%
PERMISSIBLE COMMERCIAL @ 4% = 1	1032.9584	0.2552	4.00%	0.1731	700.7000	2.71%
PERMISSIBLE PLOTTED @ 61% = 2	15752.6166	3.8926	61.00%	3.5846	14506.4170	56.17%
TOTAL SALEABLE AREA @ 65% = (1+2)	16785.5750	4.1478	65.00%	3.7577	15207.1170	58.88%
TOTAL SALEABLE AREA = (1+2) = 15207.1170 58.88%						

DENSITY CALCULATION

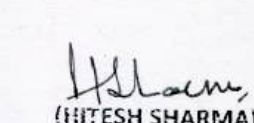
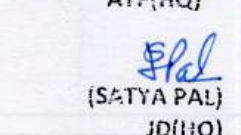
CATEGORY	NO OF	x	NO. OF PERSON PER PLOT	TOTAL PERSON
POPULATION	119	x	18.0	2142.00
TOTAL POPULATION				2142.00 PERSON
DENSITY PERMISSIBLE				240 TO 400 PPA
DENSITY ACHIEVED	Total Person / Net Planned Area			2142.00/6.38125 = 335.67
	Says			336 PPA

To be read with License No. - 222 Dated : 14/11 / 2025

LC-5333A

That this layout plan for an area measuring 6.38125 acres (after migration of 0.10 acre from L. No. 29 of 2011 of Resi. Plotted Colony and 6.27825 acres afresh) bearing Drawing No. 118313 Dated 14-11-25 comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Alpha Corp. Development Pvt. Ltd. falling in the revenue estate of village Tikri, Sector-29, 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 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 DTCP, Hr. 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. All other green belts outside the licensed 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 licensee.
- 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 licensed area.
- No plot shall derive an access from less than 9 meters wide road would wear 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 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 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.

 KAMAL KUMAR ATP (HQ)	 DIVYA DOGRA DTP (HQ)	 HITESH SHARMA STP (HQ)	 BHUVNESH KUMAR CTP (HR)	 AMIT KHATRI, IAS DTCP (HR)
 SATYA PAL JD (HQ)				