

AREA STATEMENT						
1. TOTAL SITE AREA		14.39375	ACRES	=	58249.347	SQ.M.
		PERMISSIBLE AREAS (IN ACRES)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	=	1.4394	10.00	5824.935	1.4394	10.00
GREEN AREA UNDER PARKS	=	1.0795	7.50	4566.094	1.1283	7.84
AREA UNDER COMMERCIAL 4%	=	0.5758	4.00	1945.138	0.4807	3.34
AREA UNDER PLOTS	=	8.7802	61.00	29894.804	7.3872	51.32
TOTAL SALABLE AREA	=	9.3559	65.00	31839.942	7.8678	54.66
DENSITY						
TOTAL POPULATION		208	X	18.0	3744.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					260.11	PPA

SUMMARY OF PLOTS					
	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	
A	7.910 X 18.950	149.895	30	4496.835	SQ.M.
B	7.500 X 20.000	150.000	2	300.000	SQ.M.
B1	7.500 X 19.873	149.047	1	149.047	SQ.M.
B2	7.700 X 19.451	149.771	1	149.771	SQ.M.
B3	7.800 X 19.020	148.357	1	148.357	SQ.M.
B4	8.050 X 18.580	149.568	1	149.568	SQ.M.
B5	8.250 X 18.127	149.549	1	149.549	SQ.M.
B6	8.400 X 17.665	148.383	1	148.383	SQ.M.
B7	8.700 X 17.190	149.550	1	149.550	SQ.M.
B8	8.886 X 16.777	149.076	1	149.076	SQ.M.
C	8.626 X 16.728	144.296	63	9090.631	SQ.M.
D	8.095 X 18.520	149.919	5	749.597	SQ.M.
E	8.095 X 15.520	125.634	5	628.172	SQ.M.
F	8.095 X 17.424	141.047	60	8462.837	SQ.M.
G	8.558 X 17.000	145.486	6	872.916	SQ.M.
H	7.400 X 16.056	118.814	8	950.515	SQ.M.
J	8.000 X 18.750	150.000	21	3150.000	SQ.M.
TOTAL		208		29894.804	SQ.M.
				7.3872	ACRES

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 14.39375 ACRES AT SECTOR-39, PANIPAT, HARYANA FOR M/S SAMISHA INFRA SPACE LLP.

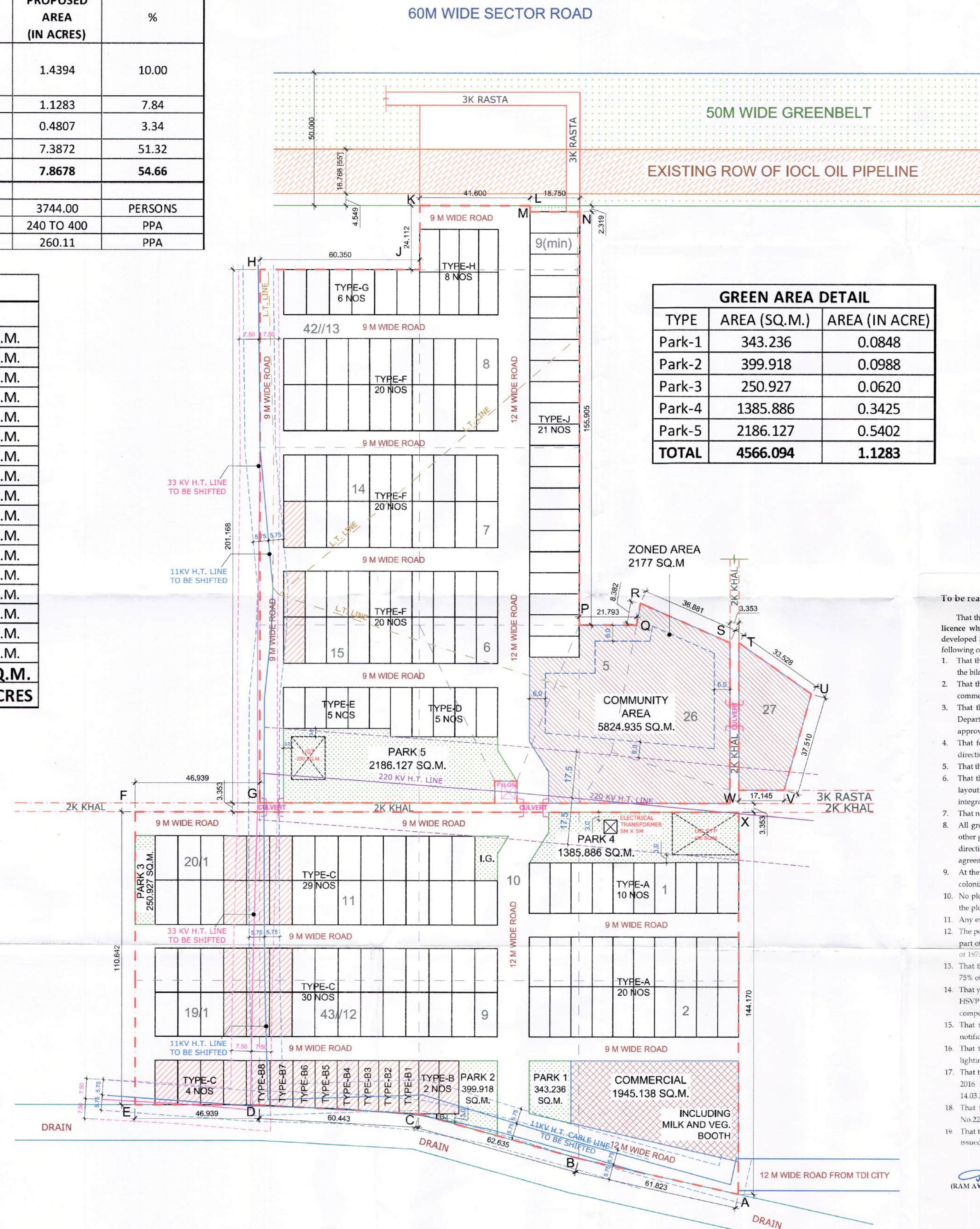
ARCHITECT'S SIGN

Vikas Dubey
Ar. Vikas Dubey
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OWNER'S SIGN

For M/S SAMISHA INFRA SPACE LLP

Auth. Sign.



LEGEND:-		
[Red dashed line]	SITE BOUNDARY	
[Blue hatched area]	COMMUNITY SITE	
[Green hatched area]	COMMERCIAL PLOT	
[Light green area]	GREEN/PARK AREA	
[Pink hatched area]	PLOTS TO BE FROZEN TILL SHIFTING OF 33KV & 11KV HT LINES	
[Orange hatched area]	ROW OF IOCL OIL PIPELINE	

To be read with Licence no. 87. of 2026 dated 08-05-2026

This Layout plan for an area measuring 14.39375 acres (Drawing no. DTCP-12/162 dated 11-05-2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Samisha Infraspace LLP in collaboration with land owners in Sector-39, Panipat is hereby approved subject to the following conditions 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 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 licensed areas 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 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 licensed area.
- No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9.0 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 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.
- 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 HSPV 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 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.
- 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 ANAND BASSI) (RAMNEEK) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)