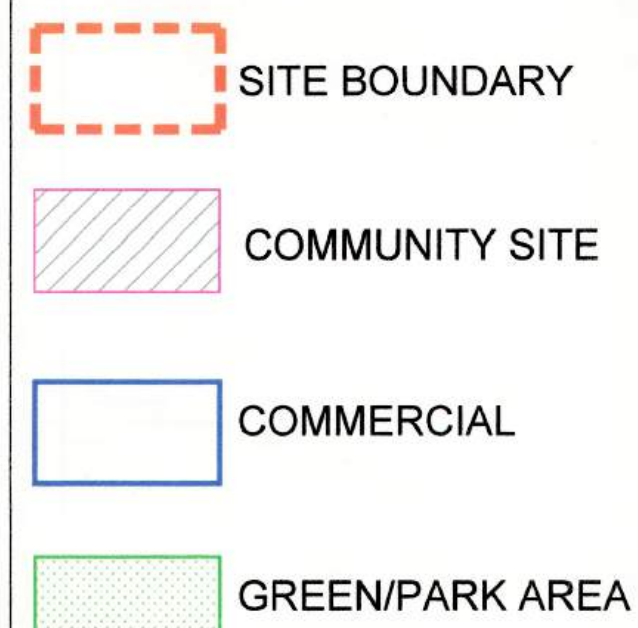


COMMERCIAL AREA DETAIL		
SR. NO.	AREA (SQ.M.)	AREA (IN ACRE)
1	720.550	0.18
2	88.780	0.022
TOTAL	809.330	0.200

GREEN AREA DETAIL		
SR. NO.	AREA (SQ.M.)	AREA (IN ACRE)
1	1256.058	0.31
2	303.051	0.075
TOTAL	1559.109	0.385

LEGEND:-



PROJECT:-

LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DDJAY -2016 POLICY ON THE LAND MEASURING 5.05 ACRE, VILLAGE-SARAI MEHDUD, SECTOR-26, TEHSIL & DISTRICT- AMBALA, HARYANA. BEING DEVELOPED BY-RCNP BUILDERS AND DEVELOPERS PVT. LTD.

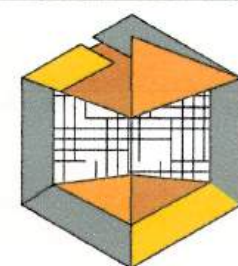
CLIENT:-

RCNP BUILDERS & DEVELOPERS PVT. LTD.

Rajiv Kumar
(AUTH. SIGNATORY)

ARCHITECT :-

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VASTU DECORE
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ARCHITECTS, INTERIORS, CONSTRUCTION

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AREA STATEMENT						
TOTAL SITE AREA (A)	5.05	ACRES				
AREA FALLING UNDER 30 M WIDE GREEN BELT & UNDER 24 M WIDE INTERNAL CIRCULATION ROAD PART OF 30M WIDE GREEN BELT (NO BENEFIT AVAILABLE) - (B)	0.05	ACRES				
NET PLANNED AREA (A-B)	5.00	ACRES				
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.505	2043.659	10.00	2043.660	0.505	10.000%
GREEN AREA UNDER PARKS 7.5%	0.379	1532.744	7.50	1559.109	0.385	7.629%
AREA UNDER COMMERCIAL 4%	0.200	809.370	4.00	809.330	0.200	4.000%
AREA UNDER PLOTS	3.050	12342.89	61.00	10803.917	2.6697	53.394%
TOTAL SALABLE AREA	3.250	13152.263	65.00	11613.247	2.870	57.394%
SUMMARY OF PLOTS						
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	SQ.M.	
12-A	AS/DETAIL	112.381	1	112.381	SQ.M.	
14	AS/DETAIL	109.588	1	109.588	SQ.M.	
15	AS/DETAIL	106.795	1	106.795	SQ.M.	
16	AS/DETAIL	103.999	1	103.999	SQ.M.	
17	AS/DETAIL	103.200	1	103.200	SQ.M.	
18	AS/DETAIL	105.008	1	105.008	SQ.M.	
19	AS/DETAIL	107.473	1	107.473	SQ.M.	
20	AS/DETAIL	109.989	1	109.989	SQ.M.	
21	AS/DETAIL	112.618	1	112.618	SQ.M.	
22	AS/DETAIL	115.487	1	115.487	SQ.M.	
23	AS/DETAIL	118.484	1	118.484	SQ.M.	
24	AS/DETAIL	121.481	1	121.481	SQ.M.	
25	AS/DETAIL	124.474	1	124.474	SQ.M.	
26	AS/DETAIL	127.468	1	127.468	SQ.M.	
27	AS/DETAIL	130.465	1	130.465	SQ.M.	
28	AS/DETAIL	133.462	1	133.462	SQ.M.	
29	AS/DETAIL	136.455	1	136.455	SQ.M.	
30	AS/DETAIL	139.449	1	139.449	SQ.M.	
31	AS/DETAIL	142.442	1	142.442	SQ.M.	
32 TO 49	7.292	14.527	18	1906.756	SQ.M.	
50A, 50B & 50C	8.403	15.113	3	380.984	SQ.M.	
50	AS/DETAIL	127.274	1	127.274	SQ.M.	
51	AS/DETAIL	144.050	1	144.050	SQ.M.	
52	AS/DETAIL	145.297	1	145.297	SQ.M.	
53	AS/DETAIL	118.182	1	118.182	SQ.M.	
54	AS/DETAIL	121.254	1	121.254	SQ.M.	
55	AS/DETAIL	124.326	1	124.326	SQ.M.	
56	AS/DETAIL	127.399	1	127.399	SQ.M.	
57	AS/DETAIL	130.471	1	130.471	SQ.M.	
58	AS/DETAIL	133.543	1	133.543	SQ.M.	
59	AS/DETAIL	136.615	1	136.615	SQ.M.	
60	AS/DETAIL	138.694	1	138.694	SQ.M.	
61	AS/DETAIL	138.742	1	138.742	SQ.M.	
62	AS/DETAIL	137.749	1	137.749	SQ.M.	
63	AS/DETAIL	136.755	1	136.755	SQ.M.	
64	AS/DETAIL	135.792	1	135.792	SQ.M.	
65	AS/DETAIL	134.872	1	134.872	SQ.M.	
66	AS/DETAIL	133.975	1	133.975	SQ.M.	
67	AS/DETAIL	133.078	1	133.078	SQ.M.	
68	AS/DETAIL	132.180	1	132.180	SQ.M.	
69	AS/DETAIL	131.288	1	131.288	SQ.M.	
70	AS/DETAIL	120.106	1	120.106	SQ.M.	
71	AS/DETAIL	119.088	1	119.088	SQ.M.	
72	AS/DETAIL	118.062	1	118.062	SQ.M.	
73	AS/DETAIL	117.037	1	117.037	SQ.M.	
74	AS/DETAIL	129.160	1	129.160	SQ.M.	
76	8.000	18.000	1	144.000	SQ.M.	
77	AS/DETAIL	114.016	1	114.016	SQ.M.	
78 TO 89	7.282	18.000	12	1572.912	SQ.M.	
90	AS/DETAIL	129.521	1	129.521	SQ.M.	
91	AS/DETAIL	72.287	1	72.287	SQ.M.	
92 TO 94	7.310	19.971	3	437.964	SQ.M.	
95	AS/DETAIL	109.981	1	109.981	SQ.M.	
96	AS/DETAIL	59.601	1	59.601	SQ.M.	
97	AS/DETAIL	74.295	1	74.295	SQ.M.	
98 TO 100	6.423	17.819	3	343.354	SQ.M.	
TOTAL			90	10803.917	SQ.M.	
				2.6697	ACRES	
DENSITY						
TOTAL POPULATION	90,000	X	18	1620	PERSON	
DENSITY PERMISSIBLE		240 TO 400	PPA			
ACHIEVED DENSITY		324.00	PPA			



LAYOUT PLAN

To be read with License No. 97 of 2026 Dated 19/05/2026.

LC-5466

That this layout plan for an area measuring 5.05 acres (Drawing no. 12205 Dated 19-05-2026) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by RCNP Builders and Developers Pvt. Ltd. in the revenue estate of village Sarai Mehdud, in Sector-26, Ambala 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 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 licence.
- 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 licenced area.
- No plot will derive an access from less than 9 meters wide road would mean 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 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.
- 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 HSVP 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.

Ram
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ATP(HQ)

Rabita
(BABITA GUPTA)
DTP (HQ)

Hitesh
(HITESH SHARMA)
STP (HQ)

Bhuvnesh
(BHUVNESH KUMAR)
CTP(HR)

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(AMIT KHATRI, IAS)
DTPC (HR)

Satya
(SATYA PAI)
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