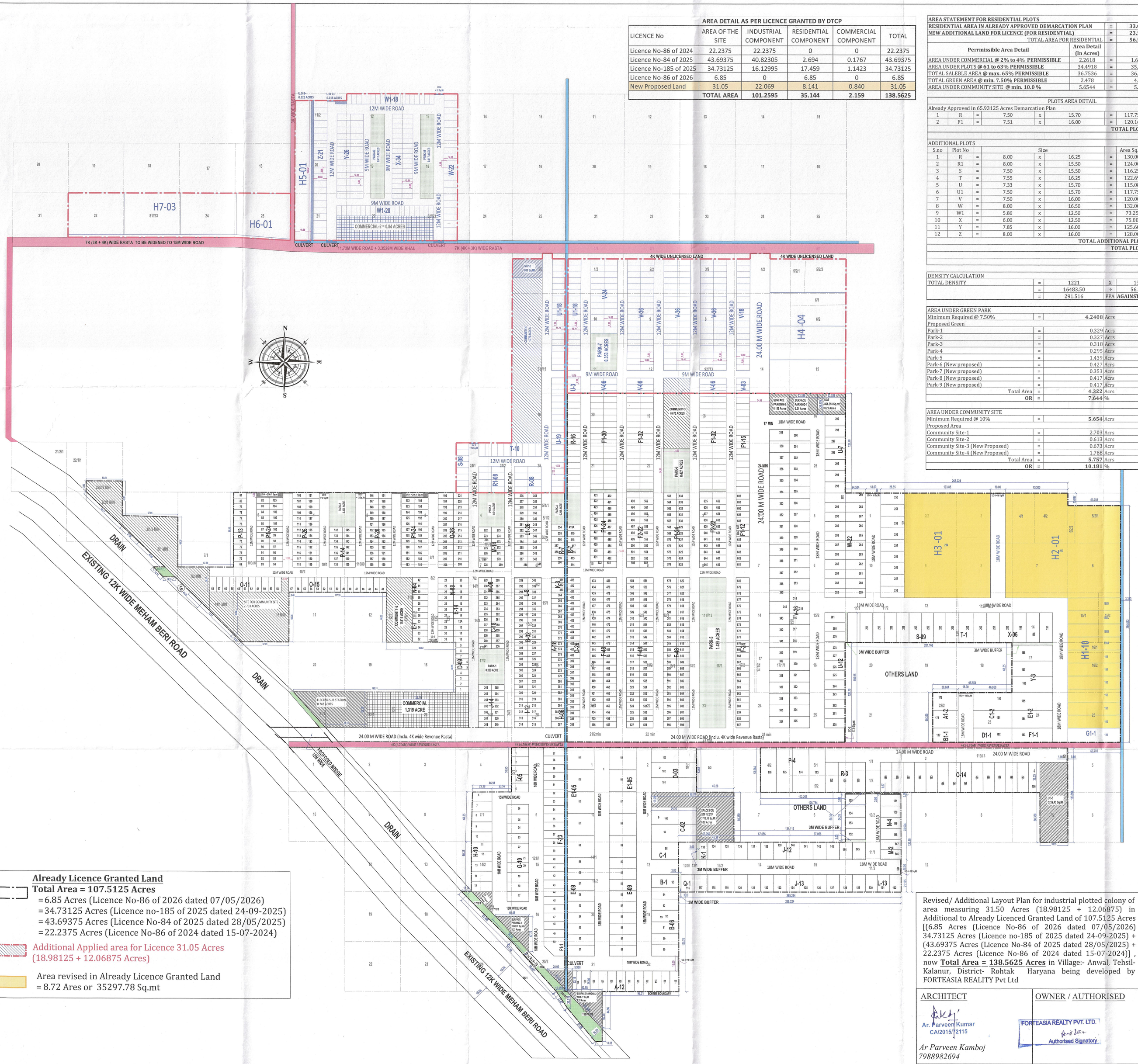

AREA DETAIL AS PER LICENCE GRANTED BY DTCP

LICENCE No	AREA OF THE SITE	INDUSTRIAL COMPONENT	RESIDENTIAL COMPONENT	COMMERCIAL COMPONENT	TOTAL
Licence No-86 of 2024	22.2375	22.2375	0	0	22.2375
Licence No-84 of 2025	43.69375	40.82305	2.694	0.1767	43.69375
Licence No-185 of 2025	34.73125	16.12995	17.459	1.1423	34.73125
Licence No-86 of 2026	6.85	0	6.85	0	6.85
New Proposed Land	31.05	22.069	8.141	0.840	31.05
	TOTAL AREA	**101.2595**	**35.144**	**2.159**	**138.5625**

AREA STATEMENT FOR RESIDENTIAL PLOTS			
RESIDENTIAL AREA IN ALREADY APPROVED DEMARCATION PLAN	=	33.034	Acres
NEW ADDITIONAL LAND FOR LICENCE (FOR RESIDENTIAL)	=	23.510	Acres
TOTAL AREA FOR RESIDENTIAL	=	56.544	Acres

Permmissible Area Detail	Area Detail (In Acres)		Proposed Area Detail		
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	2.2618	=	1.6000	Acres	2.83 %
AREA UNDER PLOTS @ 61 to 63% PERMISSIBLE	34.4918	=	35.144	Acres	62.15 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	36.7536	=	36.744	Acres	64.98 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	2.478	=	4.322	Acres	7.644 %
AREA UNDER COMMUNITY SITE @ min. 10.0 %	5.6544	=	5.757	Acres	10.18 %

PLOTS AREA DETAIL

Already Approved in 65.93125 Acres Demarcation Plan								692	81569.379	Sq.mt
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 PLOTS		817	96550.819	Sq.mt

ADDITIONAL PLOTS

S.no	Plot No		Size				Area Sq.Mt	No's	Total Area	
1	R	=	8.00	x	16.25	=	130.00	8	1040.00	Sq.mt
2	R1	=	8.00	x	15.50	=	124.00	8	992.00	Sq.mt
3	S	=	7.50	x	15.50	=	116.25	8	930.00	Sq.mt
4	T	=	7.55	x	16.25	=	122.69	10	1226.88	Sq.mt
5	U	=	7.33	x	15.70	=	115.08	22	2531.78	Sq.mt
6	U1	=	7.50	x	15.70	=	117.75	36	4239.00	Sq.mt
7	V	=	7.50	x	16.00	=	120.00	171	20520.00	Sq.mt
8	W	=	8.00	x	16.50	=	132.00	22	2904.00	Sq.mt
9	W1	=	5.86	x	12.50	=	73.25	38	2783.50	Sq.mt
10	X	=	6.00	x	12.50	=	75.00	34	2550.00	Sq.mt
11	Y	=	7.85	x	16.00	=	125.60	26	3265.60	Sq.mt
12	Z	=	8.00	x	16.00	=	128.00	21	2688.00	Sq.mt
						TOTAL ADDITIONAL PLOTS		404	45670.757	Sq.mt
						TOTAL PLOTS		1221	142221.576	Sq.mt
						OR			35.144	Acres
						OR			62.153	%

DENSITY CALCULATION					
TOTAL DENSITY	=	1221	X	13.50	@ Person Per Plot
	=	16483.50	÷	56.544	
	=	291.516	PPA	AGAINST 240-400 PPA PERMISSIBLE	

AREA UNDER GREEN PARK			
Minimum Required @ 7.50%	=	4.2408	Acrs
Proposed Green			
Park-1	=	0.329	Acrs
Park-2	=	0.327	Acrs
Park-3	=	0.218	Acrs
Park-4	=	0.295	Acrs
Park-5	=	1.439	Acrs
Park-6 (New proposed)	=	0.427	Acrs
Park-7 (New proposed)	=	0.353	Acrs
Park-8 (New proposed)	=	0.417	Acrs
Park-9 (New proposed)	=	0.417	Acrs
Total Area	=	4.322	Acrs
OR	=	7.644	%

AREA UNDER COMMUNITY SITE			
Minimum Required @ 10%	=	5.654	Acrs
Proposed Area			
Community Site-1	=	2.703	Acrs
Community Site-2	=	0.613	Acrs
Community Site-3 (New Proposed)	=	0.673	Acrs
Community Site-4 (New Proposed)	=	1.768	Acrs
Total Area	=	5.757	Acrs
OR	=	10.181	%

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 28-09-2025)	=	43.69375	Acres
ALREADY LICENCED GRANTED LAND (LICENCE NO-185 OF 2025 DATED 24-09-2025)	=	34.73125	Acres
ADDITIONAL LOI GRANTED AREA FOR LICENCE	=	6.850	Acres
NEW PROPOSED AREA FOR LICENCE (18.98125 + 12.06875)	=	31.050	Acres
TOTAL AREA OF THE COLONY	=	**138.5625**	**Acres**
AREA FALLS 30.0 METER WIDE GREEN BELT = 0.570 + 0.042	=	0.612	Acres
AREA UNDER U.D (as per detail)	=	1.125	Acres
BALANCE AREA	=	136.8253	Acres
50% BENEFIT OF AREA FALLS 30.0 METER WIDE GREEN BELT	=	0.306	Acres
NET PLANNED AREA	=	**137.1313**	**Acres**

PERMISSIBLE AREA DETAIL	Permissible Area Detail (In Acres)		Proposed Area Detail		
INDUSTRIAL COMPONENT (Min 35% & Max 65%)	48.00 to 89.14	=	48.0225	Acres	35.019 %
RESIDENTIAL COMPONENT (Max 30% Incl. Commercial)	41.139	=	35.144	Acres	25.628 %
COMMERCIAL COMPONENT (Max 5%) (1.30 + 0.859)	6.857	=	2.159	Acres	1.574 %
TOTAL SALEABLE AREA (Max 65%)	89.135	=	85.3252	Acres	62.222 %
Area under Road/Open Space (Min 35%)	47.9959	=	51.8060	Acres	37.778 %

ALREADY APPROVED AREA IN 100.6625 Acres Demarcation Plan						346	157931.137	Sq.mt
DELETED PLOTS FROM ALREADY APPROVED Demarcatoion Plan								
190 to 194	H1	20.00	x	63.703	= 1274.060 Sq.mt	5	6370.300	Sq.mt
195 to 196	J1	19.85	x	63.703	= 1264.505 Sq.mt	2	2529.009	Sq.mt
213 to 240	W2	13.41	x	28.600	= 383.526 Sq.mt	28	10738.728	Sq.mt
241 to 248	W1	14.10	x	28.650	= 403.965 Sq.mt	8	3231.720	Sq.mt
249	W1	14.00	x	28.650	= 401.100 Sq.mt	1	401.100	Sq.mt
326 to 330	J1	19.85	x	63.703	= 1264.505 Sq.mt	5	6322.523	Sq.mt
331	K1	30.410	x	63.703	= 1937.208 Sq.mt	1	1937.208	Sq.mt
332 to 333	L1	32.93	x	57.200	= 1883.596 Sq.mt	2	3767.192	Sq.mt
					Total Deleted Area	52	35297.780	Sq.mt
BALANCE PLOTS ON ALREADY APPROVED LAYOUT PLAN						294	122633.3569	Sq.mt
ADDITIONAL PROPOSED PLOTS / AREA								
H1	15.76	x	63.70	= 1003.912 Sq.mt		10	10039.120	Sq.mt
H2	ODD SIZE			= 16651.690 Sq.mt		1	16651.690	Sq.mt
H3	103.85	x	126.80	= 13168.180 Sq.mt		1	13168.180	Sq.mt
H4	40.65	x	91.58	= 3722.727 Sq.mt		4	14890.908	Sq.mt
H5	19.50	x	169.32	= 3301.740 Sq.mt		1	3301.740	Sq.mt
H6	ODD SIZE			= 3437.760 Sq.mt		1	3437.760	Sq.mt
H7	67.72	x	50.29	= 3405.639 Sq.mt		3	10216.916	Sq.mt
					Total Deleted Area	21	71706.314	Sq.mt
					TOTAL AREA UNDER INDUSTRIAL PLOTS	315	194339.671	Sq.mt
					OR		48.0225	Sq.mt

AREA UNDER U.D		Area		No's		Total	
UD-1	=	18.00	X	5	=	90.00	Sq.Mt
UD-2	=	17.00	X	1	=	17.00	Sq.Mt
UD-3	=	3259.43	X	1	=	3259.43	Sq.Mt
UD-4	=	214.41	X	2	=	428.82	Sq.Mt
UD-5	=	12.00	X	4	=	48.00	Sq.Mt
UD-6	=	710.39	X	1	=	710.39	Sq.Mt
				Total Area	=	4553.64	Sq.Mt
				OR	=	1.1252	Acres

Already Licence Granted Land
Total Area = 107.5125 Acres
= 6.85 Acres (Licence No-86 of 2026 dated 07/05/2026)
= 34.73125 Acres (Licence no-185 of 2025 dated 24-09-2025)
= 43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025)
= 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)

Additional Applied area for Licence 31.05 Acres (18.98125 + 12.06875 Acres)

Area revised in Already Licence Granted Land = 8.72 Ares or 35297.78 Sq.mt

Revised/ Additional Layout Plan for industrial plotted colony of area measuring 31.50 Acres (18.98125 + 12.06875) in Additional to Already Licenced Granted Land of 107.5125 Acres [(6.85 Acres (Licence No-86 of 2026 dated 07/05/2026) 34.73125 Acres (Licence no-185 of 2025 dated 24-09-2025) + (43.69375 Acres (Licence No-84 of 2025 dated 28/05/2025) + 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024)] , now **Total Area = 138.5625 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 Ar Parveen Kamboj 7988982694	FORTEASIA REALITY PVT. LTD. Authorised Signatory

FORTEASIA REALITY Pvt Ltd

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
Only for Purpose of Inviting
Objection from the general public

DRG No. DTCP 12228
Dated 01-06-2026

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