

LAYOUT PLAN FOR ADDITIONAL LAND AREA MEASURING 2.15 ACRES IN ALREADY LICENSED AREA MEASURING 13.64375 ACRES (LICENSE NO. 42 OF 2024 DATED 12.03.2024) OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016, TOTAL AREA MEASURING 15.79375 ACRES IN VILLAGE - SHERGARH SEC- 29 , TEH. AND DISTT. - KAITHAL, HARYANA. BEING DEVELOPED BY M/S SIGMA GREEN

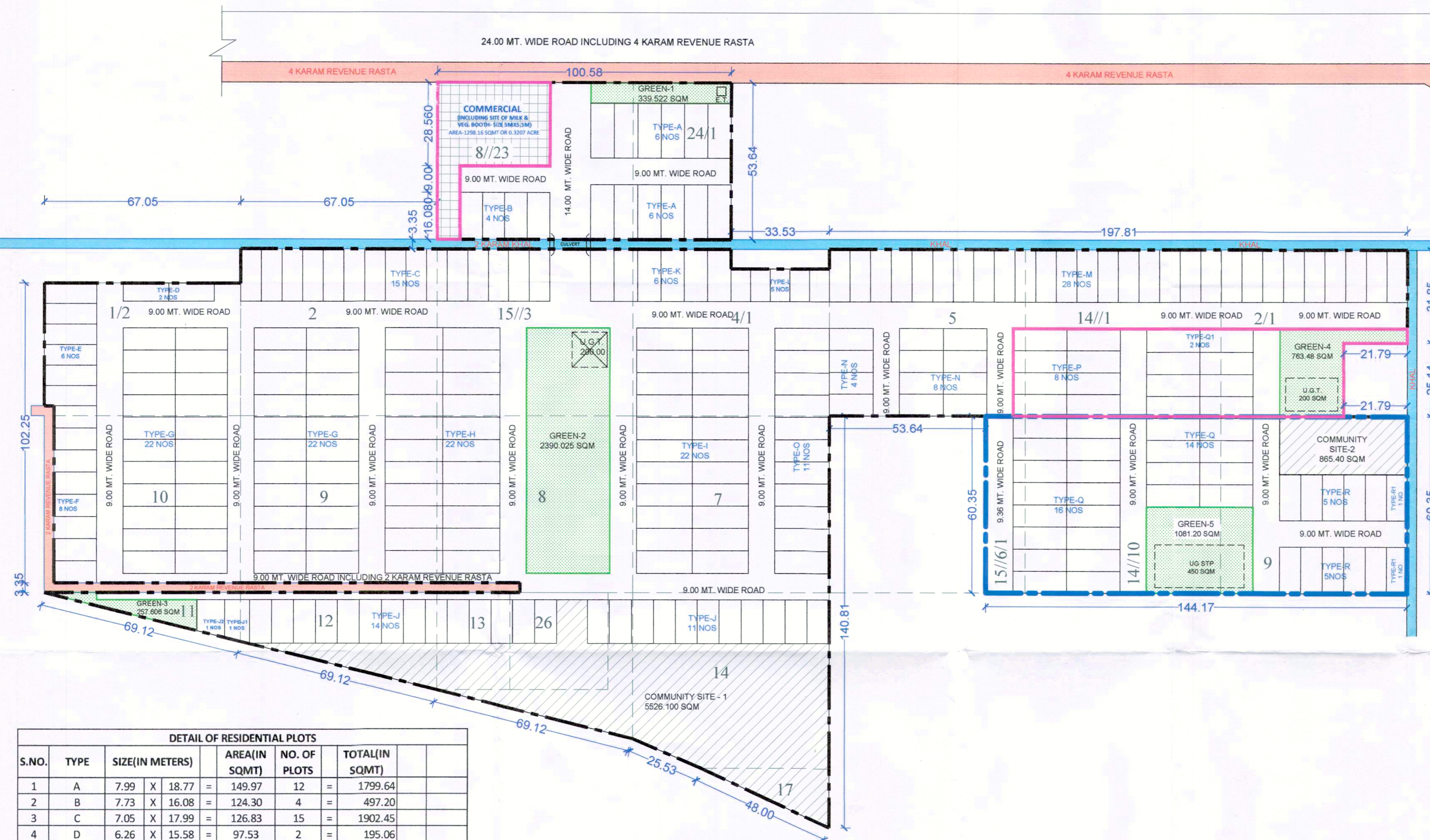
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	LICENSED AREA HAVING LICENCE NO.42 OF 2024 DATED 12.03.2024	13.64375	-	-	-
2	ADDITIONAL AREA APPLIED FOR LICENSE	2.15	-	-	-
3	TOTAL AREA OF THE SCHEME	15.79375	-	-	-
4	AREA UNDER RESIDENTIAL PLOTS	8.9358	56.58%	9.6342	61.00%
5	AREA UNDER COMMERCIAL	0.3207	2.03%	0.6317	4.00%
6	TOTAL SALEABLE AREA(4 + 5)	9.2565	58.61%	10.2659	65.00%
7	OPEN SPACE/PARKS	1.1940	7.56%	1.1845	7.50%
8	COMMUNITY FACILITIES	1.5793	10.00%	1.5793	10.00%

LICENSED AREA HAVING LICENCE NO.42 OF 2024 DATED 12.03.2024	13.64375 ACRES	
ADDITIONAL AREA APPLIED FOR LICENSE	2.15 ACRES	

To be read with Licence No. 212 of 2025 Dated 28-10-2025 and L. No. 42 of 2024 dated 07.04.2022 LC-S153-B

That this revised layout plan for additional area measuring 2.15 acres (Drawing No. 11568 Dated 30-10-25) in addition to Licence No. 42 of 2024 dated 07.04.2022 measuring 13.64375 acres, thereby totalling 15.79375 acres comprising of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sigma Green falling in the revenue estate of village Shergarh, Sector-29, Kaithal is hereby approved subject to the following conditions:-

- 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.
- 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 plan for 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, Haryana 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 meters wide road would mean a minimum clear width of 9 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 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.
- 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.



DETAIL OF RESIDENTIAL PLOTS					
S.NO.	TYPE	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	7.99 X 18.77	= 149.97	12	= 1799.64
2	B	7.73 X 16.08	= 124.30	4	= 497.20
3	C	7.05 X 17.99	= 126.83	15	= 1902.45
4	D	6.26 X 15.58	= 97.53	2	= 195.06
5	E	6.99 X 17.90	= 125.12	6	= 750.72
6	F	7.54 X 14.54	= 109.63	8	= 877.04
7	G	7.61 X 17.88	= 136.07	44	= 5987.08
8	H	7.61 X 19.70	= 149.92	22	= 3298.24
9	I	7.61 X 19.15	= 145.73	22	= 3206.06
10	J	7.50 X 15.00	= 112.50	25	= 2812.50
11	J1	AS PER PLAN	= 119.62	1	= 119.62
12	J2	AS PER PLAN	= 112.31	1	= 112.31
13	K	7.99 X 17.99	= 143.74	6	= 862.44
14	L	6.71 X 11.29	= 75.76	5	= 378.80
15	M	7.06 X 17.99	= 127.01	28	= 3556.28
16	N	7.50 X 15.00	= 112.50	12	= 1350.00
17	O	7.61 X 18.55	= 141.17	11	= 1552.87
18	P	7.50 X 18.29	= 137.18	8	= 1097.44
19	Q	7.54 X 18.29	= 137.91	30	= 4137.30
20	Q1	8.01 X 18.29	= 146.50	2	= 293.00
21	R	7.32 X 15.76	= 115.36	10	= 1153.60
22	R1	7.05 X 15.76	= 111.11	2	= 222.22
23	TOTAL			276	= 36161.87 SQMT 8.9358 ACRES 56.58%

DETAIL OF COMMUNITY AREAS			
NAME	AREA (IN SQM.)	AREA (IN ACR.)	%AGE
COMMUNITY - 1	5526.100	1.3655	
COMMUNITY - 2	865.400	0.2138	
TOTAL	6391.500	1.5793	10.00%

DETAIL OF GREEN			
NAME	AREA (IN SQM.)	AREA (IN ACR.)	%AGE
GREEN - 1	339.522	0.0839	
GREEN - 2	2390.025	0.5906	
GREEN - 3	257.606	0.0637	
GREEN - 4	763.48	0.1887	
GREEN - 5	1081.20	0.2672	
TOTAL GREEN	4831.833	1.1940	7.56%

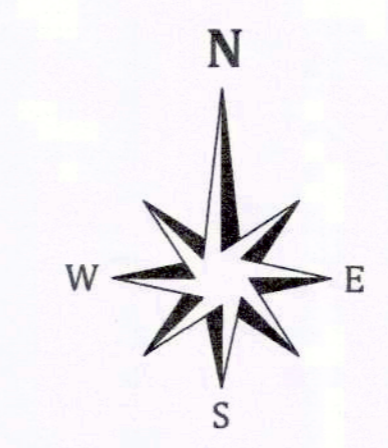
NOTES:
 1. REVISED AREA SHOWN THUS
 2. REVISED AREA UNDER RESIDENTIAL = 3495.88 SQMT.
 3. REVISED AREA UNDER COMMERCIAL = 1298.17 SQMT.

LEGEND:
 ET (3MX3M)
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 KHAAL
 REVENUE RASTA

ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-
 NUMBER OF PLOTS = 276
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 276 X 4 X 4.5
 = 4968.0 / 15.79375
 = 314.55, SAY 315 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)



FOR SIGMA GREEN

(Signature)

AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER