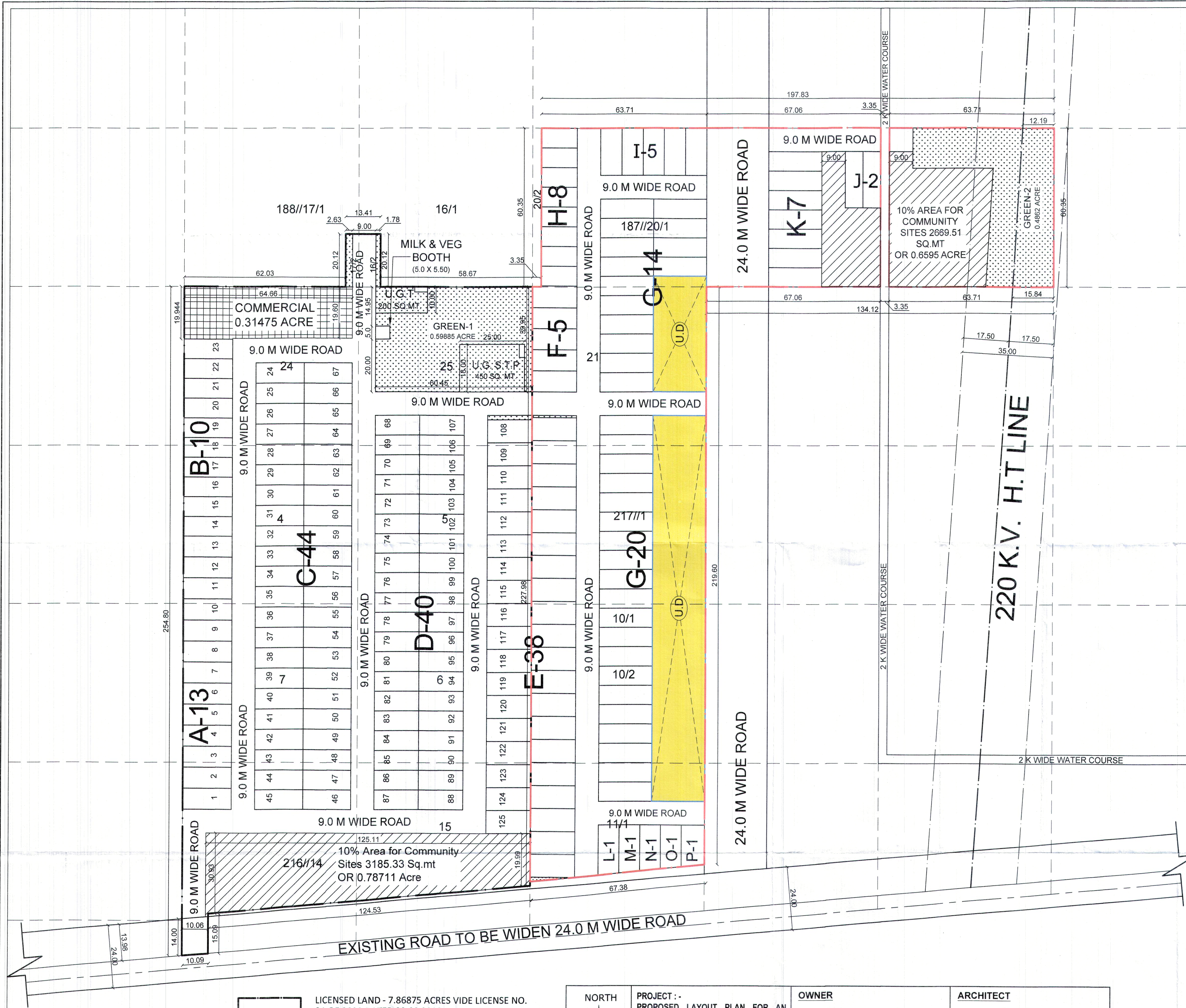
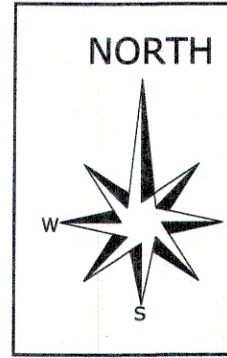




LICENSED LAND - 7.86875 ACRES VIDE LICENSE NO. 31 OF 2022 DATED 22.03.2022.

ADDITIONAL LAND APPLIED FOR GRANT OF LICENSE - 6.59375 ACRES.

AREA UNDER U.D. = 3897.40 SQ. MT. OR = 0.9031 ACRE



PROJECT :-
PROPOSED LAYOUT PLAN FOR AN ADDITIONAL AREA MEASURING 6.59375 ACRES IN ADDITION TO ALREADY LICENSED LAND 7.86875 ACRE (VIDE LICENSE NO. 31 OF 2022 DATED 22.03.2022) OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) FALLING IN THE REVENUE ESTATE OF VILLAGE TOHANA, SECTOR - 13, TOHANA, BEING DEVELOPED BY NEW PRABHAKAR DEVELOPERS PVT. LTD.

OWNER

For New Prabhakar Developers Pvt. Ltd.
Authorised Signatory

ARCHITECT

AR. AMANDEEP BANSAL
CA/2015/72167



TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.
HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY DHANAS, CHANDIGARH - 160014, E - MAIL - ARCHITECT.BANSAL@GMAIL.COM

AREA STATEMENT					
TOTAL AREA OF THE SCHEME	=	7.86875	6.59375	Acres	
TOTAL AREA OF THE SCHEME	=	14.46250	Acres		 (A)
AREA FALLING IN 24.00 MT. ROAD	=	0.03491	0.35790	Acres	 (B)
AREA UNDER U.D.	=	0.90310	Acres		 (C)
TOTAL NET PLANNED AREA (A - C)	=	13.55940	Acres		
AREA UNDER COMMERCIAL	4.00%	0.542376	=	0.31475	Acres 2.32 %
AREA UNDER PLOTS	61.00%	8.271234	=	7.38121	Acres 54.44 %
TOTAL SALEABLE AREA	65.00%	8.813610	=	7.69596	Acres 56.76 %

AREA UNDER PLOTS									
TYPE	SIZE	AREA (in sq. mt.)	TOTAL PLOTS	NEW PLOTS	=	TOTAL AREA	UNITS		
A	8.00 X	18.66	149.28	13	=	1940.64	Sq.Mt		
B	7.50 X	18.66	139.95	10	=	1399.50	Sq.Mt		
C	7.75 X	18.50	143.38	42	=	8021.75	Sq.Mt		
C	7.80 X	18.50	140.60	2	=	281.20	Sq.Mt		
D	7.50 X	17.15	128.63	40	=	5145.00	Sq.Mt		
E	8.74 X	17.15	149.89	18	20	=	5695.86	Sq.Mt	
F	8.00 X	17.15	137.20	5	=	686.00	Sq.Mt		
G	7.33 X	20.45	149.90	34	=	5096.55	Sq.Mt		
H	7.50 X	13.80	103.50	8	=	828.00	Sq.Mt		
I	8.18 X	18.00	147.24	5	=	736.20	Sq.Mt		
J	6.80 X	21.35	145.18	2	=	290.36	Sq.Mt		
K	7.33 X	20.46	149.97	7	=	1049.80	Sq.Mt		
L	AS PER AUTOCAD	149.84	1	=	149.84	Sq.Mt			
M	AS PER AUTOCAD	143.81	1	=	143.81	Sq.Mt			
N	AS PER AUTOCAD	137.23	1	=	137.23	Sq.Mt			
O	AS PER AUTOCAD	130.83	1	=	130.83	Sq.Mt			
P	AS PER AUTOCAD	138.09	1	=	138.09	Sq.Mt			
TOTAL			125	86	=	29870.66	Sq.Mt		
OR			211		=	7.38121	Acres		

DENSITY CALCULATION			
=	211	x	18.00 @ Person's per Plot
=	3798	+	13.55940 Acres
=	280.101	PPA	Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	=	1.08469	Acres 7.50% of Total area of the Scheme
GREEN AREA PROVIDED	=		
ORGANISED GREEN	=	GREEN-1	= 0.59885 Acres
	=	GREEN-2	= 0.48620 Acres
TOTAL GREEN PROVIDED	=	1.08505	Acres 7.50 %

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQUIRED COMMUNITY SITE	=	1.44625	Acres 10.0% of Total area of the Scheme
PROVIDED COMMUNITY SITE AREA	=		
COMMUNITY SITE	=	0.78711	Acres 5.44%
	=	0.65950	Acres 4.56%
TOTAL COMMUNITY SITE PROVIDED	=	1.44661	Acres 10.00%

To be read with Licence No. 227 of 2025 Dated 17/11/2025

That this layout plan for an additional area measuring 6.59375 acres (Drawing No. 11/24 Dated: 19-11-25) in addition to licensed Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) area measuring 7.86875 acres comprising of License No. 31 of 2022 dated 22.03.2022, thereby making the total scheme area measuring 14.4625 acres in the revenue estate of Village Tohana, Sector-13, Tohana, District Fatehabad being developed by New Prabhakar Developers Pvt. Ltd 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 licence.
9. 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.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 12% of the standard frontage then demarcated.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
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.

(PRIYA SOMI)
ATP(HQ)

(SAVITA JINDAL)
DTP(HQ)

(VUENDER SINGH)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTC(HR)

(PARVEEN KUMAR)
SO(HQ)