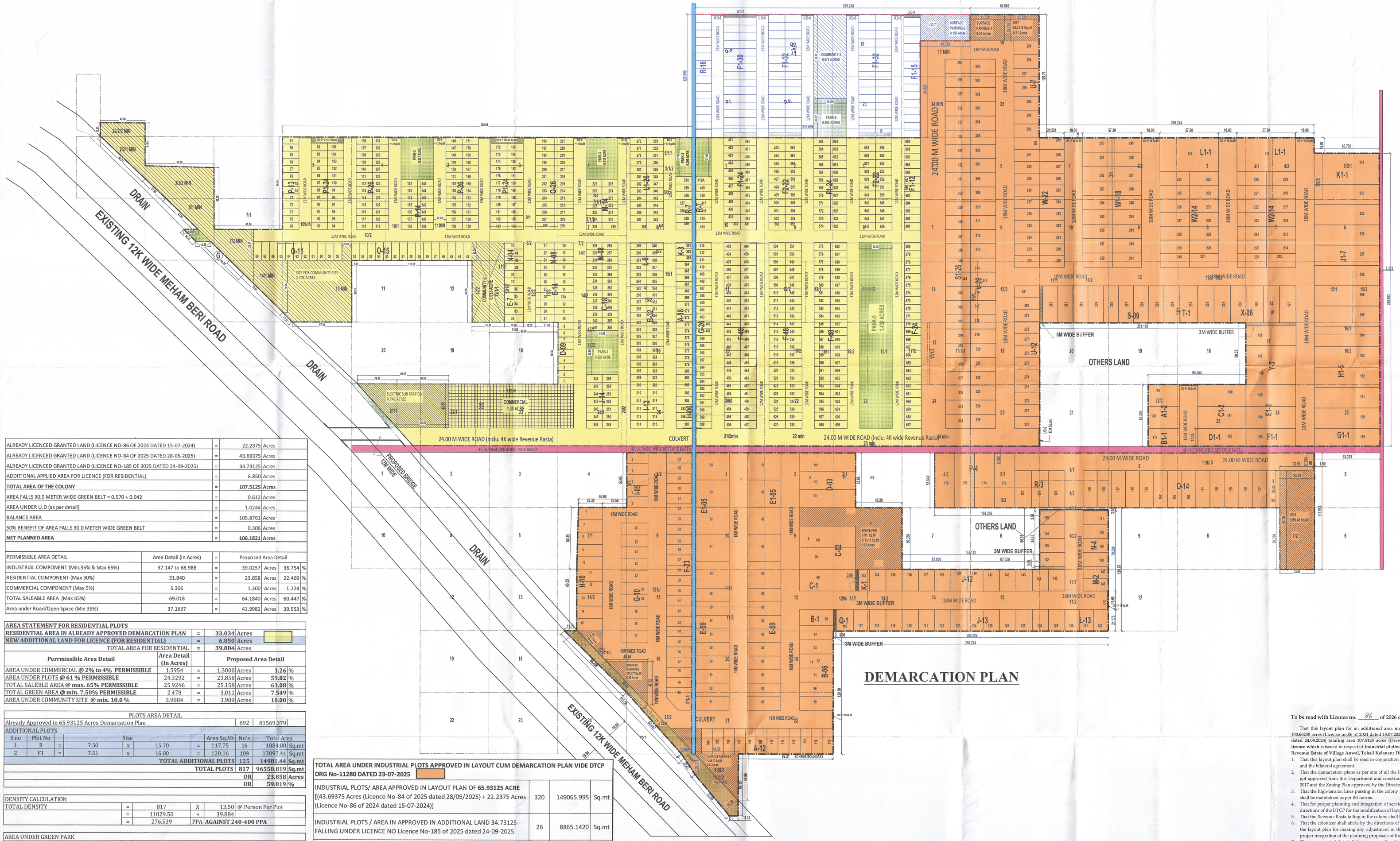


# DEMARCATION PLAN

| | | | |
|---|---|---|---|
| ALREADY LICENCED GRANTED LAND (LICENCE NO-86 OF 2024 DATED 15-07-2024) | = | 22.2375 | Acres |
| ALREADY LICENCED GRANTED LAND (LICENCE NO-84 OF 2025 DATED 28-05-2025) | = | 43.69375 | Acres |
| ALREADY LICENCED GRANTED LAND (LICENCE NO-185 OF 2025 DATED 24-09-2025) | = | 34.73125 | Acres |
| ADDITIONAL APPLIED AREA FOR LICENCE (FOR RESIDENTIAL) | = | 6.850 | Acres |
| **TOTAL AREA OF THE COLONY** | = | **107.5125** | **Acres** |
| AREA FALLS 30.0 METER WIDE GREEN BELT = 0.570 + 0.042 | = | 0.612 | Acres |
| AREA UNDER U.D (as per detail) | = | 1.0244 | Acres |
| BALANCE AREA | = | 105.8761 | Acres |
| 50% BENEFIT OF AREA FALLS 30.0 METER WIDE GREEN BELT | = | 0.306 | Acres |
| **NET PLANNED AREA** | = | **106.1821** | **Acres** |

| PERMISSIBLE AREA DETAIL | Area Detail (In Acres) | = | Proposed Area Detail | | |
|---|---|---|---|---|---|
| INDUSTRIAL COMPONENT (Min.35% & Max 65%) | 37.147 to 68.988 | = | 39.0257 | Acres | 36.754 % |
| RESIDENTIAL COMPONENT (Max 30%) | 31.840 | = | 23.858 | Acres | 22.469 % |
| COMMERCIAL COMPONENT (Max 5%) | 5.306 | = | 1.300 | Acres | 1.224 % |
| TOTAL SALEABLE AREA (Max 65%) | 69.018 | = | 64.1840 | Acres | 60.447 % |
| Area under Road/Open Space (Min 35%) | 37.1637 | = | 41.9982 | Acres | 39.553 % |

| AREA STATEMENT FOR RESIDENTIAL PLOTS | | | |
|---|---|---|---|
| RESIDENTIAL AREA IN ALREADY APPROVED DEMARCATION PLAN | = | 33.034 | Acres |
| NEW ADDITIONAL LAND FOR LICENCE (FOR RESIDENTIAL) | = | 6.850 | Acres |
| TOTAL AREA FOR RESIDENTIAL | = | 39.884 | Acres |

| Perrmissible Area Detail | Area Detail (In Acres) | = | Proposed Area Detail | | |
|---|---|---|---|---|---|
| AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE | 1.5954 | = | 1.3000 | Acres | 3.26 % |
| AREA UNDER PLOTS @ 61 % PERMISSIBLE | 24.3292 | = | 23.858 | Acres | 59.82 % |
| TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE | 25.9246 | = | 25.158 | Acres | 63.08 % |
| TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE | 2.478 | = | 3.011 | Acres | 7.549 % |
| AREA UNDER COMMUNITY SITE @ min. 10.0 % | 3.9884 | = | 3.989 | Acres | 10.00 % |

| PLOTS AREA DETAIL | | | |
|---|---|---|---|
| Already Approved in 65.93125 Acres Demarcation Plan | 692 | 81569.379 | |

ADDITIONAL PLOTS

| S.no | Plot No | | Size | | | | Area Sq.Mt | No's | Total Area |
|---|---|---|---|---|---|---|---|---|---|
| 1 | R | = | 7.50 | x | 15.70 | = | 117.75 | 16 | 1884.00 Sq.mt |
| 2 | F1 | = | 7.51 | x | 16.00 | = | 120.16 | 109 | 13097.44 Sq.mt |
| | | | | | | TOTAL ADDITIONAL PLOTS | | 125 | 14981.44 Sq.mt |
| | | | | | | TOTAL PLOTS | | 817 | 96550.819 Sq.mt |
| | | | | | | OR | | | 23.658 Acres |
| | | | | | | OR | | | 59.819 % |

| DENSITY CALCULATION | | | | | |
|---|---|---|---|---|---|
| TOTAL DENSITY | = | 817 | X | 13.50 | @ Person Per Plot |
| | = | 11029.50 | ÷ | 39.884 | |
| | = | 276.539 | PPA | AGAINST 240-400 PPA | |

| AREA UNDER GREEN PARK | | | |
|---|---|---|---|
| Minimum Required @ 7.50% | = | 2.9913 | Acrs |
| Proposed Green | | | |
| Park-1 | = | 0.329 | Acrs |
| Park-2 | = | 0.327 | Acrs |
| Park-3 | = | 0.318 | Acrs |
| Park-4 | = | 0.295 | Acrs |
| Park-5 | = | 1.439 | Acrs |
| Park-6 (New proposed) | = | 0.303 | Acrs |
| Total Area | = | 3.011 | Acrs |
| OR | = | 7.549 | % |

| AREA UNDER COMMUNITY SITE | | | |
|---|---|---|---|
| Minimum Required @ 10% | = | 3.988 | Acrs |
| Proposed Area | | | |
| Community Site-1 | = | 2.703 | Acrs |
| Community Site-2 | = | 0.613 | Acrs |
| Community Site-3 (New Proposed) | = | 0.673 | Acrs |
| Total Area | = | 3.989 | Acrs |
| OR | = | 10.002 | % |

| TOTAL AREA UNDER INDUSTRIAL PLOTS APPROVED IN LAYOUT CUM DEMARCATION PLAN VIDE DTCP DRG No-11280 DATED 23-07-2025 | | | |
|---|---|---|---|
| INDUSTRIAL PLOTS/ AREA APPROVED IN LAYOUT PLAN OF **65.93125 ACRE** [(43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)] | 320 | 149065.995 | Sq.mt |
| INDUSTRIAL PLOTS / AREA IN APPROVED IN ADDITIONAL LAND 34.73125 FALLING UNDER LICENCE NO Licence No-185 of 2025 dated 24-09-2025 | 26 | 8865.1420 | Sq.mt |
| Total | 346 | 157931.137 | Sq.mt |
| OR | | 39.0257 | Sq.mt |

**Already Licence Granted Land 100.66250 Acres**
43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024) + 34.73125 Acres (Licence No-185 of 2025 dated 24-09-2025)

Additional Applied area for Licence **6.85** Acres **(FOR RESIDENTIAL)**

RESIDENTIAL & COMMERCIAL AREA

INDUSTRIAL AREA

| AREA UNDER U.D | | Area | | No's | = | Total | |
|---|---|---|---|---|---|---|---|
| UD-1 | = | 18.00 | X | 7 | = | 126.00 | Sq.Mt |
| UD-2 | = | 17.00 | X | 1 | = | 17.00 | Sq.Mt |
| UD-3 | = | 3259.43 | X | 1 | = | 3259.43 | Sq.Mt |
| UD-8 | = | 10.00 | X | 2 | = | 20.00 | Sq.Mt |
| UD-5 | = | 214.41 | X | 2 | = | 428.82 | Sq.Mt |
| UD-6 | = | 12.00 | X | 8 | = | 96.00 | Sq.Mt |
| UD-7 | = | 24.00 | X | 1 | = | 24.00 | Sq.Mt |
| | | | | Total Area | = | 3971.25 | Sq.Mt |
| | | | | OR | = | 0.981 | Acres |

Layout Plan for Industrial plotted colony of area measuring 6.85 Acres in Additional to already Licenced land of 100.66250 Acres [(43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024) + 34.73125 Acres (Licence No-185 of 2025 dated 24-09-2025)] , now **Total Area = 107.5125 Acres** in Village:- Anwal, Tehsil- Kalanur, District- Rohtak Haryana being developed by FORTEASIA REALITY Pvt Ltd

| ARCHITECT | OWNER / AUTHORISED |
|---|---|
| Ar. Parveen Kumar CA/2015/72115 | FORTEASIA REALITY PVT. LTD. Authorised Signatory |
| A. PARVEEN KUMAR 7939992696 | |

**FORTEASIA REALITY Pvt Ltd**

To be read with Licence no. 86 of 2026 dated 07/05/2026 LC-5324-F

That this **layout plan** for an **additional area measuring 6.85 acres in the already licence granted area measuring 100.66250 acres (License no.86 of 2024 dated 15.07.2024, Licence no. 84 of 2025 dated 28.05.2025 & License No. 185 of 2025 dated 24.09.2025) totaling area 107.5125 acres (Drawing No. DTCP-12259 Dated 07.05.26 ) comprised of licence which** is issued in respect of **Industrial plotted Colony** being developed **Forteasia Reality Pvt. Ltd. & Others in the Revenue Estate of Village Anwal, Tehsil Kalanaur District Rohtak** 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 demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites 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.
3. 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.
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.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. 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.
11. 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.
12. 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.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
14. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
15. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels for the industrial workers/labour
16. That the 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.
17. That the 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.
18. That owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for its campus as well as building.
20. That the colonizer/owner shall strictly comply with the directions issued vide notification no. MISC-478/22/2017-2TCP dated 11.10.2017.

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