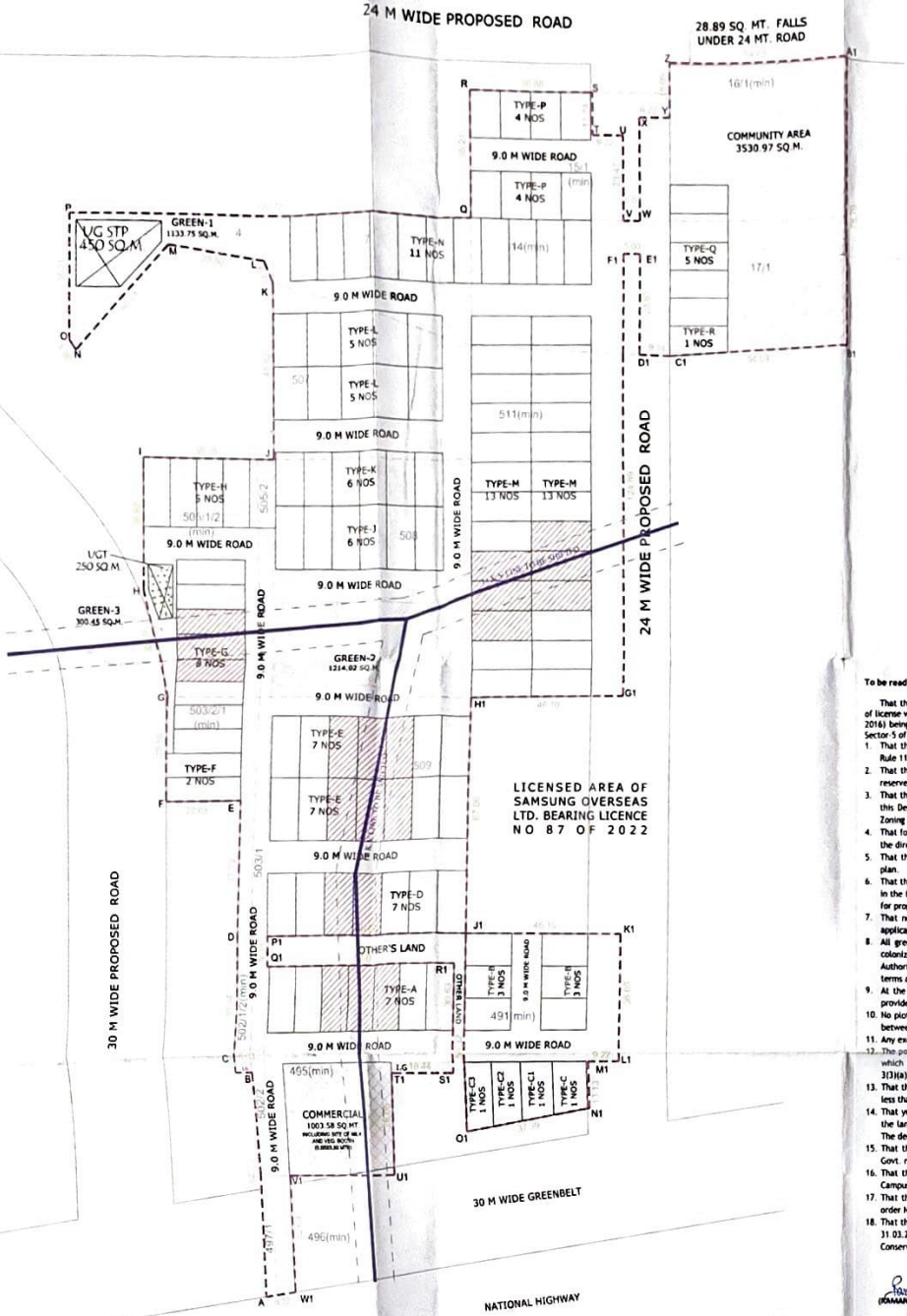

LEGEND:-

- SITE BOUNDARY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- FROZEN PLOTS AND COMMERCIAL DUE TO 11 KV HT LINES

AREA STATEMENT

1. TOTAL SITE AREA	=	8.725	ACRES	=	35308.766	sq.m.
2. DEDUCTION OF AREA UNDER 30 M WIDE GREEN BELT	=	0.074	ACRES	=	297.680	sq.m.
3. BENEFIT OF 50% OF AREA FALLING UNDER 30 M WIDE GREEN BELT	=	0.037	ACRES	=	149.733	sq.m.
4. NET PLANNED AREA	=	8.688	ACRES	=	35159.033	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	=	0.8725	10.00	3530.97	0.8725	10.00
GREEN AREA UNDER PARKS	=	0.6544	7.50	2648.22	0.6544	7.50
AREA UNDER COMMERCIAL 4%	=	0.3475	4.00	1003.58	0.2480	2.85
AREA UNDER PLOTS	=	5.2997	61.0000	18193.35	4.4957	51.746
TOTAL SALABLE AREA	=	**5.6472**	**65.00**	**19196.93**	**4.7437**	**54.600**
DENSITY						
TOTAL POPULATION		126	X	18.0	2268.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					261.05	PPA

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	1133.750	0.280
Green-2	1214.020	0.300
Green-3	300.450	0.074
TOTAL	**2648.22**	**0.654**

SUMMARY OF PLOTS							
	PLOT DIMENSIONS			AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	
A	8.054	X	18.624	149.998	7	1049.984	SQ.M.
B	9.002	X	13.675	123.102	6	738.614	SQ.M.
C	10.200	X	VARIES	143.895	1	143.895	SQ.M.
C1	9.500	X	VARIES	149.611	1	149.611	SQ.M.
C2	8.650	X	VARIES	149.308	1	149.308	SQ.M.
C3	8.000	X	VARIES	149.188	1	149.188	SQ.M.
D	8.621	X	17.398	149.988	7	1049.917	SQ.M.
E	8.533	X	17.578	149.993	14	2099.903	SQ.M.
F	6.628	X	22.631	149.998	2	299.997	SQ.M.
G	6.874	X	20.368	140.010	8	1120.077	SQ.M.
H	7.835	X	19.144	149.993	5	749.966	SQ.M.
J	8.455	X	17.740	149.992	6	899.950	SQ.M.
K	8.455	X	14.882	125.827	6	754.964	SQ.M.
L	10.270	X	14.600	149.942	10	1499.420	SQ.M.
M	8.250	X	18.175	149.944	26	3898.538	SQ.M.
N	8.318	X	17.862	148.576	11	1634.337	SQ.M.
P	9.088	X	13.102	119.071	8	952.568	SQ.M.
Q	8.000	X	17.762	142.096	5	710.480	SQ.M.
R	VARIES	X	17.762	142.637	1	142.637	SQ.M.
		TOTAL			126	18193.354	SQ.M.
						4.4957	ACRES

To be read with Licence No. 60 of 2025 Dated: 25/04/2025 LC-5317

That this Layout plan for an area measuring 8.725 acres (Drawing no.11041 Dated 25-04-2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sharvil Buildtech LLP falling in the revenue estate of village Village Ratangarh & Jhama, Sector-5 of Shahabad, District Kurukshetra 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, Hr 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 licenced 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 meters wide road would mean a minimum clear width of 9 metres 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 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.
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 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 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.
18. 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.

(KAMAN KUMAR) ATP(HQ) | (DIVYA DOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP(HR) | (AMIT KHATRI, IAS) DTCP (HR) | (SATYA PAL) JD(HQ)

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 8.725 ACRES AT SECTOR-5, SHAHABAD, KURKSHETRA, HARYANA FOR M/S SHARVIL BUILTECH LLP

ARCHITECT'S SIGN

Ar. PANKAJ NEGI
CA/2015/68636
MOB.9468089677
EMAIL:arpankajnegi@email.com

OWNER'S SIGN

M/S SHARVIL BUILTECH LLP

Authorized signatory