

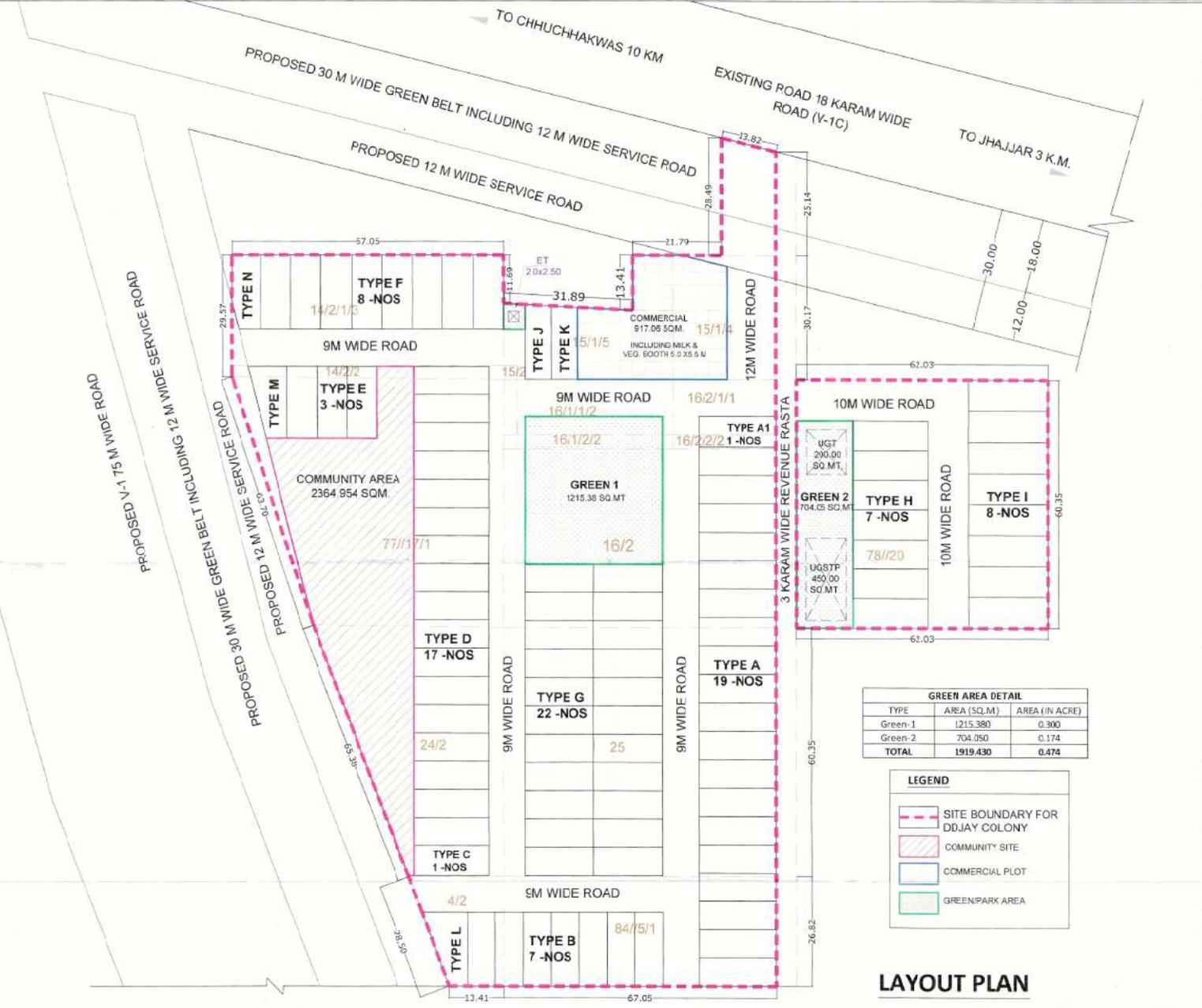
AREA STATEMENT					
TOTAL SITE AREA	5.84375	ACRES	=	23648.780	
AREA FALLING UNDER 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD	0.150	ACRES	=	606.440	
BALANCE AREA	5.694	ACRES	=	23042.340	
SOB AREA FALLING UNDER 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD	0.0719	ACRES	=	303.210	
NET PLANNED AREA	5.7602	ACRES	=	23345.160	
PERMISSIBLE AREA (IN ACRES)			%	PROPOSED AREA (IN SQ.M)	PROPOSED AREA (IN ACRES)
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (4%)	0.584	2364.878	30.00	2364.954	0.584
GREEN AREA UNDER PARKS 7.5%	0.438	1773.658	7.50	1909.430	0.474
AREA UNDER COMMERCIAL 4%	0.231	933.822	4.00	917.060	0.217
AREA UNDER PLOTS	3.529	14240.79	63.00	12207.951	3.090
TOTAL SALABLE AREA	3.750	15174.614	65.00	13425.011	3.217
SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M)	NO OF PLOTS	TOTAL AREA (SQ.M)	SQ.M.
A	6.902	39.000	131	5119.800	SQ.M.
A1	7.410	39.000	140	5466.000	SQ.M.
B	6.857	37.916	123	4661.958	SQ.M.
C	7.210	38.311	131	5018.641	SQ.M.
D	6.810	38.211	125	4776.885	SQ.M.
E	7.400	37.400	128	4787.200	SQ.M.
F	7.500	38.011	135	5131.485	SQ.M.
G	6.873	36.930	116	4285.381	SQ.M.
H	7.192	38.500	133	5120.556	SQ.M.
I	7.543	39.500	147	5806.500	SQ.M.
J	AS/DETAIL	116.680	1	116.680	SQ.M.
K	AS/DETAIL	114.460	1	114.460	SQ.M.
L	AS/DETAIL	141.760	1	141.760	SQ.M.
M	AS/DETAIL	137.840	1	137.840	SQ.M.
N	AS/DETAIL	121.260	1	121.260	SQ.M.
TOTAL				12507.951	SQ.M.
DENSITY				3.090	ACRES
TOTAL POPULATION	98.000	X	18	1764	PERSON
DENSITY PERMISSIBLE	240 TO 400		PPA		
ACHIEVED DENSITY	305.28		PPA		

To be read with Licence no. 196 of 2025 dated 15-10-2025 LC-5160

This Layout plan for an area measuring 5.84375 acres (Drawing no. 312CR-15536 dated 15/10/2025) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) being developed SHF Square LLP in Sector-36, Jhajjar is hereby approved subject to the following conditions:

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the historical 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 for per site of all the Residential Plots and Commercial site shall be approved from the 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 DTC for the modification of layout plan of the colony.
5. That the Revenue Khasra 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 DTC, 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 meters or wider sector road if applicable.
8. 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 areas shall be developed by the Haryana Urban Development Authority/colonizer as the directions of the Director, Town & Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
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 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any access area over and above the permissible is under commercial use shall be deemed to be open space.
12. The portion of the motor/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 (5) (a) (ii) of the Act No. 8 of 1975.
13. The odd shape plots area being approved subject to the condition that these plots should not have a frontage of less than 7% of the standard frontage where demarcated.
14. That you will have no objection to the regularization of the boundaries of the licensee through grow and sale with the land that Haryana 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 14.05.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/53/2008-S Power dated 21.08.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall comply with the directions issued vide Notification No. 19/4/2016-S Power dated 14.05.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(RAMANDEEP BASSI) (SHRUTI KUMAR) (ANJALI SANGHVI) (HETESH SHARMA) (RISHI KUMAR) (AMIT KUMAR) (ASIT KUMAR) (SUDIP KUMAR) (SUDIP KUMAR) (SUDIP KUMAR)



GREEN AREA DETAIL		
TYPE	AREA (SQ.M)	AREA (IN ACRE)
Green-1	1215.380	0.300
Green-2	704.350	0.174
TOTAL	1919.730	0.474

LEGEND	
	SITE BOUNDARY FOR DDJAY COLONY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN/PARK AREA

LAYOUT PLAN

 FARA STUDIOS LLP 892, Sector 14, Gurgaon, Haryana, India 122001	SIGNATURE OF APPLICANT For SHF SQUARE LLP Authorised Signatory	SIGNATURE OF ARCHITECT FLORENCE ARCHITECTS CA/2020/126189 SECTION 14, DISTRICT 14, HARYANA	PROJECT LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.84375 ACRES LOCATED AT VILLAGE TALAO, SECTOR 36 JHAJJAR, DISTRICT- JHAJJAR, HARYANA BEING DEVELOPED BY SHF SQUARE LLP
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