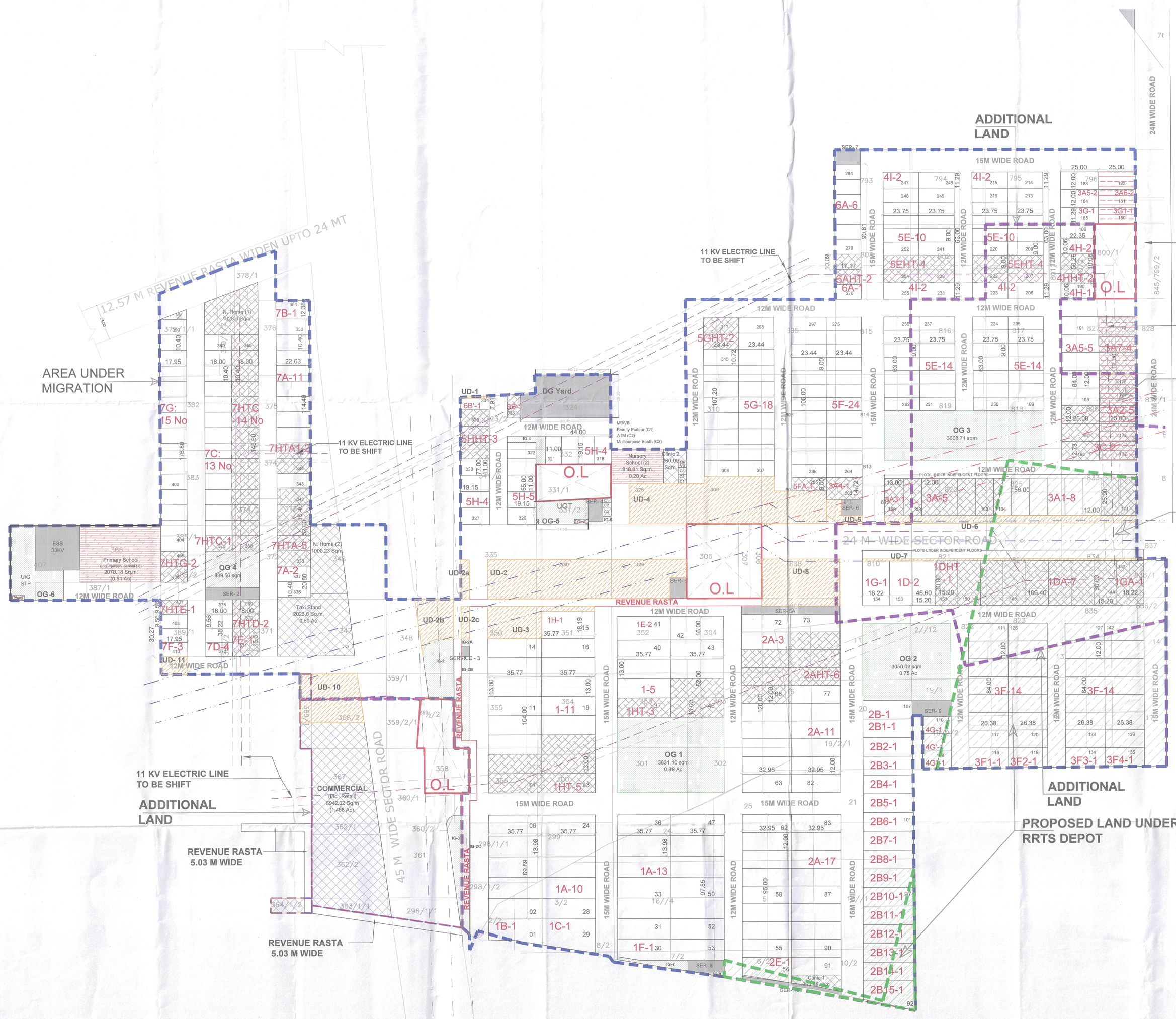

DRG. NO:- DTCP 11415 DATED:- 04.09.25

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

AREA DETAIL:

Licence Parcel - L1

Sno.	Description	Area in Sq.M	Area in Acres	
1	Area Under Migration	179115.28	44.26042	
1a	Additional Land Area	62768.33	15.51042	
1b	**L1 - Site Area**	**241883.61**	**59.77084**	
2	Area under sector roads	10714.18	2.619	
3	50% of sector roads	5357.09	1.31	
3a	Area under LID land	11543.16	2.83	
4	**Net Planned Area for on which FAR will be loaded (1b-3-3a)**	**224483.36**	**55.52**	
5	Permissible area for Commercial FAR (@4% of site area)	8987.33	2.22	
6	Permissible area for Residential FAR (@90% of site area)	215696.03	53.30	
7	Proposed Area Under Commercial Use (15a)	8987.33	2.22	4.00%
8	Proposed Area Under Residential Use:			
8a	Area Under Plotted Colony	215696.03	53.30	96.00%
9	**Total Utilized Area (7+8a)**	**224683.36**	**55.52**	**100.00%**
10	**Saleable Area:**			
10a	Saleable Area Under Residential Plotted Colony Area	121692.23	30.07	56.42%
10b	Commercial	8987.33	2.22	4.00%
10c	**Total Saleable Area (10a+10b)**	**130679.57**	**32.29**	**60.42%**

12	FAR Utilization	Permissible	Utilized	Balance FAR
12a	**Commercial (@1.75 FAR)**			
	Commercial Area	15727.84	15727.83	
12b	**Residential (@1.25 FAR)**			
12c	Residential Plots	269620.03	2,34,809.47	11102.86
	Independent Floors		23707.68	
	Residential FAR Achieved	125.00	119.85	
	Available FAR		11102.86	

13	Population	Plots / Units	Population
i	Residential Plots (@13.5 Pers/ Plot)	381	5144
ii	Independent Floors (@18 Pers. / Plot)	26	468
iv	**Total Population**		**5612**
v	**Density Achieved (PPA)**		**101.07**

14	Green Area Detail			
	Population for provision of green area (@2.5 Sqm per person for Plotted area (Plots & Plots for floors)	5612		14028.75
		Achieved Green (Sqm)	Achieved Green (Acres)	
14a	Organized Green	12984.64	3.18	
14b	Incidental Green.	2285.05	0.55	
	Total Greens	**15092.70**	**3.73**	

15	AMENITIES DETAIL (as per Net Planned Area for Development)				
	Commercial Facility	Required Nos.	Required Area	Proposed Area	Norms
I	Commercial			594232	
ii	Nursing Home (1000 Sqmp- 1 N.H Frozen Plots due to 11 kV Line	2	2000.00	2363.13	2 per 50 Acres
iii	Clinic (250 Sqmp- 1 N.H Frozen Plots due to RRTS depot	2	500.00	523.72	2 per 50 Acres
iv	ATM (12 Sqm)	2	24.00	34.20	2 per 50 Acres
v	Beauty Parlour (12 Sqm)	2	24.00	32.61	2 per 50 Acres
vi	Multipurpose Booth (5 x 5.5m)	2	55.00	61.66	2 per 50 Acres
15a	Total Area for commercial facilities		2603	8987.33	
	Community Facility	Required Nos.	Required Area	Proposed Area	Norms
ii	Primary School (0.5 Acs.) (Includes 1 Nursery school)	1	2023	2070.18	1 per 5000 population
iii	Nursery School (0.2 Acs.)	1	809	1627.53	1 per 2500 population
iv	Taxi Stand (0.5 Acs)	1	2023	2027.46	1 per 50 Acres
v	MUV VB (0.5 Ac)	1	27.5	87.98	1 per 50 Acres
15b	Total Area for Amenities		4884	5813	

GREEN AREA DETAIL:

S.No		Green Parcel	Length 1 (M)	Length 2 (M)	Width (M)	Height (M)	Area (Sqm)
A		Organized Green:					
1		OG1	50.76			71.54	3631.37
2		OG2	51.69			58.99	3049.19
3		OG3	33.73			107	3609.11
4		OG4	36			24.71	889.56
5	OG5	OG5a	11.79	13.53		34.99	441.7
		OG5b	24.69			3.26	78.53
6	OG6	OG6a	16.5			30	495.00
		OG6b	17.64			9.05	159.32
		OG6c	26.15			20.3	530.85
Total Organised Green (OG1 to OG6) in Sqm							12984.64 A
Total Organised Green (OG1 to OG6) in Acres							3.184

S.No		Green Parcel	Length 1 (M)	Length 2 (M)	Width (M)	Height (M)	Area (Sqm)	Remarks
B	Incidental Green:							
1		IG1		19		8.29	157.51	
2		IG2					764.43	Odd/Shape/ As per Site
3		IG3A		5.65		4.79	27.06	
4		IG3B		5.64		56.77	320.18	
5		IG3C					46.60	Odd/Shape/ As per Site
6		IG3					446.38	Odd/Shape/ As per Site
7	IG-4	IG-4A		25.45		4.34	110.37	
		IG-4B		14.61		6.32	93.15	
8		IG6					27.33	Odd/Shape/ As per Site
9		IG7					179.22	
10		IG8					33.62	Odd/Shape/ As per Site
Total Incidental Green (IG1 to IG8) in Sqm							2206.06 B	
Total Incidental Green (IG1 to IG8) in Acres							0.546	

UD Land Detail L1

Sno.	Description	Area (Sqm)	Area (Acre)
1	UD-1	19.71	0.00
2	UD-2	3354.26	0.83
3	UD-2a	148.87	0.04
4	UD-2b	683.00	0.17
5	UD-2c	124.15	0.03
6	UD-3	934.60	0.22
7	UD-4	3624.38	0.90
8	UD-5	201.32	0.05
9	UD-6	862.26	0.21
10	UD-7	282.91	0.07
11	UD-8	78.74	0.02
12	UD-10	1332.14	0.33
13	UD-11	216.77	0.05
Total		**11843.16**	**2.93**

Service Area Detail

Sno.	Description	Area (Sqm)	Area (Acre)
1	STP	1185.11	0.29
2	Service-2	289.00	0.07
3	Service-3	30.50	0.01
4	Service-4	152.54	0.04
5	Service-5	154.54	0.04
6	Service-5A	370.88	0.09
7	Service-6	153.79	0.04
8	Service-7	167.77	0.04
9	Service-8	195.69	0.05
10	Service-9	286.48	0.07
11	Service-10	132.81	0.03
12	33/11 KV ESS	900.00	0.22
13	UGT	520.37	0.13
14	DG Yard	1634.00	0.40
Total		**6162.67**	**1.53**

PLOTS AND FAR DETAILS

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 (U)	Total No. of Plots	Product Share	Total Area (SqM)	Area Given	Maximum FAR	Maximum FAR (Sqm)	Total Maximum FAR (Sqm)	Remarks
1	450-550	9A	36	36.77	18.19	1.97	650.99	778.19	1	65	15.87%	650.99	26%	2.10	1366.98	66574.42	Proper Plots due to 11 KV Line
2		9	9-14, 16-20, 38-40 & 43-44	36.77	18.19	2.16	669.01	799.95	1			669.01		2.10	1404.92		
3		9A1	1,2,21-23,37,42,45	36.77	13.00	2.83	465.01	556.15	1			465.01		2.10	976.17		Proper Plots due to 11 KV Line
4		1A	2-6,24-28,31-34,41-43	35.77	13.98	2.56	500.00	598.00	23			11500.00		2.10	24150.13		Proper Plot
5		1B	1		Odd Shape		537.74	643.11	1			537.74		2.10	1129.25		
6		1C	29		Odd Shape		718.75	859.62	1			718.75		2.10	1509.38		
7		1D	152-153	30.00	16.20	1.87	486.00	548.37	1			810.00		2.40	2188.80		Independent Floors + Proper Plots due to RRTS depot
8		1DHT	151	30.00	16.20	1.87	486.00	548.37	1			486.00		2.40	1094.40		Independent Floors + Proper Plots due to RRTS depot & 11 KV Line
9		1DA	144-150	30.00	16.20	1.87	486.00	548.37	7			3192.00		2.40	7660.80		Independent Floors
10		1E	41-42	30.77	16.00	2.24	572.32	654.49	1			1144.64		2.10	2403.74		Independent Floors
11		1F	32		Odd Shape		481.87	576.95	1			481.87		2.10	1011.30		
12		1G	154	30.00	16.20	1.85	546.60	653.73	1			546.60		2.40	1311.84		Independent Floors
13		1GA	143	30.00	18.22	1.65	546.60	653.73	1			546.60		2.40	1311.84		Independent Floors + Proper Plots due to RRTS depot
15	350-450	2A	55-57, 74-75, 87-91	32.95	12.00	2.75	395.40	472.99	31	54	13.27%	12297.40	18%	2.10	25782.04	46345.86	Proper Plots due to 11 KV Line
16		2AHT	68-73, 76	32.95	12.00	2.75	395.40	472.99	6			2372.40		2.10	4974.02		
17		2AT	Odd Shape		Odd Shape		415.41	496.82	1			415.41		2.10	872.36		
18		2B	106		Odd Shape		416.23	497.80	1			416.23		2.10	874.07		
19		2B1	105		Odd Shape		417.74	499.61	1			417.74		2.10	877.25		
20		2B3	104		Odd Shape		419.25	501.42	1			419.25		2.10	880.42		
21		2B4	103		Odd Shape		420.76	503.22	1			420.76		2.10	883.59		
22		2B5	102		Odd Shape		422.27	505.03	1			422.27		2.10	886.76		
23		2B6	101		Odd Shape		423.78	506.84	1			423.78		2.10	889.94		
24		2B7	100		Odd Shape		425.29	508.64	1			425.29		2.10	893.11		
25		2B8	99		Odd Shape		426.80	510.45	1			426.80		2.10	896.28		
26		2B9	98		Odd Shape		428.31	512.26	1			428.31		2.10	899.45		
27		2B10	97		Odd Shape		429.82	514.06	1			429.82		2.10	902.63		
28		2B11	96		Odd Shape		431.33	515.87	1			431.33		2.10	905.80		
29		2B12	95		Odd Shape		432.84	517.68	1			432.84		2.10	908.97		
30		2B13	94		Odd Shape		434.36	519.48	1			434.36		2.10	912.15		
31		2B14	93		Odd Shape		435.93	521.37	1			435.93		2.10	915.45		
32		2B15	92		Odd Shape		437.50	523.25	1			437.50		2.10	918.75		
33		2B	54		Odd Shape		496.46	593.92	1			496.46		2.10	1042.56		Proper Plots due to RRTS depot
34	300-350	3A	158-163	25.00	12.00	2.08	300.00	358.80	5	69	18.89%	1500.00	18%	2.40	3600.00	46231.82	Independent Floors + Proper Plots due to Existing HT Line
35		3A1	164-171	25.00	12.00	2.08	300.00	358.80	8			2400.00		2.40	5760.00		Independent Floors + Proper Plots due to RRTS depot (Plot 170& 171 under 11 KV)
36		3A2	173-175 & 187-196	25.00	12.00	2.08	300.00	358.80	5			1500.00		2.10	3150.00		Proper Plots due to Existing HT Line (Plot 173,174 & 175 under 11 KV)
37		3A4	183-184 & 197-198	25.00	12.00	2.08	300.00	358.80	2			2100.00		2.10	4410.00		Proper Plots
38		3A5	176-179	25.00	12.00	2.08	300.00	358.80	2			600.00		2.10	1260.00		Proper Plots
39		3A6		25.00	12.00	2.08	300.00	358.80	4			1200.00		2.10	2520.00		Proper Plots due to 11 KV Line
40		3A3	158	25.00	13.00	1.92	325.00	388.70	1			325.00		2.40	780.00		Independent Floors + Proper Plots due to Existing HT Line
41		3A	260	24.44	14.72	1.66	345.04	412.64	1			345.04		2.10	724.58		Proper Plots due to Existing HT Line
42		3C	186 & 172	25.00	12.73	1.96	318.25	380.62	2			636.50		2.10	1336.65		Proper Plots due to Existing HT Line (Plot 172 under 11 KV Line)
43		3F	111-117, 120-123, & 126-142	26.38	12.00	2.20	316.56	378.60	28			8863.68		2.10	18613.73		Proper Plots due to RRTS depot
44		3F1	118		Odd Shape		340.14	406.71	1			340.14		2.10	714.29		Proper Plots due to RRTS depot
45		3F2	119		Odd Shape		340.14	406.71	1			340.14		2.10	714.29		Proper Plots due to RRTS depot
46		3F3	124		Odd Shape		339.38	405.80	1			339.38		2.10	712.70		Proper Plots due to RRTS depot
47		3F4	125		Odd Shape		332.66	397.76	1			332.66		2.10	698.59		Proper Plots due to RRTS depot
48		3G1	180	25.00	11.29	2.21	282.25	337.57	1			282.25		2.10	592.73		Proper Plots
49		3G1-1	185	25.00	11.29	2.21	282.25	337.57	1			282.25		2.10	592.73		
50	200-250	4G	110		Odd Shape		224.59	268.63	1	18	4.42%	224.59	4%	2.10	471.64	9451.04	Proper Plots due to RRTS depot
51		4G1	109		Odd Shape		223.31	267.07	1			223.31		2.10	468.94		Proper Plots due to RRTS depot
52		4G2	108		Odd Shape		223.85	267.66	1			223.85		2.10	470.11		Proper Plots due to RRTS depot
53		4H	188, 189, 190	22.35	10.06	2.22	224.84	268.91	3			674.52		2.10	1416.49		
54		4HT	193, 194	22.35	10.06	2.22	224.84	268.91	2			449.68		2.10	944.33		Proper Plots due to 11 KV Line
55		4I	206, 223, 238,255, 247,248,215, & 214	23.75	11.26	2.10	268.14	320.69	8			2145.10		2.10	4504.71		
56		5B	304	23.63	12.38	1.83	280.16	335.07	1			280.16		2.10	588.33		
57		5E	271	18.00	15.61	1.18	279.18	333.90	1			279.18		2.10	586.28		
58		5C	209-213, 216-223, 241-245, & 249-252 , 199-205, 224-237, & 256-262	23.75	9.00	2.64	213.75	255.64	48			10260.00		2.10	21546.00		
59		5EHT	267,268,271,272,276,280,283, & 284	23.75	9.00	2.64	213.75	255.64	8			1710.00		2.10	3591.00		Proper Plots due to 11 KV Line
60		5F	264,270,286,287	23.44	9.00	2.60	210.96	252.31	2			421.92		2.10	885.94		Proper Plots due to Existing HT Line
61		5FA	285	23.44	9.00	2.60	210.96	252.31	1			210.96		2.10	442.02		Proper Plots due to Existing HT Line
62		5G	256,259	23.44	10.72	2.19	251.28	300.52	18			4522.08		2.10	9496.38		
63		5GHT	218-217	23.44	10.72	2.19	251.28	300.52	2			502.56		2.10	1055.38		Proper Plots due to 11 KV Line
64		5H	319,330	19.15	11.00	1.74	210.65	251.94	3			2718.45		2.10	5708.75		Proper Plots due to 11 KV Line
65		5HHT	331,33	19.15	11.00	1.74	210.65	251.94	3			631.95		2.10	1327.10		
66		5FA	336,337, 341 & 340-343	22.63	10.40	2.18	235.35	281.48	1			2588.87		2.10	5436.65		
67		5HTA	338,342 & 334-340	22.63	10.40	2.18	235.35	281.48	1			1647.44		2.10	3459.63		
68		5A	275,278	17.17	10.39	1.65	178.39	213.35	1			178.39		2.10	374.62		
69		6AHT	277,279	17.17	10.39	1.65	178.39	213.35	1			356.78		2.10	749.25		Proper Plots due to 11 KV Line
70		6B	335		Odd Shape		142.74	170.71	1			142.74		2.10	299.75		Proper Plots due to 11 KV Line
71		6B1	324	18.15	7.91	1.91	151.50	181.19	1			151.50		2.10	318.15		
72		7C	374-389	18.00	15.40	1.17	187.20	223.89	13			2433.60		2.10	5110.56		
73		7HTC	355,358 & 370	18.00	15.40	1.17	187.20	223.89	16	65	15.22%	2995.20	9.9%	2.10	6289.92	25173.23	Proper Plots due to 11 KV Line
74		7D	372-375	18.00	9.58	1.88	172.56	206.51	4			689.52		2.10	1448.47		
75		7HTD	368,370	18.00	9.58	1.88	172.56	206.51	1			172.56		2.10	362.38		Proper Plots due to 11 KV Line
76		7HTE	406-410	17.95	9.58	1.88	171.86	205.73	3			515.58		2.10	1082.74		Proper Plots due to 11 KV Line
77		7E	404,405	17.95	10.40	1.73	186.68	223.37	1			314.81		2.10	661.09		
78		7D	404,390	17.95	10.40	1.73	186.68	223.37	10			2000.00		2.10	5985.42		Proper Plots due to 11 KV Line
79		7HTD	406-405	17.95	10.40	1.73	186.68	223.37	1			213.39		2.10	784.06		Proper Plots due to 11 KV Line
									407	407	100%	1,21,692.23	100.00%		2,55,511.16	2,58,517.15	
														Independent Floors	23707.68		
														Plots Area	2,34,809.47		
														Total	2,58,517.15		

ARCHITECT SIGNATURE

TANUJ KAPUR
ARCHITECT
C/A No. 06/37502

OWNER'S SIGNATURE
For TRIDENT PARK TOWN PRIVATE LIMITED
Authorised Signatory

KEY PLAN

LEGEND
- LICENSE BOUNDARY
- PROPOSED RRTS DEPOT
- 11 KV LINE
- UD PARCELS
- GROUP HOUSING
- COMMERCIAL
- COMMERCIAL AMENITIES
- COMMUNITY FACILITIES
- ORGANISED GREENS
- INCIDENTAL GREENS
- PROPOSED LAND UNDER RRTS DEPOT
- PLOTS FROZEN UNDER EXISTING HT LINE
- PLOTS FROZEN

PROJECT
PROPOSED LAYOUT PLAN FOR SETTING UP OF INTEGRATED RESIDENTIAL PLOTTED COLONY UNDER NILP POLICY 2022 OVER AN MEASURING 59.77084 ACRS (AFTER PART MIGRATION FROM LICENSE NO 40 OF 2011) AND FRESHLY APPLIED LAND AREA 15.51042 ACRS IN REVENUE ESTATE OF VILLAGE NIZAMPUR AND AZIZULLAPUR SECTOR 19A & 40, PANIPAT, TRIDENT PARK TOWN PVT LIMITED.

DEVELOPER:-
TPTPL
TRIDENT REALTY
BUILD BEYOND THE NATION

SHEET TITLE
LAYOUT PLAN
LICENSE 1

DRAWN: | SCALE: 1:1000 | DATE: 01.09.2025 | DTS. NO.: NILP/L1/01 | REVISION: