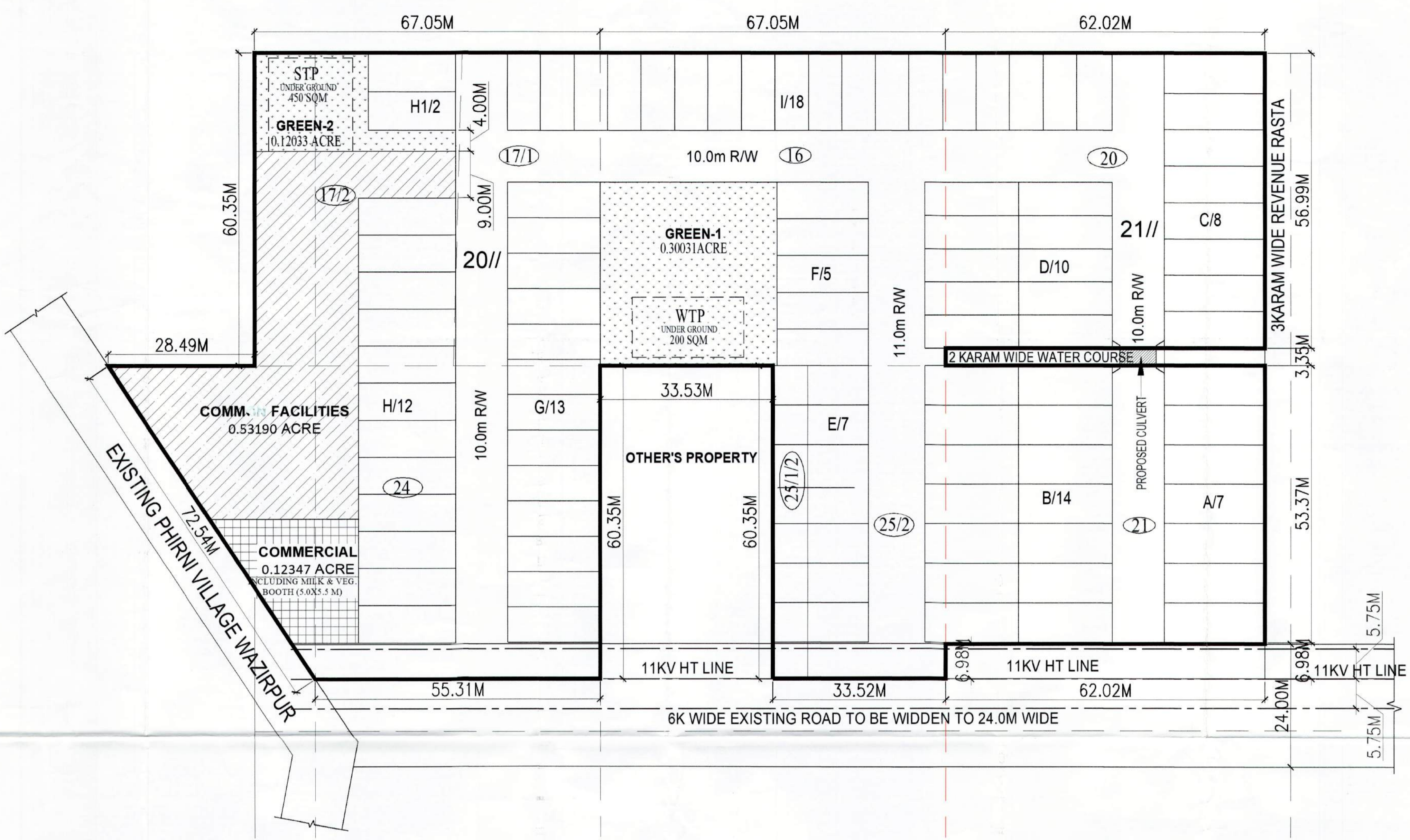


To be read with Licence no. 18 of 2025 dated 22/01/2026.

That this Layout plan for an area measuring 5.31875 acres (Drawing no. DTCP-11840 dated 22-01-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Janghu Real Estate Pvt. Ltd in Sector-3, Beri 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 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 areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
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 licenced 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 licenced 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.
13. 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.
14. 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.
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 coloniser/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. 19/4/2016-5 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

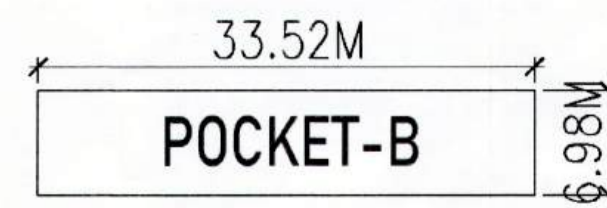
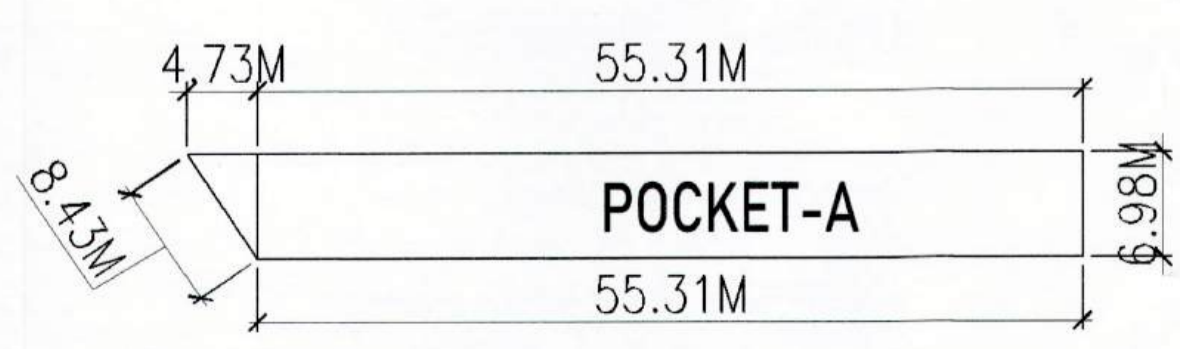
(IRAM AVATAR BASSI) (JAGANNATH) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS)  
 JD (HQ) AIP (HQ) DTP (HQ) STP (HQ) CTP (HR) DTCP (HR)



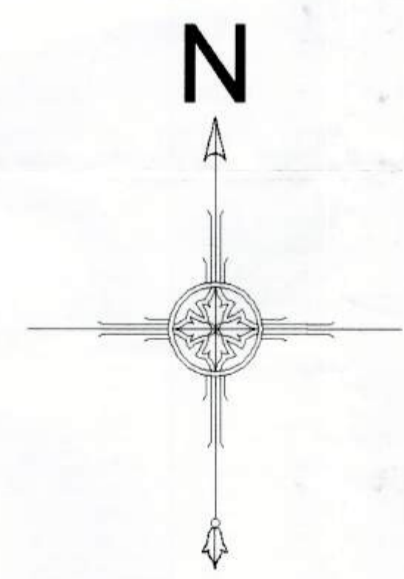
PLOTS AREA CALCULATION							
S.NO	TYPE	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	
1	A	7.625	19.650	149.831	7	1048.817	
2	B	7.625	18.175	138.584	14	1940.176	
3	C	7.125	19.650	140.006	8	1120.048	
4	D	6.400	18.175	116.320	10	1163.200	
5	E	7.625	18.550	141.444	7	990.108	
6	F	7.070	17.700	125.139	5	625.695	
7	G	6.875	18.000	123.750	13	1608.750	
8	H	7.140	18.880	134.803	12	1617.636	
9	H1	7.500	17.000	127.500	2	255.000	
10	I	6.500	15.000	97.500	18	1755.000	
<b>TOTAL AREA</b>						<b>96</b>	<b>12124.430</b>

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		5.31875	21524.199
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	3.24444	13129.762
3	PROPOSED AREA UNDER PLOTTING	56.33%	2.99601	12124.430
4	REQUIRED AREA FOR COMMUNITY FACILITIES	10%	0.53188	2152.420
5	PROVIDED AREA FOR COMMUNITY FACILITIES	10%	0.53190	2152.520
6	REQUIRED MIN. GREEN AREA.	7.5%	0.39891	1614.315
7	PROVIDED GREEN AREA	7.91%	0.42064	1702.280
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.21275	860.968
9	PROPOSED AREA UNDER COMMERCIAL	2.32%	0.12347	499.670
10	PERMISSIBLE POPULATION	240-400	1276.5	2127.5 PERSONS
11	PROPOSED POPULATION	96X18	1728	325.00 PERSONS/AC

GREEN AREA CALCULATION			
S.NO	CODE	AREA (SQ.M)	AREA (ACRE)
1	GREEN1	1215.330	0.30031
2	GREEN2	486.950	0.12033
<b>TOTAL</b>		<b>1702.280</b>	<b>0.42064</b>



AREA FALLING UNDER 6K WIDE EXISTING WAZIRPUR ROAD TO BE WIDEN UPTO 24 M WIDE ROAD = POCKET A = 402.56 SQM  
 POCKET B = 233.96 SQM  
 TOTAL AREA = 402.56 + 233.96 = 636.52 SQM  
 24M WIDE SECTOR ROAD AREA



LEGEND:	
	10% AREA OF TOTAL LAND FOR COMMUNITY FACILITY
	COMMERCIAL AREA
	GREEN AREA

ARCHITECTS **DAULAT & PUNEET ARCHITECTS LLP.**  
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 Architecture Interior Planning Vastu

PROPOSED SITE OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LAND MEASURING 5.31875 ACRE AT VILL WAZIRPUR, SECTOR-3, TEHSIL BERI, DISTT. JHAJJAR, HARYANA BEING DEVELOPED BY M/S JANGHU REAL ESTATE PVT. LTD.

TITLE :- **LAYOUT PLAN**  
 SCALE:- 1:500 DATE:- 11-12-2025

For JANGHU REAL ESTATE PVT.LTD.  
 Authorised Signatory



OWNER/AUTH. SIGN. ARCHITECT'S SIGN.