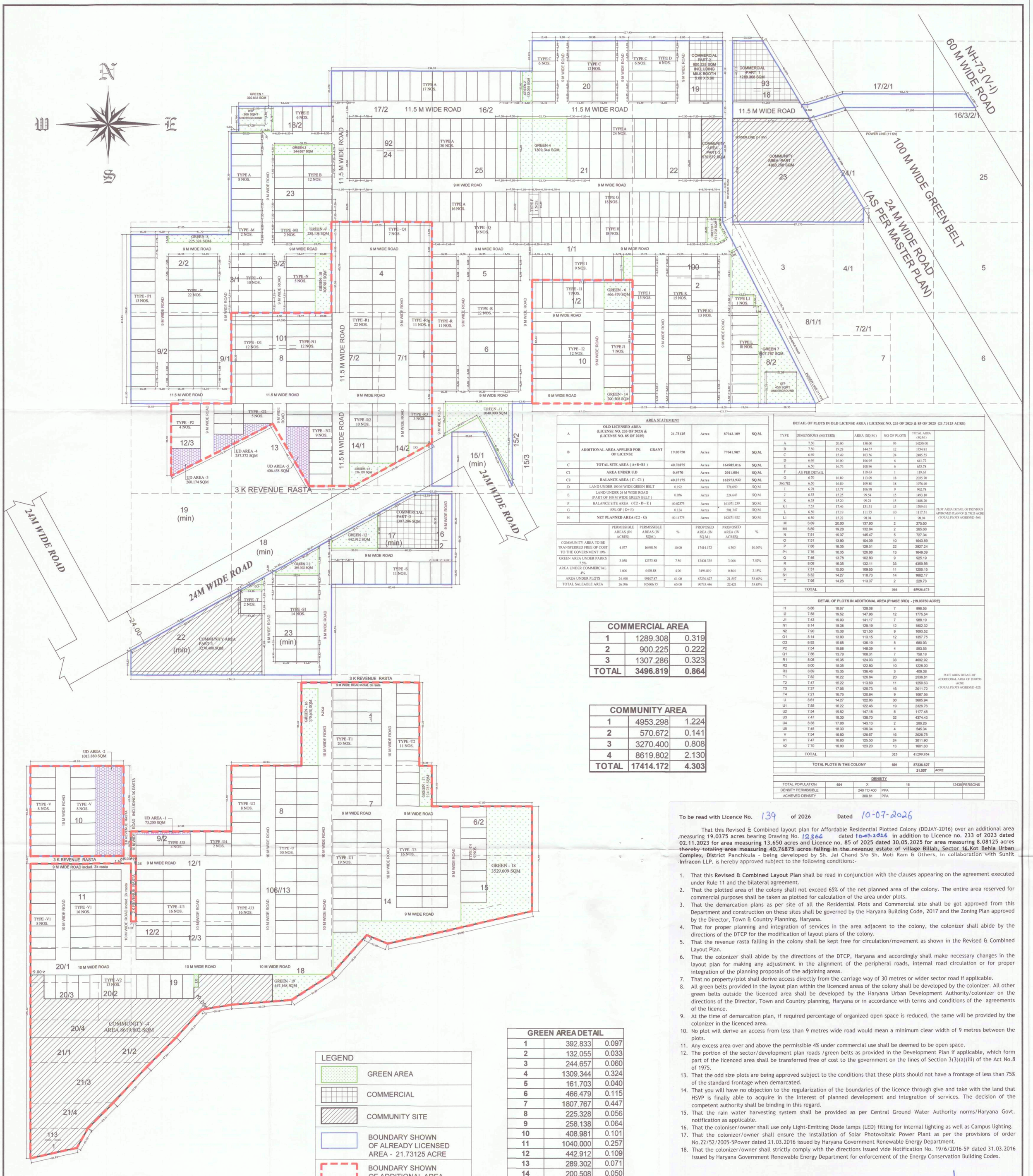


AREA STATEMENT

A	OLD LICENSED AREA (LICENSE NO. 233 OF 2023) & (LICENSE NO. 85 OF 2025)	21.73125	Acres	87943.109	SQ.M.
B	ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE	19.03750	Acres	77041.907	SQ.M.
C	TOTAL SITE AREA (A+B+B1)	40.76875	Acres	164985.016	SQ.M.
C1	AREA UNDER U.D	0.4970	Acres	2011.084	SQ.M.
C2	BALANCE AREA (C - C1)	40.27175	Acres	162973.932	SQ.M.
D	LAND UNDER 100 M WIDE GREEN BELT	0.192	Acres	778.050	SQ.M.
E	LAND UNDER 24 M WIDE ROAD (PART OF 100 M WIDE GREEN BELT)	0.056	Acres	224.643	SQ.M.
F	BALANCE SITE AREA (C2 - D - E)	40.02375	Acres	161971.239	SQ.M.
G	50% OF (D+ E)	0.124	Acres	501.347	SQ.M.
H	NET PLANNED AREA (C2 - G)	40.14775	Acres	162471.922	SQ.M.

	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN SQM.)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	4.077	16498.50	10.00	17414.172	4.303	10.56%
GREEN AREA UNDER PARKS 7.5%	3.058	12373.88	7.50	12408.335	3.066	7.52%
AREA UNDER COMMERCIAL 4%	1.606	6498.88	4.00	3496.819	0.864	2.15%
AREA UNDER PLOTS	24.490	99107.87	61.00	87236.627	21.557	53.69%
TOTAL SALEABLE AREA	26.096	105606.75	65.00	90733.446	22.421	55.85%

COMMERCIAL AREA

1	1289.308	0.319
2	900.225	0.222
3	1307.286	0.323
TOTAL	3496.819	0.864

COMMUNITY AREA

1	4953.298	1.224
2	570.672	0.141
3	3270.400	0.808
4	8619.802	2.130
TOTAL	17414.172	4.303

DETAIL OF PLOTS IN OLD LICENSE AREA (LICENSE NO. 233 OF 2023 & 85 OF 2025 (21.73125 ACRE)

TYPE	DIMENSIONS (METERS)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A	7.50	20.00	150.00	95	14250.00
B	7.50	19.28	144.57	12	1734.81
C	6.69	15.49	103.56	24	2485.55
D	6.69	16.00	106.95	6	641.72
E	6.50	16.76	108.96	6	653.78
F	AS PER DETAIL		119.63	1	119.63
G	6.70	16.89	113.09	18	2035.70
360.782	6.50	16.89	109.80	18	1976.40
I	6.78	15.77	106.98	9	962.78
J	6.53	15.25	99.54	15	1493.10
K	6.53	15.20	99.21	15	1488.20
K1	7.53	17.46	131.51	13	1709.61
L	6.50	17.19	111.75	10	1117.51
L1	6.50	15.22	98.94	1	98.94
M	6.89	20.00	137.80	2	275.60
M1	6.89	19.28	132.84	2	265.68
N	7.51	19.37	145.47	5	727.34
O	7.51	13.90	104.39	10	1043.89
P	7.86	16.35	128.51	22	2827.24
P1	7.76	16.35	126.88	13	1649.39
Q	7.46	13.78	102.80	9	925.19
R	8.08	16.35	132.11	33	4359.56
S	7.31	15.00	109.65	11	1206.15
S1	8.32	14.27	118.73	14	1662.17
T	7.95	14.26	113.37	2	226.73
	TOTAL			366	45936.673

PLOT AREA DETAIL OF PREVIOUS APPROVED PLAN OF 21.73125 ACRE (TOTAL PLOTS ACHIEVED -366)

DETAIL OF PLOTS IN ADDITIONAL AREA (PHASE 3RD) - (19.03750 ACRE)

I1	6.86	18.67	128.08	7	896.53
I2	7.58	19.52	147.96	12	1775.54
J1	7.43	19.00	141.17	7	988.19
N1	8.14	15.38	125.19	12	1502.32
N2	7.90	15.38	121.50	9	1093.52
O1	8.14	13.90	113.15	12	1357.75
O2	8.92	19.68	136.19	5	680.93
P2	7.54	19.68	148.39	4	593.55
Q1	7.86	13.78	108.31	7	758.18
R1	8.08	15.35	124.03	33	4092.92
R2	8.00	15.35	122.80	10	1228.00
R3	8.89	15.35	136.46	3	409.38
T1	7.82	16.22	126.84	20	2536.81
T2	7.47	15.22	113.69	11	1250.63
T3	7.37	17.06	125.73	16	2011.72
T4	7.21	16.76	120.84	9	1087.56
U	8.61	14.27	122.86	30	3685.94
U1	7.55	16.22	122.46	19	2326.76
U2	7.54	19.52	147.18	8	1177.45
U3	7.47	18.30	136.70	32	4374.43
U4	8.38	17.06	143.13	2	286.26
U5	7.45	18.30	136.34	4	545.34
V	7.54	16.80	126.67	16	2026.75
V1	7.47	16.80	125.50	24	3011.90
V2	7.70	16.00	123.20	13	1601.60
	TOTAL			325	41299.954
	TOTAL PLOTS IN THE COLONY			691	87236.627
					21.557 ACRE

PLOT AREA DETAIL OF ADDITIONAL AREA OF 19.03750 ACRE (TOTAL PLOTS ACHIEVED -325)

DENSITY

TOTAL POPULATION	691	X	18	12438	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA		
ACHIEVED DENSITY		309.81	PPA		

GREEN AREA DETAIL

1	392.833	0.097
2	132.055	0.033
3	244.657	0.060
4	1309.344	0.324
5	161.703	0.040
6	466.479	0.115
7	1807.767	0.447
8	225.328	0.056
9	258.138	0.064
10	408.981	0.101
11	1040.000	0.257
12	442.912	0.109
13	289.302	0.071
14	200.508	0.050
15	256.128	0.063
16	570.638	0.141
17	224.785	0.056
18	3529.609	0.872
19	447.168	0.110
TOTAL	12408.335	3.066

LEGEND

- GREEN AREA
- COMMERCIAL
- COMMUNITY SITE
- BOUNDARY SHOWN OF ALREADY LICENSED AREA - 21.73125 ACRE
- BOUNDARY SHOWN OF ADDITIONAL AREA 19.03750 ACRE
- AREA UNDER U.D

LAYOUT PLAN

To be read with Licence No. 139 of 2026 Dated 10-07-2026

That this Revised & Combined layout plan for Affordable Residential Plotted Colony (DDJAY-2016) over an additional area measuring **19.0375 acres** bearing Drawing No. 12366 dated 10.07.2026 **in addition to Licence no. 233 of 2023 dated 02.11.2023 for area measuring 13.650 acres and Licence no. 85 of 2025 dated 30.05.2025 for area measuring 8.08125 acres thereby totaling area measuring 40.76875 acres falling in the revenue estate of village Billah, Sector 16, Kot Behla Urban Complex, District** Panchkula - being developed by Sh. Jai Chand S/o Sh. Moti Ram & Others, in collaboration with **Sunlit Infracon LLP.** is hereby approved subject to the following conditions:-

1. That this **Revised & Combined 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 Revised & Combined 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 metres 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 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 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.

(BABITA GUPTA) DTP (HQ) — (HITESH SHARMA) STP (HQ) — (BHUVNESH KUMAR) CTP (HR) — (AMIT KHATRI, IAS) DTCP (HR)

(GURPREET) JD (HQ) — (RAMAN KUMAR) ATP (HQ)

PROJECT :-	OWNER :-	ARCHITECT :-	
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA -2016 OVER AN ADDITIONAL AREA MEASURING 19.03750 ACRES IN ADDITION TO ALREADY LICENSED AND BEARING LICENSE NO. 233 OF 2023 DATED 02.11.2023 & LICENSE NO 85 OF 2025 DATED 30.05.2025 FOR AN AREA MEASURING 21.73125 ACRES : TOTALING OF THE AREA 40.76875 ACRES OF VILLAGE BILLAH, SECTOR-16, KOT BEHLA, DISTRICT-PANCHKULA, BEING DEVELOPED BY M/S SUNLIT INFRACON LLP.	M/S SUNLIT INFRACON LLP AUTHORIZED SIGNATORY	Vikas Dubey Ar. Vikas Dubey M.Arch, B.Arch CA/2014/66168 Mob:-9915725569 9915725570	VASTU DECORE TRUST US WE'LL SAVES YOUR MONEY ARCHITECTS ,INTERIORS ,CONSTRUCTION SCO-7,2nd FLOOR PRIME SQUARE, OPPO-COSMO MALL CHANDIGARH-AMBALA HIGHWAY, ZIRAKPUR,PUNJAB E-mail:- vastudecore@hotmail.com MOB. +91-7015875179, 9915725569 This drawing is the property of the consultants. no part of this shall be used, copied or reproduced without their written permission