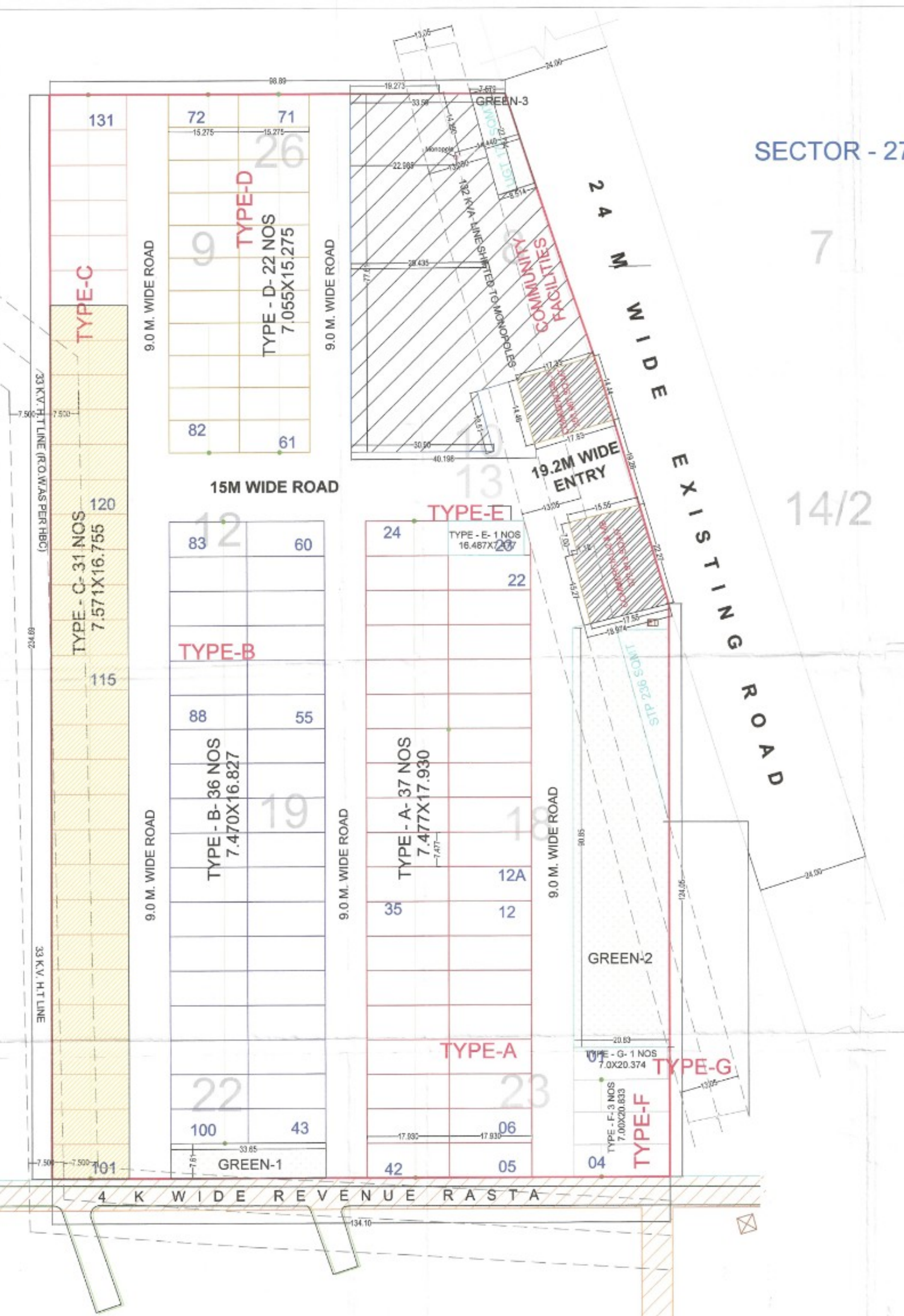


SECTOR - 27



To be read with Licence no. 205 of 2022 dated 08.12.2022

This revised Layout plan for an area measuring 7.30625 acres (Drawing no. DTCP-11623 dated 18-11-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Shri Ram Sharanam Consultants Pvt. Ltd. in Sector-27, Sonapat is hereby approved subject to the following conditions in hereby approved subject to the following conditions:-

1. That this revised 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 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.
3. 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.
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 area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 license.
9. 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 licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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) (ii) of the Act No. 8 of 1975.
13. That the odd size plots are being proposed within the licensed area with those dimensions and same shall be in accordance with the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HESVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-S Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-S Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(RAM ANJAN BASSI) JD (HQ) (RAMNEEK (SANJAY SAINI) ATP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI) IAS) DTCP (DR)

LAYOUT SUMMARY- 7.30625 ACRES

S.NO.	PARTICULARS	AREA (ACRES)	
AREA OF THE SCHEME 7.30625			
DETAIL OF AREA DISTRIBUTION			
S.NO.	PARTICULARS	PERMISSIBLE (IN ACRES)	ACHIEVED (IN ACRES)
1	AREA UNDER PLOTS	4.45	4.07
2	AREA UNDER COMMERCIAL-1 (253.967 Sq.mt)	0.29	0.15
3	AREA UNDER COMMERCIAL-2(372.913 Sq.mt)	0.55	0.59
4	OPEN SPACE OR PARKS	0.73	0.74
5	AREA UNDER COMMUNITY FACILITIES	4.75	4.22
5	TOTAL SALEABLE AREA	65.00	57.75

S.NO.	TYPE	Area (sq.mtrs)	No. of plots	TOTAL AREA (sq.mtrs)
1	A (7.477 X17.93)	134.06	37	4,960.32
2	B (7.47 X16.827)	125.70	36	4,525.12
3	C (7.571 X16.755)	126.85	31	3,932.42
4	D (7.055 X15.275)	107.77	22	2,370.83
5	E (7.477 X16.487)	123.27	1	123.27
6	F (7.00 X20.833)	145.83	3	437.49
7	G (7.0 X20.374)	142.62	1	142.62
TOTAL				16,492.07
In Acres>>				4.07

S.NO.	Description	No.	Unit
1	Total Number of Plots	131	Plots
2	No. of Person's in 1 Plot	18	Person's
3	Total Number Person's	2358	Person's
4	Net Planned Area	7,30625	Acres
	Density Achieved	322.737	PPA

S.NO.	TYPE	AREA	Unit
1	GREEN # 1	0.06	Acres
2	GREEN # 2	0.48	Acres
3	GREEN # 3	0.04	Acres
TOTAL		0.59	Acres

S.NO.	Description	AREA	Unit
1	Space for u/g Sewerage Treatment Plant (S.T.P)	236	Sq.Mtr.
2	Space for Under Ground Tank (U.G.T)	170	Sq.Mtr.
3	Transformer (2x2)	4	Sq.Mtr.
TOTAL		410	Sq.Mtr.

S.NO.	TYPE	Length	Width	Sq. Mtrs.	Plots	(Sq. Mtrs.)
1	Type-C 101 to 125	16.75	7.571	126.8	25	3171.3
TOTAL		5		52	25	3171.3
ACRES						0.7836
						47

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY) OVER AN AREA MEASUREING 7.30625 ACRES IN SECTOR 27 OF SONIPAT BEING DEVELOPED BY SHRI RAM SHARANAM CONSULTANTS PVT . LTD.

DRAWING NO. 1:2000
 SHEET TITLE REVISED PLAN
 DELT BY:-

LEGEND
 LICENCE BOUNDARY
 COMMUNITY / FACILITIES
 GREEN AREA
 COMMERCIAL
 REVENUE RASTA
 TRANSFORMER

GIAN P. GAATHUR ARCHITECT B. Arch., M.C.A., I.I.A CA No. 80/5769
 For Shri Ram Sharanam Consultants Pvt. Ltd. Jatin Bansal Authorized Signatory
 TOWN PLANNER AUTHORIZED SIGNATORY
 SHRI RAM SHARANAM CONSULTANTS PVT . LTD.
 412 , SHAKUNTALA BUILDING - 59 NEHRU PLACE , NEW DELHI - 19



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.02.2026.

Item No. 313.34

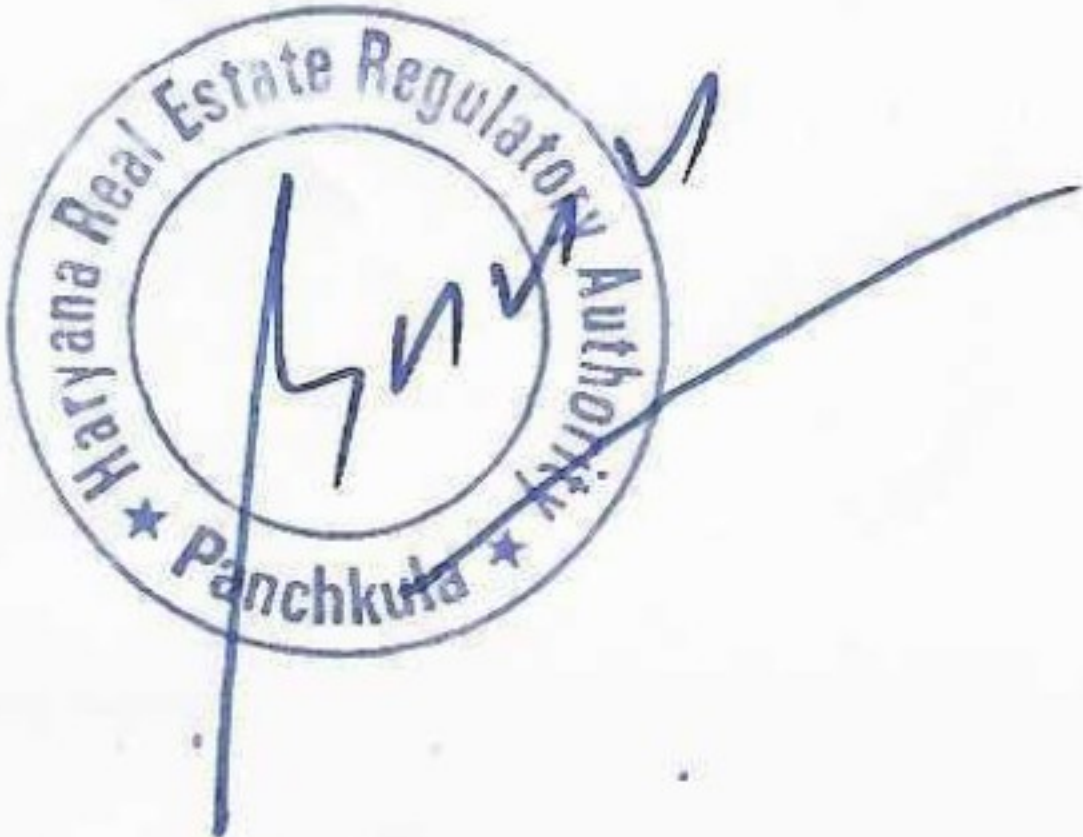
Intimation regarding creation of bank loan and updating revised layout plan for project.

Promoter: M/s Shri Ram Sharanam Consultants Private Limited.

Project: "Craft Residencies" an Affordable Residential Plotted Colony (under DDJAY, 2016) over an area measuring 7.306 acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat.

Present: Adv. Tarun Ranga on behalf of promoter

1. The promoter vide letter dated 05.06.2025 received on 09.06.2025 has informed that the promoter has taken loan from M/s Hero Housing Finance Limited vide Loan sanction letter dated 21.02.2025 for ₹ 35 crores.
2. The promoter has not submitted any reasons/any other enclosures supporting the same. The Authority on 25.06.2025 was of the view that loan has been taken without seeking the consent of the Authority, thus violating special condition no-6 of the registration certificate. Reply in this regard be submitted. No reply received.
3. Vide letter dated 05.09.2025, the promoter has informed that they are in process of analyzing/complying all related records and preparing representation and therefore need more time to finalise and file response. Therefore, the promoter requested that the matter be adjourned to another date.
4. Acceding to the request of the promoter, the Authority on 10.09.2025 had granted one last opportunity to submit reply alongwith an affidavit mentioning that the entire loan amount of ₹35 crores will be deposited in the 70% escrow account.



5. The promoter had not replied to the observations made by the Authority on 10.09.2025. However, vide letter dated 26.11.2025, the promoter has submitted request for updating of approved Revised Layout Plan in respect of project by mentioning that the Revised Layout Plan for the said colony/project has been approved by the DTCP vide drawing dated 18.11.2025 and issued vide DTCP memo dt. 19.11.2025 and the same is now required to be updated in your office record. The promoter has further mentioned by way of an affidavit that till date they have not created any third party rights in the above-said project.
6. The matter was heard by the Authority on 10.12.2025 vide item no. 307.14 wherein it was decided that the affidavit does not conform with the requirements of the Authority's order dated 10.09.2025 which mentioned that the entire loan amount of ₹35 crores will be deposited in the 70% escrow account. Further, special condition no-6 of the registration certificate has also been violated on which no reply has been received. The promoter was directed to comply with the above, thereafter the above requests of the promoter shall be considered.
7. Now, vide letter dated 27.01.2025, the promoter has informed that they have requested the Authority vide above referred submission dated 26.11.2026 for updating of the DTCP approved layout plan of our above-mentioned HRERA registered project in the Authority records/website. Their request was duly taken up as an independent/separate agenda item in the Authority meeting dated 10.12.2025 and was duly approved as well, as has been informed and updated by the counsel Adv. Tarun Ranga. However, the above referred concerned extract of resolution passed in the meeting dated 10.12.2025 issued on 09.01.2026 does not reflect the said approval accorded in the meeting dated 10.12.2025.
8. Further, in the said extract, the agenda item regarding the instant request seems to have been inadvertently clubbed with another matter. The promoter requested that due to the delay in uploading of approved layout plan on the Authority's web portal, they are facing great inconvenience and loss of confirmation of bookings as prospective customers are unable to see and verify the revised layout plan on the Authority website. Therefore they requested that an amended fresh separate extract of the resolution of meeting dated 10.12.2025 be issued confirming formal approval for updating of the revised layout plan of the project as passed in the said meeting and due action be taken to update the same on the Authority website at an early date.
9. The decision to club the matters was consciously taken by the Authority and it was decided that one request of the promoter cannot be accepted if he is defaulting in compliances of the other directions of the Authority in the same project. Therefore, taking the above point



into consideration, the Authority passed the orders dated 24.12.2025 and their request was never taken up as an independent/separate agenda item in the Authority meeting dated 10.12.2025 and hence never got approved.

10. This matter was adjourned to 04.03.2026 however, the promoter has submitted request for amendment of above orders at an early date.

11. Today, Adv. Tarun Ranga appearing on behalf of promoter again requested the Authority to take on record the Revised Layout Plan submitted vide letter dated 26.11.2025. Request accepted. The promoter is directed to submit a soft copy of the same so that same may be uploaded on the web portal. The promoter is further directed to comply with the directions of Authority dated 10.12.2025 regarding loan sought by them.

12. Adjourned to ~~05~~ 03.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

~~advised~~
12/3/26

STP

12/3

CA-Shubham
1-16/3