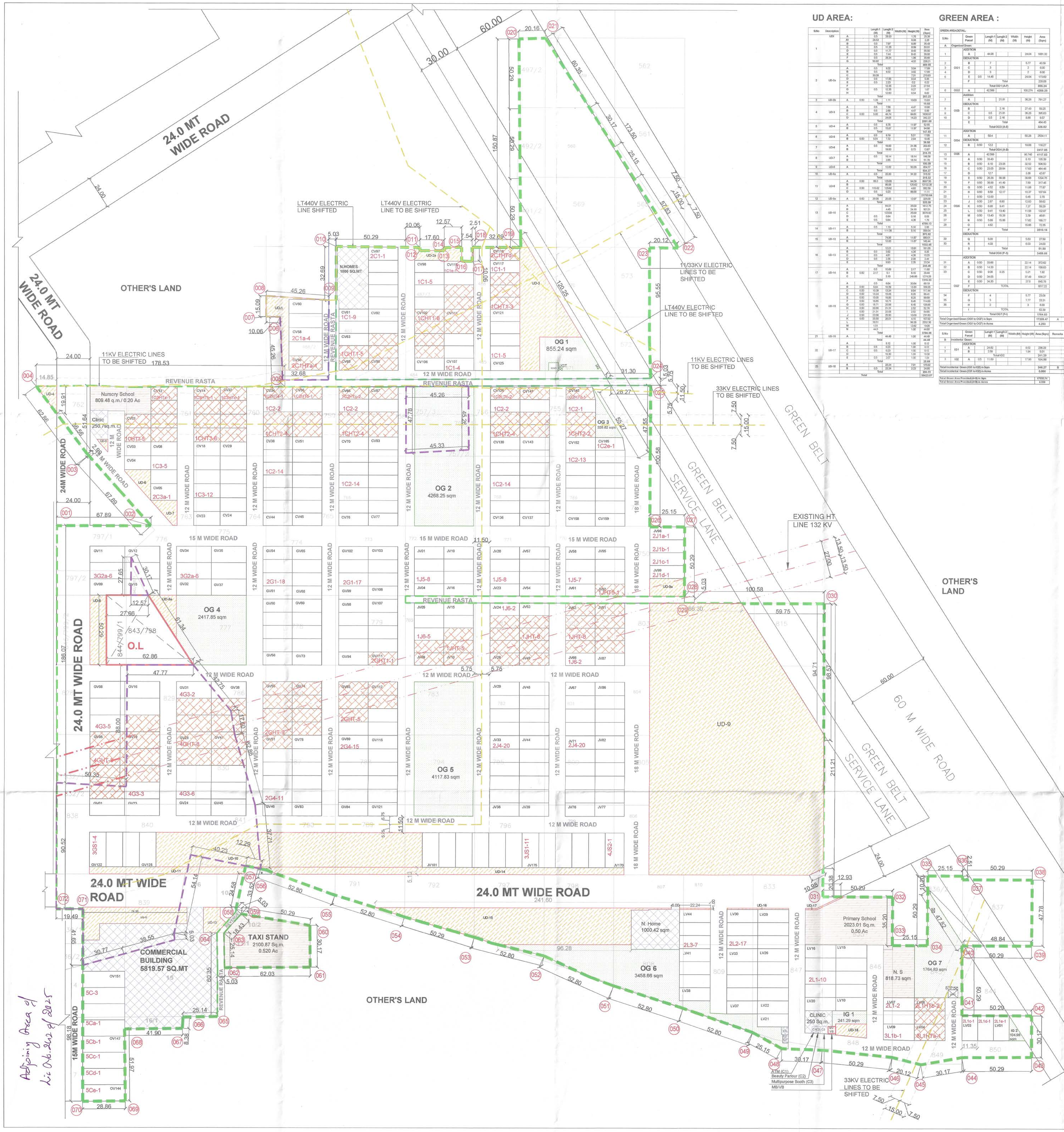


UD AREA:

[illegible]

GREEN AREA :

[illegible]

PLOTS AND FAR DETAILS :

Plotting Detail

S.No.	Type of Plot (SQM)	Plot Type	Plot Number	Plot Length (L)	Plot Width (W)	L/W Ratio	Area of Plot (Sq.M.)	Area of Plot (Sq.Yards)	No of Plots (L2)	Total No. of Plots	Product Share	Total Area (SqM)	Area Share	Maximum FAR	Maximum FAR Plot wise	Total Maximum FAR (Sqm)	Remarks freeze as / RRTS land
1	350-450	5C	OV(149-151)	30.24	11.68	2.59	353.20	422.43	3	8	1.78%	1059.61	3%	2.10	2225.18	5971.27	
2		5Ca	OV 148	Odd Shape			353.39	422.65	1			353.39		2.10	742.12		
3		5Cb	OV 147	Odd Shape			354.49	423.97	1			354.49		2.10	744.43		
4		5Cc	OV 146	Odd Shape			355.79	425.52	1			355.79		2.10	747.16		
5		5Cd	OV 145	Odd Shape			357.08	427.06	1			357.08		2.10	749.87		
6		5Ce	OV 144	Odd Shape			363.10	434.26	1			363.10		2.10	762.51		
7	300-350	4G3	GV(1, 6-8, 16-17, 22-26, 31, 38, 43-45)	25.20	12.09	2.08	304.67	364.38	16	33	7.35%	4874.69	10%	2.10	10236.84	21290.89	
8		4GHT	GV(2-5, 18-21, 27-30, 39-42)	25.20	12.09	2.08	304.67	364.38	16			4874.69		2.10	10236.84		HT Line - Frozen Plot due to 132 KV Line
9		4JS2	JV- 170	25.00	13.62	1.84	340.50	407.23	1			340.50		2.40	817.20		Independent Floor
10	250-300	3G2a	GV(9-12, 14-15, 32-37)	25.20	11.76	2.14	296.35	354.43	12	29	6.46%	3556.22	9%	2.10	7468.07	19363.40	
11		3L1HTa	LV4	22.24	11.85	1.88	263.54	315.20	1			263.54		2.10	553.44		HT Line - Frozen Plot due to 33 KV Line
12		3L1b	LV-9	Odd Shape			258.04	308.61	1			258.04		2.10	541.88		
13		3GS1	GV(122-125)	25.00	12.00	2.08	300.00	358.80	4			1200.00		2.40	2880.00		Independent Floor
14		3JS1	JV(171-181)	25.00	12.00	2.08	300.00	358.80	11			3300.00		2.40	7920.00		Independent Floor
15	200-250	2L3	LV(38-44)	22.24	9.41	2.36	209.28	250.29	7	169	37.64%	1464.95	36%	2.10	3076.39	73780.03	
16		2C1	CV-97	Odd Shape			203.44	243.31	1			203.44		2.10	427.22		
17		2G1	GV(56-73, 94-110)	21.28	9.51	2.24	202.37	242.04	35			7083.05		2.10	14874.40		
18		2GHT1	GV111	21.28	9.51	2.24	202.37	242.04	1			202.37		2.10	424.98		HT Line - Frozen Plot due to 132 KV Line
19		2J4	JV(29-48, 67-86)	21.28	9.67	2.20	205.78	246.11	40			8231.10		2.10	17285.32		
20		2G4	GV(46-50, 78-90, 114-121)	21.28	9.67	2.20	205.78	246.11	26			5350.22		2.10	11235.46		
21		2GHT	GV(51-55, 74-77, 91-93, 112-113)	21.28	9.67	2.20	205.78	246.11	14			2880.89		2.10	6049.86		HT Line - Frozen Plot due to 132 KV Line
22		2L1	LV(7-8, 10-12, 14-20)	22.24	9.52	2.34	211.72	253.22	12			2540.70		2.10	5335.46		
23		2L2	LV(21-37)	22.24	9.41	2.36	209.28	250.29	17			3557.73		2.10	7471.24		
24		2L1c	LV-3	Odd Shape			204.06	244.05	1			204.06		2.10	428.53		
25		2L1d	LV-2	Odd Shape			203.98	243.96	1			203.98		2.10	428.36		
26		2L1e	LV-1	Odd Shape			203.91	243.87	1			203.91		2.10	428.21		
27		2C3a	CV-5	19.00	12.02	1.58	228.38	273.14	1			228.38		2.10	479.60		
28		2J1a	JV-96	Odd Shape			233.72	279.53	1			233.72		2.10	490.81		
29		2J1b	JV-97	Odd Shape			233.74	279.55	1			233.74		2.10	490.85		
30		2J1c	JV-98	Odd Shape			233.58	279.36	1			233.58		2.10	490.52		
31		2J1d	JV-99	Odd Shape			233.42	279.17	1			233.42		2.10	490.18		
32		2C1HTd	CV-116	Odd Shape			201.46	240.94	1			201.46		2.10	423.07		LT Line - Frozen Plot due to 440V Line
33		2C1a	CV(57-60)	24.00	10.16	2.36	243.84	291.63	4			975.36		2.10	2048.26		
34		2L1HTb	LV(5-6)	22.24	9.52	2.34	211.72	253.22	2			423.45		2.10	889.24		HT Line - Frozen Plot due to 33 KV Line
35		2C1HTa	CV-56	24.00	10.16	2.36	243.84	291.63	1			243.84		2.10	512.06		HT Line - Frozen Plot due to 11/33 KV Line
36	<200	1C1e	CV-115	Odd Shape			175.90	210.37	1	210	46.77%	175.90	41.5%	2.10	369.39	84280.46	
37		1C1	CV(61-63, 91-96, 98-101, 106-109, 114, 117, 121-125)	21.28	8.80	2.42	187.26	223.97	24			4494.34		2.10	9438.11		
38		1CHT1	CV(64-65, 88-90, 102-105, 110-113, 118-120)	21.28	8.80	2.42	187.26	223.97	16			2996.22		2.10	6292.07		HT Line - Frozen Plot due to 11/33 KV Line
39		1C2	CV(35, 38-51, 54, 67, 70-83, 86, 127, 130-143, 146, 149, 152-164)	21.28	9.14	2.33	194.50	232.62	62			12058.95		2.10	25323.80		
40		1CHT2	CV(36-37, 52-53, 68-69, 84-85, 128-129, 144-145, 150-151)	21.28	9.14	2.33	194.50	232.62	14			2722.99		2.10	5718.28		HT Line - Frozen Plot due to 33 KV Line
41		1C2HTa	CV-34	Odd Shape			189.51	226.65	1			189.51		2.10	397.97		HT Line - Frozen Plot due to 11 KV Line
42		1C2HTb	CV-55	21.28	8.86	2.40	188.54	225.49	1			188.54		2.10	395.94		HT Line - Frozen Plot due to 11 KV Line
43		1C2HTc	CV(66, 87, 126, 147)	21.28	8.86	2.40	188.54	225.49	4			754.16		2.10	1583.74		HT Line - Frozen Plot due to 11 KV Line
44		1C2HTd	CV-148	Odd Shape			178.88	213.94	1			178.88		2.10	375.65		HT Line - Frozen Plot due to 11 KV Line
45		1C2e	CV-165	Odd Shape			187.07	223.73	1			187.07		2.10	392.85		
46		1C3	CV(03-04, 06-08, 18-29)	19.00	10.05	1.89	190.95	228.37	17			3246.15		2.10	6816.92		
47		1CHT3	CV(1-2, 09-11, 15-17, 30-32)	19.00	10.05	1.89	190.95	228.37	11			2100.45		2.10	4410.95		HT Line - Frozen Plot due to 33 KV Line
48		1C3HTa	CV-12	Odd Shape			183.76	219.78	1			183.76		2.10	385.90		HT Line - Frozen Plot due to 11 KV Line
49		1C3HTb	CV-14	Odd Shape			186.81	223.42	1			186.81		2.10	392.30		HT Line - Frozen Plot due to 11 KV Line
50		1C3HTc	CV-33	Odd Shape			185.20	221.49	1			185.20		2.10	388.91		HT Line - Frozen Plot due to 11 KV Line
51		1J5	JV(1-4, 16-23, 54-61, 93-95)	21.28	8.90	2.39	189.39	226.51	23			4356.02		2.10	9147.63		
52		1JHT5	JV92	21.28	8.90	2.39	189.39	226.51	1			189.39		2.10	397.72		HT Line - Frozen Plot due to 132 KV Line
53		1J6	JV(5-7, 14-15, 24, 53, 66, 87)	21.28	8.99	2.37	191.31	228.80	9			1721.76		2.10	3615.71		
54		1JHT	JV(08-12, 25-28, 49-52, 62-65, 88-91)	21.28	8.99	2.37	191.31	228.80	21			4017.45		2.10	8436.65		HT Line - Frozen Plot due to 132 KV Line
									449	449	100%	96,778.05	100.00%		204,686.05	204,686.05	
															Independent Floors	11617.20	
															Plots Area	193,068.85	
															Total	204686.05	

AREA SUMMARY

Licence Parcel

Sno.	Description	Area in Sq.M	Area in Acres	
1	Area Under Migration	**236133.70**	**58.35000**	
1a	Additional Land Area	**24112.47**	**5.95833**	
1b	**L2- Site Area**	**260246.17**	**64.30833**	
2	Area under sector roads and green area	22374.14	5.52878	
3	50% of sector roads	11187.07	2.76	
3a	Area under UD land	38423.07	9.49	
4	**Net Planned Area on which FAR will be loaded (1b-3-3a)**	**210636.03**	**52.05**	
5	Permissible area for Commercial FAR (@4% of site area)	8425.44	2.08	
6	Permissible area for Residential FAR (@96% of site area)	202210.59	49.97	
7	Proposed Area Under Commercial Use (15a)	8423.81	2.08	4.00%
8	Proposed Area Under Residential Use:			
8a	Area Under Plotted Colony	202212.22	49.97	96.00%
9	**Total Utilized Area (7+8a)**	**210636.03**	**52.05**	**100.00%**
10	**Saleable Area:**			
10a	Saleable Area Under Residential Plotted Colony Area	96778.05	23.91	47.86%
10b	Commercial	8423.81	2.08	4.00%
10c	**Total Saleable Area (10a+10b)**	**105201.86**	**26.00**	**51.86%**
11	**Permissible FAR@1.25**	**263295.03**		
12	**FAR Utilization**	**Permissible**	**Utilized**	**Balance FAR**
12a	**Commercial (@1.75 FAR)**			
	Commercial Area	14744.52	14741.67	
12b	**Residential**			
	Residential Plots	**252763.23**	193,068.85	**48077.18**
	Independent Floors		11617.20	
12c	Residential FAR Achieved	125.00	101.22	
	Available FAR		48077.19	
12d	Total FAR Utilized (Residencial + Commercial)		104.17	
13	**Population**	**Plots/ Units**	**Population**	
i	Residential Plots (@ 13.5 Pers/ Plot)	433	**5846**	
ii	Independent Floors (@18 Pers. / Plot)	16	**288**	
iii	**Total Population**		**6134**	
iv	**Density Achieved (PPA)**		**117.84**	
14	**Green Area Detail**			
	Population for provision of green area @2.5 Sqm per person for Plotted area (Plots & Plots for floors)	6134		15333.75
			Achieved Green (Sqm)	**Achieved Green (Acres)**
14a	Organized Green		17209.47	4.25
14b	Incidental Green		346.27	0.09
	Total Greens		**17555.74**	**4.34**

15	AMENITIES DETAIL (as per Net Planned Area for Development)				
	Commercial Facility	**Required Nos.**	**Required Area**	**Proposed Area**	**Norms**
i	Commercial			5819.57	
ii	Nursing Home (1000 Sqm)	2	2000.00	2000.54	2 per 50 Acres
iii	Clinic (250 Sqm)	2	500.00	500.70	2 per 50 Acres
iv	ATM (12 Sqm)	2	24.00	24.00	2 per 50 Acres
v	Beauty Parlour (12 Sqm)	2	24.00	24.00	2 per 50 Acres
vi	Multipurpose Booth (5 x 5.5m)	2	55.00	55.00	2 per 50 Acres
15a	**Total Area for commercial facilities**		**2603**	**8423.81**	
i	**Community Facility**	**Required Nos.**	**Required Area**	**Proposed Area**	**Norms**
ii	Primary School (0.5 Acs.) (Includes 1 Nursery school)	1	2023	2023.19	1 per 5000 population
iii	Nursery School (0.2 Acs.)	2	1619	1630.08	1 per 2500 population
iv	Taxi Stand (0.5 Acs)	1	2023	2100.87	1 per 50 Acres
v	M.B/ V.B (5X5.5 M)	1	27.5	27.50	1 per 50 Acres
15b	**Total Area for Amenities**		**5693**	**5782**	

LC-5573

To be read with Licence no. 159 of 2026 dated 10/08/2026

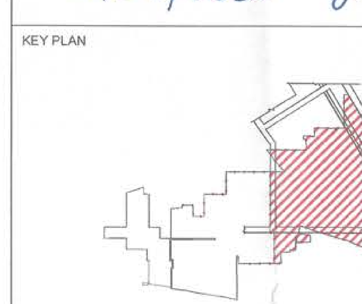
That this Layout-cum-Demarcation Plan for an area measuring 64.30833 acres (Drawing no. DTCP-12492 dated 11-08-26) comprised of licence which is issued in respect of Residential Plotted Colony (Under NILP Policy-2016 further amended on 11.05.2022) being developed Trident Park Town Pvt. Ltd. in Sector-19A, Panipat is hereby approved subject to the following conditions is hereby approved subject to the following conditions:-

1. That this Layout-cum-Demarcation 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(3)(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 coloniser 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.

(RAMNEEK) ATP(HQ)
(SANJAY SAINI) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(BHUVNESH KUMAR) CTP(HR)
(AMIT KHATRI, IAS) DTCP (HR)
(PARVEEN KUMAR) SD(HQ)

ARCHITECT SIGNATURE	OWNER'S SIGNATURE	PROJECT:
CA/2013/60235 Jai Saini	For TRIDENT PARK TOWN PRIVATE LIMITED Authorised Signatory	PROPOSED LAYOUT CUM DEMARCATION PLAN FOR SETTING UP OF INTEGRATED RESIDENTIAL COLONY UNDER NILP POLICY 2022 OVER AN MEASURING 64.30833 ACRS (58.35 ACRS PART MIGRATION FROM LICENSE NO 40 OF 2011) AND FRESHLY APPLIED LAND AREA 5.95833 ACERS IN REVENUE ESTATE OF VILLAGE NIZAMPUR, CHANDOLI AND AZIZULLAPUR, SECTOR 19A, PANIPAT, TRIDENT PARK TOWN PVT LIMITED.

KEY PLAN



LEGEND

- LICENSE BOUNDARY
- FRESHLY APPLIED LAND AREA 5.95833 ACERS
- 11 KV LINE
- UD PARCELS
- COMMERCIAL
- COMMERCIAL AMENITIES
- OTHER'S LAND
- COMMUNITY FACILITIES
- ORGANISED GREENS
- INCIDENTAL GREENS
- PLOTS FROZEN UNDER EXISTING HT LINE

DEVELOPER :- TPTPL
TRIDENT REALTY BUILDING THE NATION

N

SHEET TITLE: PROPOSED LAYOUT PLAN

DEALT:	SCALE:
–	AS MENTIONED
CKD:	DATE: 06.08.2026
DRG. NO. NILP/L2/02	REVISION: