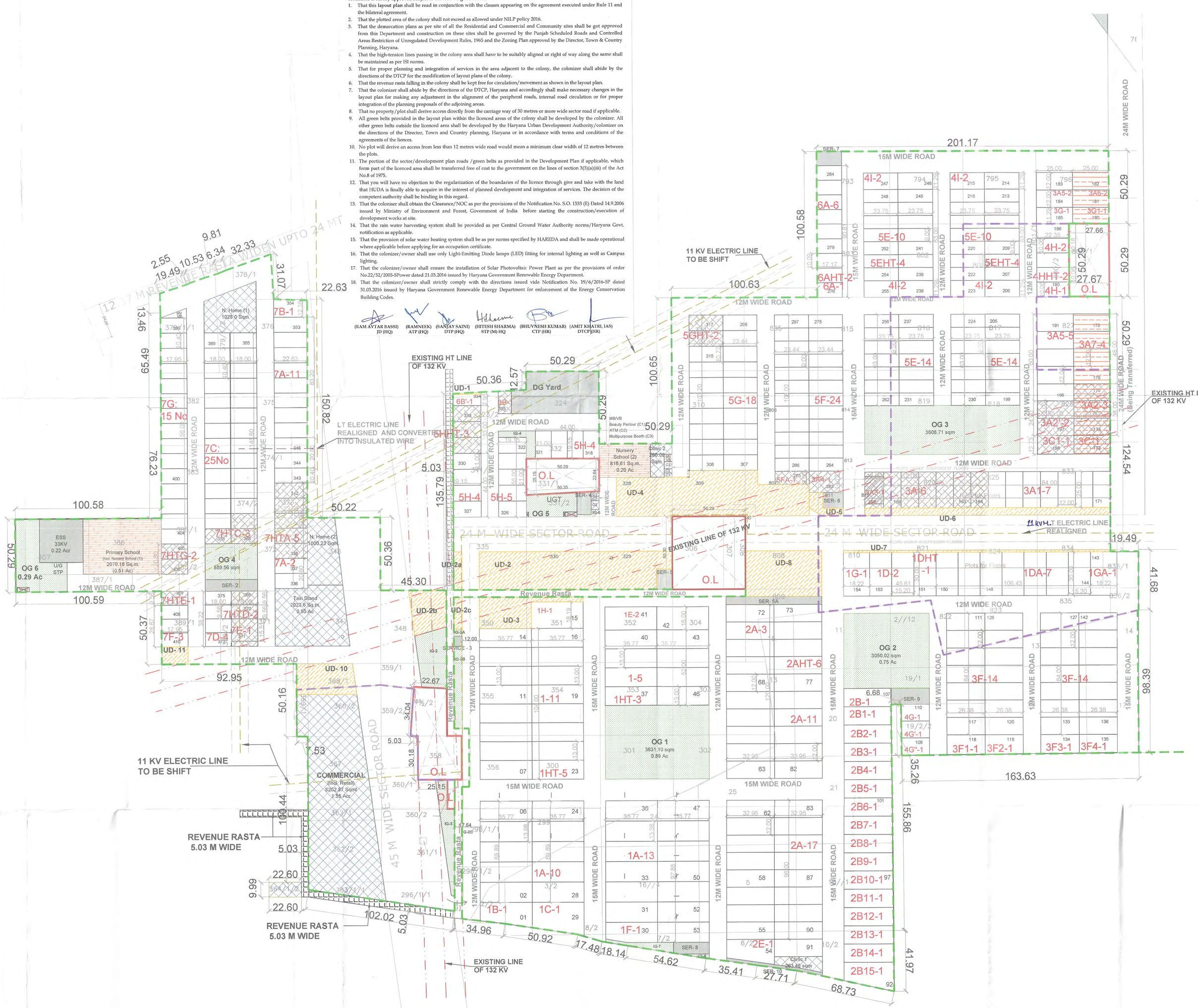
LC-5574

**To be read with Licence no.** 242 **of 2025 dated** 04/12/2025

That this **Layout plan** for an **area measuring 59.77084 acres (Drawing no. DTCP-** 11687 **dated** 04.12.25**)comprised of licence which is issued in respect of Residential Plotted Colony (Under NILP Policy-2016 further amended on 11.05.2022)** being developed **Trident Park Town Pvt. Ltd. in Sector-19A & 40, Panipat** is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this **layout plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
10. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
11. 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(5)(a)(iii) of the Act No.8 of 1975.
12. 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.
13. That the colonizer shall obtain the Clearance/NOC 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

(RAM AVTAR BASSI) JD (HQ) | (RAMNEEK) ATP (HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)




## AREA DETAIL:

**Licence Parcel - L1**

| Sno. | Description | Area in Sq.M | Area in Acres | |
|---|---|---|---|---|
| 1 | Area Under Migration | 179115.28 | 44.26042 | |
| 1a | Additional Land Area | 62768.33 | 15.51042 | |
| 1b | **L1 - Site Area** | 241883.61 | 59.77084 | |
| 2 | Area under sector roads | 10714.18 | 2.619 | |
| 3 | 50% of sector roads | 5357.09 | 1.31 | |
| 3a | Area under UD land | 12933.77 | 3.20 | |
| 4 | **Net Planned Area for on which FAR will be loaded (1b-3-3a)** | **223592.75** | **55.25** | |
| 5 | Permissible area for Commercial FAR (@4% of site area) | 8943.71 | 2.21 | |
| 6 | Permissible area for Residential FAR (@96% of site area) | 214649.04 | 53.04 | |
| 7 | Proposed Area Under Commercial Use (15a) | 8943.34 | 2.21 | 4.00% |
| 8 | Proposed Area Under Residential Use: | | | |
| 8a | Area Under Plotted Colony | 214649.41 | 53.04 | 96.00% |
| **9** | **Total Utilized Area (7+8a)** | **223592.75** | **55.25** | **100.00%** |
| **10** | **Saleable Area:** | | | |
| 10a | Saleable Area Under Residential Plotted Colony Area | 121660.05 | 30.07 | 56.68% |
| 10b | Commercial | 8943.34 | 2.21 | 4.00% |
| **10c** | **Total Saleable Area (10a+10b)** | **130612.39** | **32.28** | **60.68%** |
| **12** | **FAR Utilization** | **Permissible** | **Utilized** | **Balance FAR** |
| 12a | **Commercial ((@1.75 FAR)** | | | |
| | Commercial Area | 15651.49 | 15650.85 | |
| 12b | **Residential ((@1.25 FAR)** | | | |
| | Residential Plots | 268311.30 | 2,34,760.78 | 9842.84 |
| | Independent Floors | | 23707.68 | |
| 12c | Residential FAR Achieved | 125.00 | 120.41 | |
| | Available FAR | | 9842.84 | |
| **13** | **Population** | **Plots / Units** | **Population** | |
| i | Residential Plots (@ 13.5 Pers/ Plot ) | 381 | 5144 | |
| ii | Independent Floors (@18 Pers. / Plot) | 26 | 468 | |
| iv | Total Population | | 5612 | |
| v | **Density Achieved (PPA)** | | 101.56 | |
| **14** | **Green Area Detail** | | | |
| | Population for provision of green area @2.5 Sqm per person for Plotted area (Plots & Plots for floors) | 5612 | 14028.75 | |
| | | **Achieved Green (Sqm)** | **Achieved Green (Acres)** | |
| 14a | Organized Green | 12884.64 | 3.18 | |
| 14b | Incidental Green | 2134.42 | 0.53 | |
| | **Total Greens** | **15019.06** | **3.71** | |

**15 AMENITIES DETAIL (as per Net Planned Area for Development)**

| | Commercial Facility | Required Nos. | Required Area | Proposed Area | Norms |
|---|---|---|---|---|---|
| i | Commercial | | | 8262.81 | |
| ii | Nursing Home (1000 Sqms- 1 N.H Frozen Plots due to 11 KV Line | 2 | 2000.00 | 2028.35 | 2 per 50 Acres |
| iii | Clinic (250 Sqms- 1 N.H Frozen Plots due to RWTS depot | 2 | 500.00 | 523.72 | 2 per 50 Acres |
| iv | ATM (12 Sqms) | 2 | 24.00 | 34.20 | 2 per 50 Acres |
| v | Beauty Parlour (12 Sqms) | 2 | 24.00 | 30.81 | 2 per 50 Acres |
| vi | Multipurpose Booth (5 x 5 Sm) | 2 | 50.00 | 61.66 | 2 per 50 Acres |
| **15a** | **Total Area for commercial facilities** | | **2603** | **8943.34** | |
| | **Community Facility** | **Required Nos.** | **Required Area** | **Proposed Area** | **Norms** |
| ii | Primary School (0.5 Acs.) (Includes 1 Nursery school) | 1 | 2023 | 2070.18 | 1 per 5000 population |
| iii | Nursery school (0.2 Acs.) | 1 | 809 | 816.61 | 1 per 2500 population |
| iv | Taxi Stand (0.5 Acs) | 1 | 2023 | 2023.24 | 1 per 50 Acs |
| v | M.B/ VB/DS/LIB | 1 | 27.5 | 27.50 | 1 per 50 Acres |
| **15b** | **Total Area for Amenities** | | **4884** | **4938** | |

**GREEN AREA DETAIL:**

| S.No | | Green Parcel | Length 1 (ft) | Length 2 (ft) | Width (ft) | Height (ft) | Area (Sqm) |
|---|---|---|---|---|---|---|---|
| A | Organized Green: | | | | | | |
| 1 | | OG 1 | 50.76 | | | 71.54 | 3631.37 |
| 2 | | OG 2 | 51.69 | | | 59.99 | 3045.19 |
| 3 | | OG 3 | 33.73 | | | 107 | 3608.11 |
| 4 | | OG 4 | 35.15 | | | 34.71 | 689.56 |
| 5 | OG5 | OG5a | 0.5 | 11.79 | 13.53 | 34.69 | 441.7 |
| | | OG5b | | 24.09 | | 3.26 | 78.53 |
| | | OG5c | | 19.5 | | 30 | 455.60 |
| 6 | OG6 | OG6b | | 17.04 | | 9.35 | 159.32 |
| | | OG6c | | 26.15 | | 20.3 | 530.66 |
| **Total Organised Green (OG1 to OG6) in Sqm** | | | | | | | **12884.64** |
| **Total Organised Green (OG1 to OG6) in Acres** | | | | | | | **3.184** |

| S.No | | Green Parcel | Length 1 (ft) | Length 2 (ft) | Width (ft) | Height (ft) | Area (Sqm) | Remarks |
|---|---|---|---|---|---|---|---|---|
| B | Incidental Green: | | | | | | | |
| 1 | | IG2 | | | | | 795.47 | Odd Shape/ As per Site |
| 2 | | IG3A | | | 5.65 | 4.79 | 27.06 | |
| 3 | | IG3B | | | 5.64 | 56.77 | 320.16 | |
| 4 | | IG3C | | | 5.64 | 81.05 | 457.44 | |
| 5 | | IG3 | | | | | 520.53 | Odd Shape/ As per Site |
| 6 | IG4 | IG4A | | | 25.43 | 4.34 | 110.32 | |
| | | IG4B | | | 14.81 | 2.29 | 33.15 | |
| 7 | | IG6 | | | | | 27.33 | Odd Shape/ As per Site |
| 8 | | IG7 | | | | | 182.97 | Odd Shape/ As per Site |
| 9 | | IG8 | | | | | 3491 | Odd Shape/ As per Site |
| **Total Incidental Green (IG2 to IG9) in Sqm** | | | | | | | **2134.42** | **B** |
| **Total Incidental Green (IG2 to IG9) in Acres** | | | | | | | **0.527** | |
| **Total Green Area Provided (A+B) in Sqm** | | | | | | | **15019.06** | |
| **Total Green Area Provided (A+B) in Acres** | | | | | | | **3.711** | |

**UD Land Detail L1**

| Sno. | Description | Area (Sqm) | Area (Acre) |
|---|---|---|---|
| 1 | UD-1 | 1971 | 0.00 |
| 2 | UD-2 | 3354.26 | 0.83 |
| 3 | UD-2a | 145.87 | 0.04 |
| 4 | UD-2b | 693.06 | 0.17 |
| 5 | UD-2c | 124.55 | 0.03 |
| 6 | UD-3 | 904.60 | 0.22 |
| 7 | UD-4 | 3633.17 | 0.89 |
| 8 | UD-5 | 201.32 | 0.05 |
| 9 | UD-6 | 862.26 | 0.21 |
| 10 | UD-7 | 282.91 | 0.07 |
| 11 | UD-8 | 1652.53 | 0.41 |
| 12 | UD-10 | 853.77 | 0.21 |
| 13 | UD-11 | 216.77 | 0.05 |
| Total | | 12933.77 | 3.20 |

**Service Area Detail**

| Sno. | Description | Area (Sqm) | Area (Acre) |
|---|---|---|---|
| 1 | STP | 1185.11 | 0.29 |
| 2 | Service -2 | 288.00 | 0.07 |
| 3 | Service -3 | 39.50 | 0.01 |
| 4 | Service -4 | 152.54 | 0.04 |
| 5 | Service -5 | 154.54 | 0.04 |
| 6 | Service -5A | 370.88 | 0.09 |
| 7 | Service -6 | 153.79 | 0.04 |
| 8 | Service -7 | 167.77 | 0.04 |
| 9 | Service -8 | 195.99 | 0.05 |
| 10 | Service -9 | 286.48 | 0.07 |
| 11 | Service -10 | 132.81 | 0.03 |
| 12 | 33/11 KV/ESS | 900.00 | 0.22 |
| 13 | UGT | 520.37 | 0.13 |
| 14 | DG Yard | 1634.50 | 0.40 |
| **Total** | | **6182.67** | **1.53** |

## PLOTS AND FAR DETAILS

| S.No. | Type of Plot (SC/H) | Plot Type | Plot Number | Plot Length (L) | Plot Width (W) | L/W Ratio | Area of Plot (Sq.M.) | Area of Plot (Sq.Yards) | Nos/ Plots | Total No. of Plots | Product Share | Total Area (Sqft) | Area Share | Maximum FAR | Maximum FAR/ Plot refer | Total Maximum FAR (Sqm) | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | 1 | 9-14, 16-20, 35-43,49-64 | 35.77 | 13.00 | 2.75 | 465.01 | 556.15 | 16 | | | 7440.16 | | 2.10 | 15634.34 | | |
| 2 | | 1A | 1-8, 21-34, 44-48, 65-72 | 35.77 | 13.00 | 2.75 | 465.01 | 556.15 | 16 | | | 7440.16 | | 2.10 | 15634.34 | | |
| 3 | | 1B | 2-8, 24-29, 31-36, 41-50 | 35.77 | 13.00 | 2.56 | 465.00 | 556.00 | 23 | | | 10695.08 | | 2.10 | 22459.18 | | |
| 4 | | 1B | 18 | | Odd Shape | | 532.46 | 636.62 | 1 | | | 532.46 | | 2.10 | 1118.16 | | |
| 5 | | 1C | 30 | | Odd Shape | | 712.04 | 851.39 | 1 | | | 712.04 | | 2.10 | 1495.28 | | |
| 6 | 450-500 | 1D | 102-103 | 30.00 | 15.20 | 1.97 | 456.00 | 545.37 | 2 | 65 | 15.97% | 912.00 | 26% | 2.40 | 2188.80 | 68572.40 | Independent Floors |
| 7 | | 1DA | 101 | 30.00 | 15.20 | 1.97 | 456.00 | 545.37 | 2 | | | 912.00 | | 2.40 | 2188.80 | | Independent Floors |
| 8 | | 1DA | 144-150 | 30.00 | 15.20 | 1.97 | 456.00 | 545.37 | 7 | | | 3192.00 | | 2.40 | 7662.80 | | Independent Floors |
| 9 | | 1DHT | 11-42 | 35.77 | 13.00 | 2.74 | 465.01 | 556.15 | 32 | | | 14880.32 | | 2.10 | 31268.67 | | |
| 10 | | 1E | 56 | | Odd Shape | | 487.60 | 583.09 | 1 | | | 487.60 | | 2.40 | 1241.04 | | |
| 11 | | 1G | 90-91 | 30.00 | 16.20 | 1.85 | 546.60 | 653.79 | 1 | | | 546.60 | | 2.40 | 1311.84 | | Independent Floors |
| 12 | | 1GA | 143 | 30.00 | 16.20 | 1.85 | 546.60 | 653.79 | 1 | | | 546.60 | | 2.40 | 1311.84 | | Independent Floors |
| 13 | | | | | | | | | | | | | | | | | |
| 14 | | | | | | | | | | | | | | | | | |
| 15 | | 2A | 95-97, 71-73, 8-70 81 | 32.95 | 12.00 | 2.75 | 395.40 | 472.88 | 31 | | | 12257.40 | | 2.10 | 25743.54 | | |
| 16 | | 2AHT | 68-70 & 74-76 | 32.95 | 12.00 | 2.75 | 395.40 | 472.88 | 6 | | | 2372.40 | | 2.10 | 4982.04 | | |
| 17 | | 2B | 107 | | Odd Shape | | 411.66 | 491.93 | 1 | | | 411.66 | | 2.10 | 864.51 | | |
| 18 | | 2B1 | 108 | | Odd Shape | | 412.07 | 492.43 | 1 | | | 412.07 | | 2.10 | 865.35 | | |
| 19 | | 2B2 | 109 | | Odd Shape | | 412.47 | 492.91 | 1 | | | 412.47 | | 2.10 | 866.21 | | |
| 20 | | 2B3 | 104 | | Odd Shape | | 416.72 | 497.97 | 1 | | | 416.72 | | 2.10 | 875.08 | | |
| 21 | | 2B4 | 103 | | Odd Shape | | 417.22 | 498.61 | 1 | | | 417.22 | | 2.10 | 876.16 | | |
| 22 | | 2B5 | 102 | | Odd Shape | | 418.14 | 500.61 | 1 | | | 418.14 | | 2.10 | 878.09 | | |
| 23 | | 2B6 | 101 | | Odd Shape | | 429.32 | 502.70 | 1 | | | 429.32 | | 2.10 | 852.87 | | |
| 24 | | 2B7 | 100 | | Odd Shape | | 421.70 | 504.20 | 1 | | | 421.70 | | 2.10 | 885.57 | 46237.28 | |
| 25 | | 2B8 | 99 | | Odd Shape | | 423.21 | 506.16 | 1 | | | 423.21 | | 2.10 | 888.75 | | |
| 26 | | 2B9 | 98 | | Odd Shape | | 424.41 | 507.60 | 1 | | | 424.41 | | 2.10 | 891.26 | | |
| 27 | | 2B10 | 97 | | Odd Shape | | 424.42 | 510.60 | 1 | | | 424.42 | | 2.10 | 890.86 | | |
| 28 | | 2B11 | 96 | | Odd Shape | | 426.60 | 511.80 | 1 | | | 426.60 | | 2.10 | 896.79 | | |
| 29 | | 2B12 | 95 | | Odd Shape | | 429.44 | 513.61 | 1 | | | 429.44 | | 2.10 | 901.83 | | |
| 30 | | 2B13 | 94 | | Odd Shape | | 431.02 | 515.49 | 1 | | | 431.02 | | 2.10 | 905.14 | | |
| 31 | | 2B14 | 93 | | Odd Shape | | 432.40 | 517.15 | 1 | | | 432.40 | | 2.10 | 908.05 | | |
| 32 | | 2B15 | 92 | | Odd Shape | | 965.63 | 676.40 | 1 | | | 965.63 | | 2.10 | 1197.83 | | |
| 33 | | 2C | 91 | | Odd Shape | | 1000.00 | 1196.00 | 1 | | | 1000.00 | | 2.10 | 2100.00 | | |
| 34 | | 2D | 106-105 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 2 | | | 600.00 | | 2.40 | 1200.00 | | Independent Floors + Frozen Plot |
| 35 | | 3A1 | 185-171 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 7 | | | 2100.00 | | 2.40 | 5040.00 | | Independent Floors |
| 36 | | 3A2 | 173-175 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 3 | | | 900.00 | | 2.10 | 1890.00 | | Frozen Plots |
| 37 | | 3A5 | 180-184 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 2 | | | 600.00 | | 2.10 | 1260.00 | | Frozen Plots |
| 38 | | 3A6 | 185-186 & 161-165 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 5 | | | 1500.00 | | 2.10 | 3150.00 | | Frozen Plots |
| 39 | | 3A8 | 181-182 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 2 | | | 600.00 | | 2.10 | 1260.00 | | Frozen Plots |
| 40 | | 3A9 | 176-179 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 4 | | | 1200.00 | | 2.10 | 2520.00 | | Frozen Plots |
| 41 | | 3A10 | 183 | 25.00 | 12.00 | 2.08 | 300.00 | 358.80 | 1 | | | 300.00 | | 2.10 | 630.00 | | Frozen Plots |
| 42 | | 3A4 | 166 | 23.44 | 14.72 | 1.59 | 345.04 | 412.66 | 1 | | | 345.04 | | 2.10 | 724.58 | | Frozen Plots |
| 43 | 300-350 | 3C | 172 | 25.00 | 12.73 | 1.96 | 318.25 | 380.62 | 1 | 69 | 16.95% | 318.25 | 18% | 2.10 | 668.33 | 46279.97 | Frozen Plots |
| 44 | | 3C1 | 187 | 25.00 | 12.73 | 1.96 | 318.25 | 380.62 | 1 | | | 318.25 | | 2.10 | 668.33 | | Frozen Plots |
| 45 | | 3F | 111-117, 120-133 & 135-142 | 26.38 | 12.00 | 2.20 | 316.56 | 378.60 | 28 | | | 8865.68 | | 2.10 | 18617.73 | | |
| 46 | | 3F1 | 118 | | Odd Shape | | 360.30 | 430.86 | 1 | | | 360.30 | | 2.10 | 756.74 | | |
| 47 | | 3F2 | 119 | | Odd Shape | | 343.60 | 410.90 | 1 | | | 343.60 | | 2.10 | 721.81 | | |
| 48 | | 3F3 | 134 | | Odd Shape | | 344.13 | 411.57 | 1 | | | 344.13 | | 2.10 | 722.67 | | |
| 49 | | 3F4 | 135 | | Odd Shape | | 344.13 | 411.57 | 1 | | | 344.13 | | 2.10 | 722.67 | | |
| 50 | | 3G | 180 | 25.00 | 11.29 | 2.21 | 282.25 | 337.57 | 1 | | | 282.25 | | 2.10 | 592.73 | | Frozen Plots |
| 51 | | 3GT | 165 | 25.00 | 11.29 | 2.21 | 282.25 | 337.57 | 1 | | | 282.25 | | 2.10 | 592.73 | | |
| 52 | | 4H | 110 | | Odd Shape | | 337.62 | 373.58 | 1 | | | 337.62 | | 2.10 | 476.62 | | |
| 53 | | 4I3 | 109 | | Odd Shape | | 226.99 | 270.38 | 1 | | | 226.99 | | 2.10 | 474.58 | | |
| 54 | | 4I2 | 108 | | Odd Shape | | 226.83 | 270.99 | 1 | | | 226.83 | | 2.10 | 476.31 | | |
| 55 | | 4H | 186,187, & 188 | 22.38 | 10.06 | 2.22 | 224.94 | 268.91 | 3 | | | 674.82 | | 2.10 | 1416.92 | | |
| 56 | | 4HHT | 185, 189 | 30.95 | 10.06 | 3.03 | 304.64 | 365.91 | 2 | 18 | 4.42% | 609.28 | 4% | 2.10 | 1279.49 | 9473.00 | |
| 57 | | 4I | 206, 223, 238, 255, 247, 246, 215, & 214 | 23.75 | 11.29 | 2.10 | 268.14 | 320.60 | 8 | | | 2145.10 | | 2.10 | 4504.71 | | |
| 58 | | 4J | 79 | 22.60 | 12.38 | 1.83 | 280.16 | 335.07 | 1 | | | 280.16 | | 2.10 | 588.33 | | |
| 59 | | 4K | 80 | 18.00 | 15.51 | 1.16 | 279.18 | 333.90 | 1 | | | 279.18 | | 2.10 | 586.28 | | Frozen Plots due to 11 KV Line |
| 60 | | 5E | 209-210, 218-220, 241-245, 8, 248-252, 199-205, 224-227, & 256-262 | 23.75 | 9.00 | 2.64 | 213.75 | 255.64 | 48 | | | 10260.00 | | 2.10 | 21546.00 | | |
| 61 | | 5EHT | 207, 208, 212, 222, 232, 240, 253, & 254 | 23.75 | 9.00 | 2.64 | 213.75 | 255.64 | 8 | | | 1710.00 | | 2.10 | 3591.00 | | |
| 62 | | 5F | 264-270, 282-283 | 23.44 | 9.00 | 2.60 | 210.96 | 252.31 | 24 | | | 5063.04 | | 2.10 | 10632.38 | | |
| 63 | 200-220 | 5FA | 263 | 23.44 | 9.00 | 2.60 | 210.96 | 252.31 | 1 | 135 | 33.17% | 210.96 | 23% | 2.10 | 443.02 | 62140.17 | Frozen Plots |
| 64 | | 5G | 295-315 | 23.44 | 10.72 | 2.19 | 251.28 | 300.62 | 16 | | | 4020.58 | | 2.10 | 8498.26 | | Frozen Plots due to 11 KV Line |
| 65 | | 5GHT | 316-317 | 23.44 | 10.72 | 2.19 | 251.28 | 300.62 | 2 | | | 502.55 | | 2.10 | 1055.36 | | Frozen Plots due to 11 KV Line |
| 66 | | 5H | 318-330 | 18.15 | 11.00 | 1.74 | 210.65 | 251.84 | 13 | | | 2738.45 | | 2.10 | 5750.75 | | Frozen Plots due to 11 KV Line |
| 67 | | 5HHT | 331-341 | 18.15 | 11.00 | 1.74 | 210.65 | 251.84 | 3 | | | 631.95 | | 2.10 | 1326.71 | | Frozen Plots due to 11 KV Line |
| 68 | | 5A | 208-207, 340 & 340-331, 334-348 | 23.83 | 10.42 | 2.18 | 238.35 | 281.48 | 15 | | | 3576.18 | | 2.10 | 7510.11 | | Frozen Plots due to 11 KV Line |
| 69 | | 5B | 271-274 | 17.17 | 10.06 | 1.70 | 172.75 | 207.20 | 4 | | | 690.98 | | 2.10 | 1450.96 | | |
| 70 | | 5A | 275-278, 294 | 17.17 | 10.06 | 1.70 | 172.75 | 207.20 | 7 | | | 1210.12 | | 2.10 | 2540.71 | | Frozen Plots due to 11 KV Line |
| 71 | | 5AHT | 277-279 | 17.17 | 10.06 | 1.70 | 172.75 | 207.20 | 2 | | | 345.49 | | 2.10 | 725.53 | | |
| 72 | | 6B | 335 | | Odd Shape | | 142.74 | 170.71 | 1 | | | 142.74 | | 2.10 | 299.75 | | |
| 73 | | 6B | 334 | 18.15 | 7.91 | 7.91 | 151.50 | 181.16 | 1 | | | 151.50 | | 2.10 | 318.15 | | |
| 74 | | 7C | 373-380, 385-390 | 18.00 | 10.42 | 1.73 | 187.20 | 223.89 | 25 | | | 4680.00 | | 2.10 | 9828.00 | | |
| 75 | | 7HTC | 387, 392 & 396 | 18.00 | 10.42 | 1.73 | 187.20 | 223.89 | 3 | 66 | 16.22% | 561.60 | 9.9% | 2.10 | 1179.36 | 25173.73 | Frozen Plots due to 11 KV Line |
| 76 | <200 | 7D | 399-401 | 18.00 | 10.42 | 1.73 | 187.20 | 223.89 | 2 | | | 374.40 | | 2.10 | 786.24 | | Frozen Plots due to 11 KV Line |
| 77 | | 7HTD | 399-370 | 17.95 | 9.56 | 1.88 | 171.60 | 205.23 | 1 | | | 344.16 | | 2.10 | 722.74 | | Frozen Plots due to 11 KV Line |
| 78 | | 7HTE | 407 | 17.95 | 9.56 | 1.88 | 171.60 | 205.23 | 1 | | | 171.60 | | 2.10 | 360.36 | | Frozen Plots due to 11 KV Line |
| 79 | | 7E | 408-410 | 17.95 | 9.56 | 1.88 | 171.60 | 205.23 | 3 | | | 514.81 | | 2.10 | 1081.08 | | |
| 80 | | 7G | 404-390 | 17.95 | 10.42 | 1.73 | 186.68 | 223.27 | 15 | | | 2800.20 | | 2.10 | 5880.42 | | |
| 81 | | 7HTG | 405-405 | 17.95 | 10.42 | 1.73 | 186.68 | 223.27 | 2 | | | 373.36 | | 2.10 | 784.06 | | Frozen Plots due to 11 KV Line |
| | | | | | | | | | 407 | 407 | 100% | **1,21,889.05** | 100.00% | **2,58,468.46** | | |
| | | | | | | | | | | | | | | 2,34,760.78 | | |
| | | | | | | | | | | | | | | 23,707.68 | | |
| | | | | | | | | | | | | | | 2,58,468.46 | | |

ARCHITECT SIGNATURE: TANUJ KAPUR ARCHITECT C/A No. 06/37502

OWNER'S SIGNATURE: For TRIDENT PARK TOWN PRIVATE LIMITED — Authorised Signatory

KEY PLAN

LEGEND

- LICENSE BOUNDARY
- FRESHLY APPLIED LAND AREA 15.51042 ACERS
- 11 KV LINE
- UD PARCELS
- COMMERCIAL
- COMMERCIAL AMENITIES
- COMMUNITY FACILITIES
- ORGANISED GREENS INCIDENTAL GREENS
- PLOTS FROZEN UNDER EXISTING HT LINE
- PLOTS FROZEN
- OTHER'S LAND
- 132 KV HT LINE

PROJECT: PROPOSED LAYOUT PLAN FOR SETTING UP OF INTEGRATED RESIDENTIAL PLOTTED COLONY UNDER NILP POLICY 2022 OVER AN MEASURING 59.77084 ACRS (AFTER PART MIGRATION FROM LICENSE NO 40 OF 2011) AND FRESHLY APPLIED LAND AREA 15.51042 ACERS IN REVENUE ESTATE OF VILLAGE NIZAMPUR AND AZIZULLAPUR SECTOR 19A & 40, PANIPAT, TRIDENT PARK TOWN PVT LIMITED.

DEVELOPER :- TPTPL — TRIDENT REALTY — BUILDING THE NATION

SHEET TITLE: LAYOUT PLAN LICENSE 1

| SCALE: | 1: 1000 |
|---|---|
| DRG. NO. | NILP/L1/01 |
| DATE: | 03.12.2025 |
| REVISION: | |