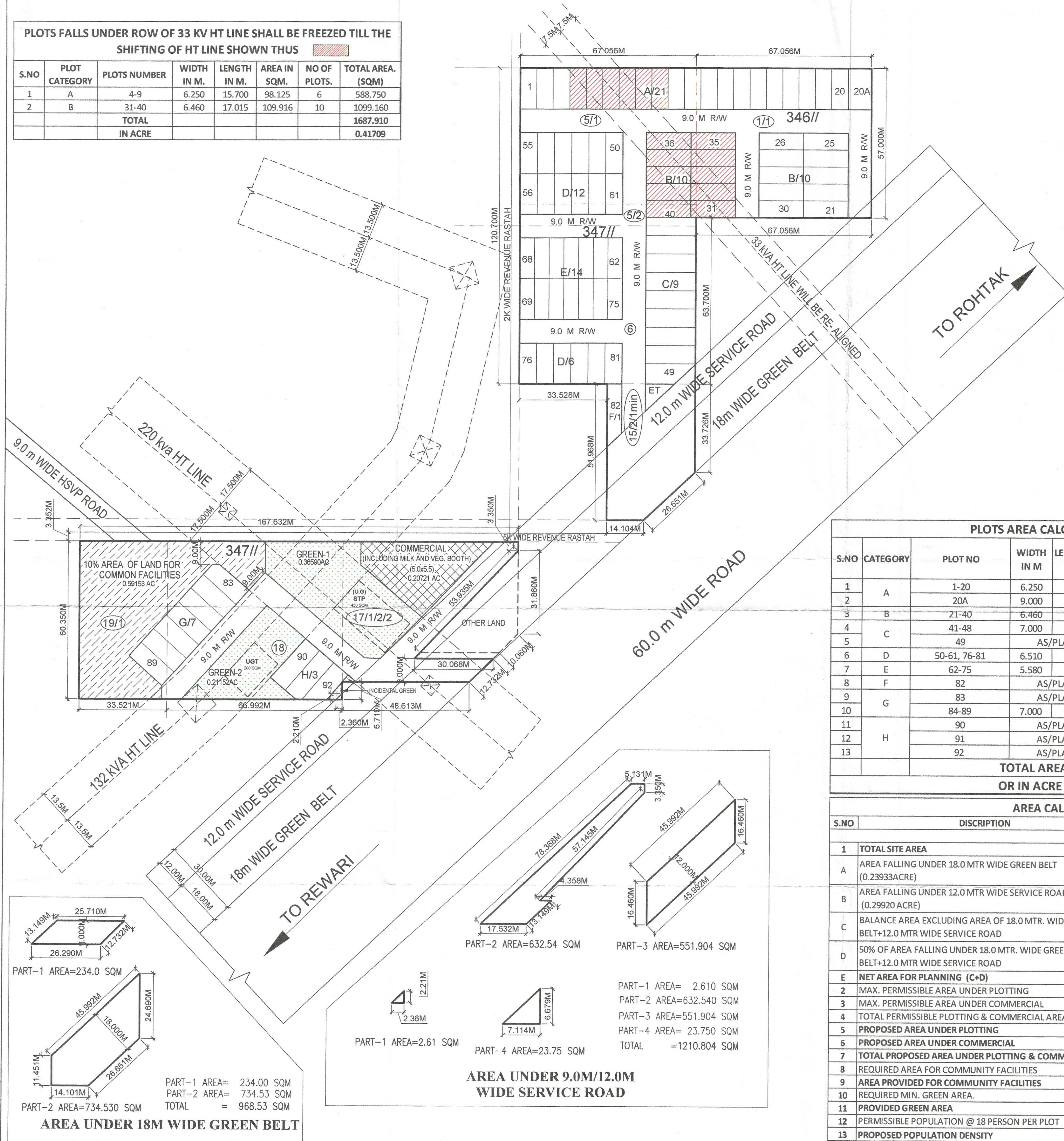


PLOTS FALLS UNDER ROW OF 33 KV HT LINE SHALL BE FREEZED TILL THE SHIFTING OF HT LINE SHOWN THUS						
S.NO	PLOT CATEGORY	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.
1	A	4-9	6.250	15.700	98.125	6
2	B	31-40	6.460	17.015	109.916	10
		TOTAL			1687.910	
		IN ACRE			0.41709	



PLOTS AREA CALCULATION								
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	
1	A	1-20	6.250	15.700	98.125	20	1962.500	
2		20A	9.000	15.700	141.300	1	141.300	
3	B	21-40	6.460	17.015	109.917	20	2198.340	
4		41-48	7.000	19.000	133.000	8	1064.000	
5	C	49	AS/PLAN		117.392	1	117.392	
6		50-61, 76-81	6.510	15.600	101.556	18	1828.008	
7	E	62-75	5.580	15.600	87.048	14	1218.672	
8	F	82	AS/PLAN		118.700	1	118.700	
9	G	83	AS/PLAN		119.355	1	119.355	
10		84-89	7.000	17.000	119.000	6	714.000	
11	H	90	AS/PLAN		145.623	1	145.623	
12		91	AS/PLAN		140.782	1	140.782	
13		92	AS/PLAN		112.660	1	112.660	
		TOTAL AREA					93	9881.332
OR IN ACRE								2.44173

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		5.49375	22232.399
A	AREA FALLING UNDER 18.0 MTR WIDE GREEN BELT (0.23933ACRE)		0.23933	968.530
B	AREA FALLING UNDER 12.0 MTR WIDE SERVICE ROAD (0.29920 ACRE)		0.29920	1210.804
C	BALANCE AREA EXCLUDING AREA OF 18.0 MTR. WIDE GREEN BELT+12.0 MTR WIDE SERVICE ROAD		4.95522	20053.065
D	50% OF AREA FALLING UNDER 18.0 MTR. WIDE GREEN BELT+12.0 MTR WIDE SERVICE ROAD		0.26926	1089.667
E	NET AREA FOR PLANNING (C+D)		5.22449	21142.732
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.18694	12897.066
3	MAX. PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.20898	845.709
4	TOTAL PERMISSIBLE PLOTTING & COMMERCIAL AREA	65%	3.39592	13742.776
5	PROPOSED AREA UNDER PLOTTING	46.74%	2.44173	9881.332
6	PROPOSED AREA UNDER COMMERCIAL	3.97%	0.20721	838.546
7	TOTAL PROPOSED AREA UNDER PLOTTING & COMMERCIAL	50.70%	2.64894	10719.878
8	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.54938	2223.240
9	AREA PROVIDED FOR COMMUNITY FACILITIES	10.77%	0.59153	2393.852
10	REQUIRED MIN. GREEN AREA.	7.5%	0.41203	1667.430
11	PROVIDED GREEN AREA	10.51%	0.57742	2336.732
12	PERMISSIBLE POPULATION @ 18 PERSON PER PLOT	240-400	1319	2198
13	PROPOSED POPULATION DENSITY	93 X 18	1674	= 320.41 PER./AC

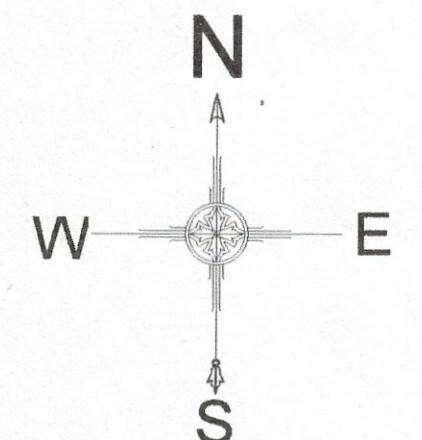
To be read with Licence no. 21 of 2026 dated 28/01/2026

That this Layout plan for an area measuring 5.49375 acres (Drawing no. DTCP-11848 dated 28-01-2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Vedmaan Group & Others in Sector-7, Jhajjar, 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 9metres 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 coloniser/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 AVTAR BASSI) JD (HQ) (JATIN KAVI) ATP (HQ) (SANJAY SAINI) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

GREEN AREA CALCULATION			
S.NO	CODE	AREA IN SQM	AREA IN ACRE
1	GREEN 1	1480.732	0.36590
2	GREEN 2	856.000	0.21152
	TOTAL	2336.732	0.57742



LEGEND	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITIES
	COMMERCIAL AREA
	GREEN AREA
	PLOTS FALLS UNDER ROW OF 33 KV HT LINE SHALL BE FREEZED TILL THE SHIFTING OF HT LINE

LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA LAND MEASURING 5.49375 ACRES IN SECTOR-7, JHAJJAR, DISTT-JHAJJAR, (HR) TO BE DEVELOPED BY M/S VEDMAAN GROUP

TITLE :- LAYOUT PLAN

SCALE:- 1:750 DATE:- 21-04-2025

OWNER/AUTH. SIGN. ARCHITECT'S SIGN.

VEDMAAN GROUP
 Authorised Signatory

DAULAT RAM GARG
 ARCHITECT
 CA/2001/28031