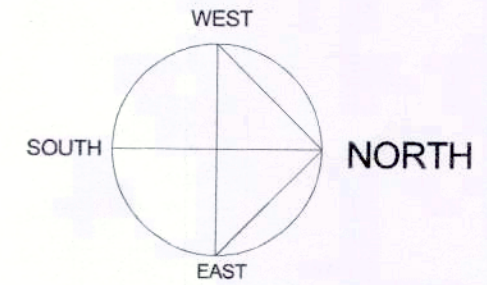
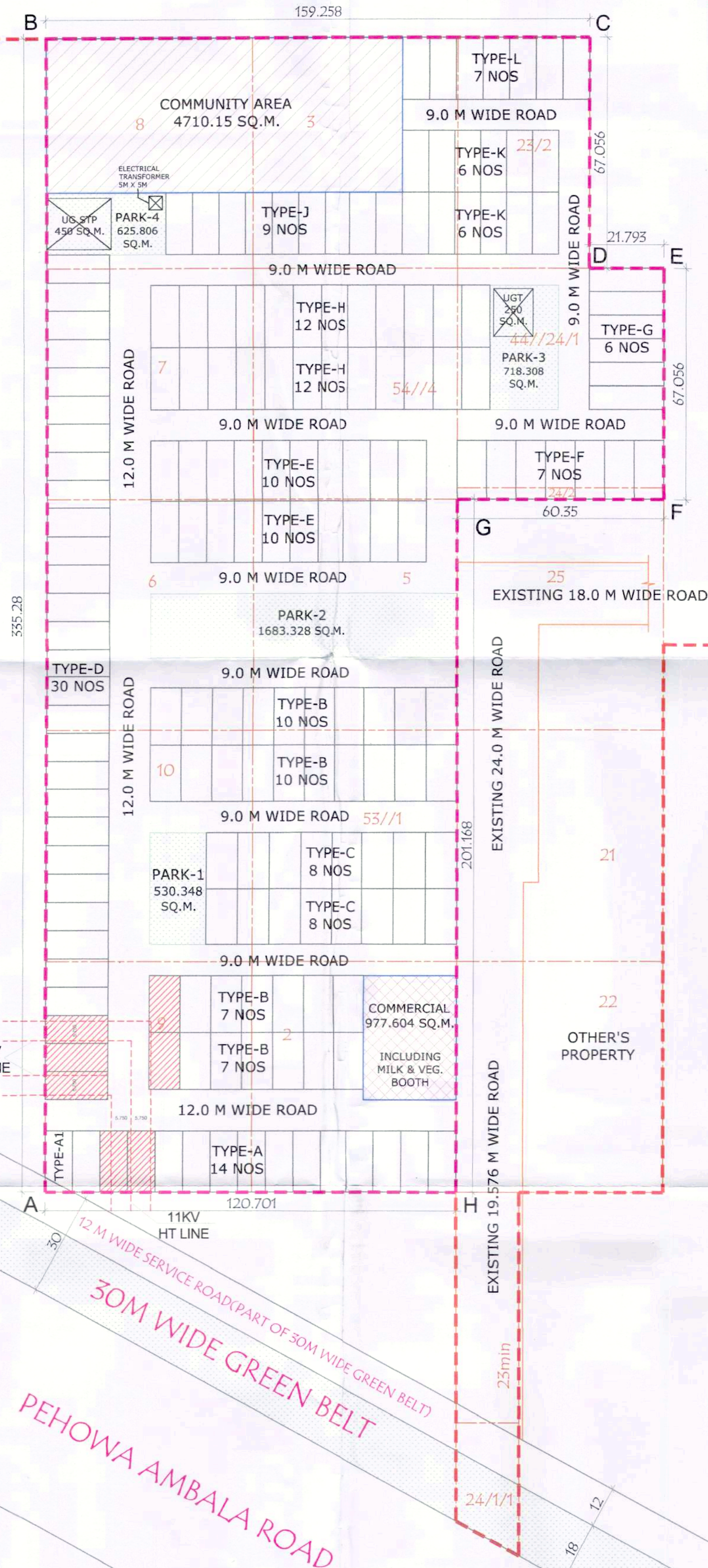


APPROVED RESIDENTIAL PLOTTED COLONY OF  
AREA 22.750 ACRES (VIDE LICENCE NO. 192 OF 2023  
DT.22.09.2023 ) FOR M/S SHAMISHA HOMES PVT.LTD.



LEGEND:-	
	SITE BOUNDARY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN/PARK AREA

OTHER'S  
PROPERTY



PLOTS FALLING UNDER ROW OF ...KV HT/LT LINE HAVE BEEN KEPT  
FROZEN TILL THE SHIFTING OF SAID ELECTRIC LINES.

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Park-1	530.348	0.1311
Park-2	1683.328	0.4160
Park-3	718.308	0.1775
Park-4	625.806	0.1546
<b>TOTAL</b>	<b>3557.79</b>	<b>0.8792</b>

AREA STATEMENT						
1. TOTAL SITE AREA	=	11.6375	ACRES	=	47095.2169 sq.m.	
2. DEDUCTION OF AREA UNDER 30 M WIDE GREEN BELT	=	0.004	ACRES	=	18.186 sq.m.	
3. BENEFIT OF 50% OF AREA FALLING UNDER 50 M WIDE GREEN BELT	=	0.002	ACRES	=	9.093 sq.m.	
5. NET PLANNED AREA	=	11.63525305	ACRES	=	47086.124 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	=	1.1638	10.00	4710.150	1.1639	10.00
GREEN AREA UNDER PARKS	=	0.8728	7.50	3557.791	0.8792	7.55
AREA UNDER COMMERCIAL 4%	=	0.4654	4.00	977.604	0.2416	2.08
AREA UNDER PLOTS	=	7.0975	61.0000	26392.021	6.5216	56.051
TOTAL SALABLE AREA	=	7.5629	65.00	27369.625	6.7632	58.127
DENSITY						
TOTAL POPULATION		180	X	18.0	3240.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					278.46	PPA

To be read with License No. - 205 Dated : 15/10/2025 L.C-5462A

That this layout plan for an area measuring 11.6375 acres (Drawing no. 11552 Dated 16/10/25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Decent Infra Retail LLP falling in the revenue estate of Saraswati Khara, in Sector-2, Pehowa, District-Kurukshetra, 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, Haryana 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 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.
- 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.
- 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.
- 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 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.
- 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 HSPV 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 colonizer/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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower 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.

(RAMAN KUMAR)  
ATP(HQ)

(DIVYA DOGRA)  
DTP (HQ)

(HITESH SHARMA)  
STP (HQ)

(BHUVNESH KUMAR)  
CTP(HR)

(AMIT KHATRI, IAS)  
DTCP (HR)

(SATYAJIT)  
JD(HQ)

SUMMARY OF PLOTS				
	PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA
A	8.047 X 18.000	144.846	14	2027.844 SQ.M.
A1	8.047 X VARIES	126.655	1	126.655 SQ.M.
B	9.036 X 16.533	149.392	34	5079.334 SQ.M.
C	9.238 X 16.120	148.917	16	2382.665 SQ.M.
D	8.176 X 18.345	149.989	30	4499.662 SQ.M.
E	8.136 X 17.640	143.519	20	2870.381 SQ.M.
F	8.621 X 17.112	147.523	7	1032.658 SQ.M.
G	6.824 X 21.793	148.715	6	892.293 SQ.M.
H	8.330 X 18.000	149.940	24	3598.560 SQ.M.
J	7.767 X 18.000	139.806	9	1258.254 SQ.M.
K	7.598 X 18.000	136.764	12	1641.168 SQ.M.
L	7.798 X 18.000	140.364	7	982.548 SQ.M.
	<b>TOTAL</b>		<b>180</b>	<b>26392.021 SQ.M.</b>
				<b>6.5216 ACRES</b>

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY  
UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING  
11.6375 ACRES AT SECTOR-2, PEHOWA, KURKSHETRA,  
HARYANA FOR M/S DECENT INFRA RETAIL LLP

ARCHITECT'S SIGN

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CA/2015/68636  
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email-arpankaj@gmail.com

OWNER'S SIGN

M/S DECENT INFRA RETAIL LLP

(Authorized Signatory)

LAYOUT PLAN