

AREA STATEMENT						
1. TOTAL SITE AREA	=	8.650	ACRES	=	35005.2525	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	=	0.8650	10.00	3501.080	0.8651	10.00
GREEN AREA UNDER PARKS	=	0.6488	7.50	2629.628	0.6498	7.51
AREA UNDER COMMERCIAL 4%	=	0.3460	4.00	1142.937	0.2824	3.27
AREA UNDER PLOTS	=	5.2765	61.0000	18349.368	4.5342	52.419
TOTAL SALABLE AREA	=	5.6225	65.00	19492.305	4.8167	55.684
DENSITY						
TOTAL POPULATION		135	X	18.0	2430.00	PERSONS
DENSITY PERMISSIBLE					240 TO 400	PPA
ACHIEVED DENSITY					280.92	PPA

SUMMARY OF PLOTS				
PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	
A 8.370 X 16.000	133.920	5	669.600	SQ.M.
B 8.370 X 17.920	149.990	20	2999.808	SQ.M.
C 8.160 X 18.380	149.981	4	599.923	SQ.M.
D 8.017 X 18.306	146.759	5	733.796	SQ.M.
E 8.107 X 17.430	141.305	30	4239.150	SQ.M.
F 8.107 X 16.000	129.712	30	3891.360	SQ.M.
G 7.654 X 17.430	133.409	8	1067.274	SQ.M.
H 7.654 X 16.000	122.464	8	979.712	SQ.M.
J 7.503 X 13.430	100.765	5	503.826	SQ.M.
K 7.380 X 18.055	133.246	20	2664.918	SQ.M.
TOTAL		135	18349.368	SQ.M.
			4.5342	ACRES

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Park-1	314.883	0.0778
Park-2	1215.003	0.3002
Park-3	1099.742	0.2718
TOTAL	2629.628	0.6498

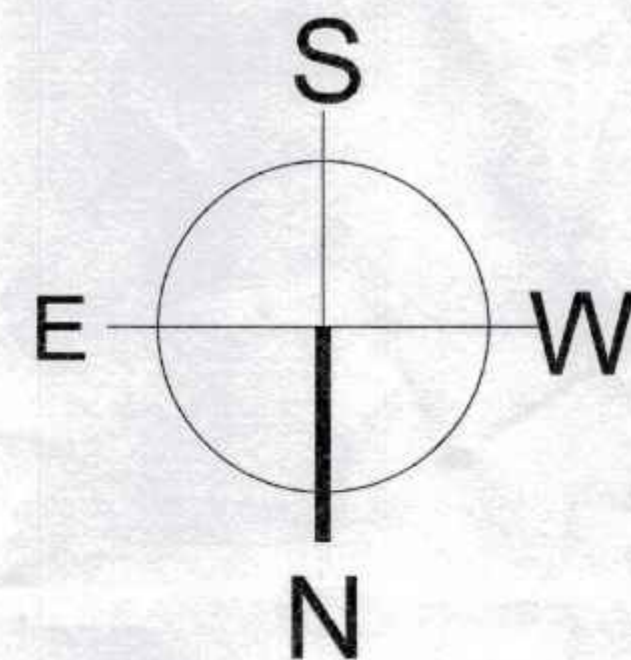
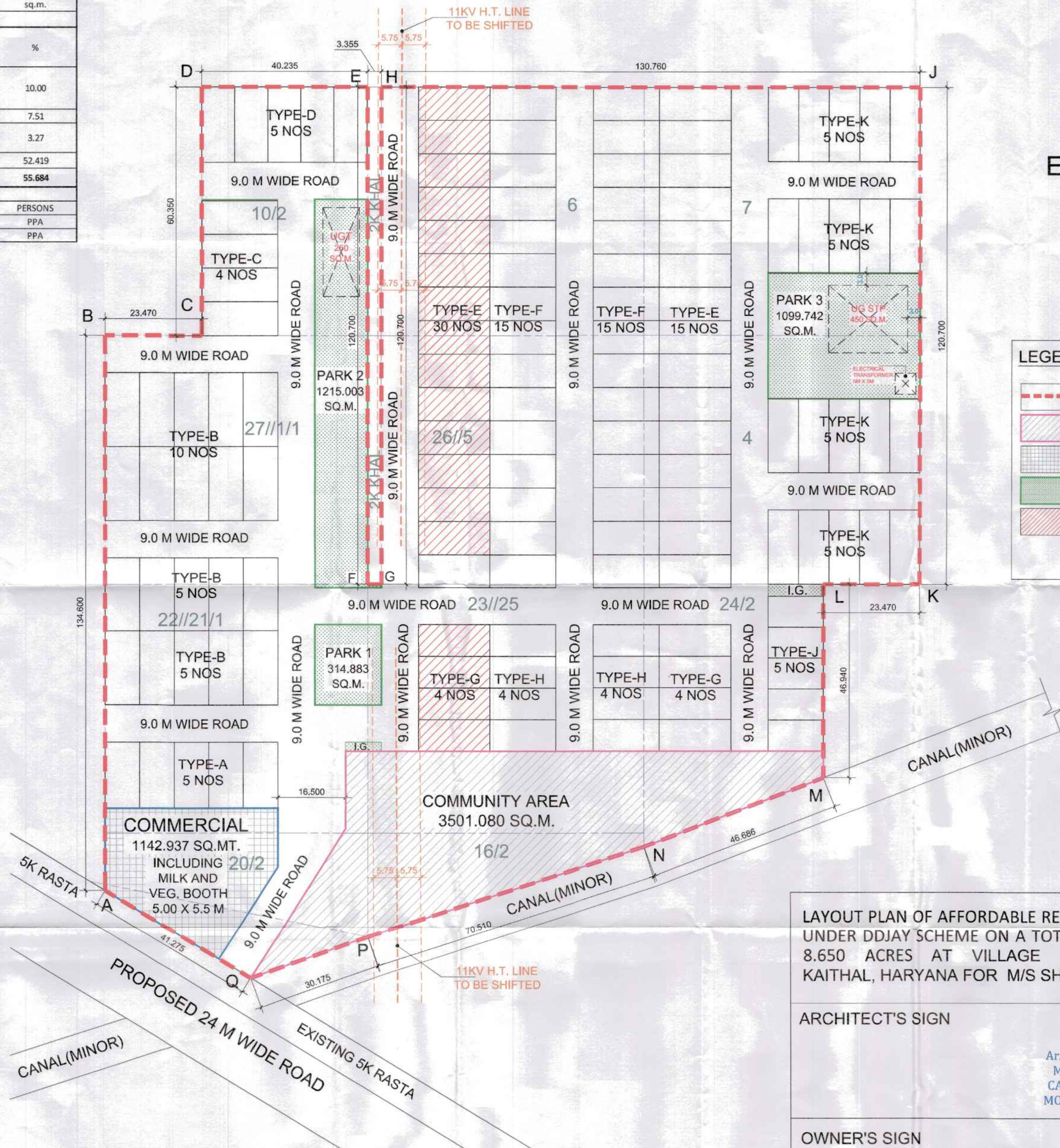
To be read with License No. - 166 Dated : 04/09 / 2025

LC-5531A

That this layout plan for an area measuring 8.65 acres (Drawing no. 11427 Dated 05-09-25) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Sharvil Developers LLP. falling in the revenue estate of Village - Dhodkheri, in Sector-36, Kaithal, 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, Hr. 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 metres 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 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 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP(HQ)
 (DIVYA DUGRA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) ID(HQ)



LEGEND:-	
	SITE BOUNDARY
	COMMUNITY SITE
	COMMERCIAL PLOT
	GREEN/PARK AREA
	PLOTS FALLS UNDER HT LINE SHALL NOT BE SOLD AND SHALL BE KEPT FREEZED TILL SHIFTING OF HT LINE

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY SCHEME ON A TOTAL LAND AREA MEASURING 8.650 ACRES AT VILLAGE DHODKHERI, SECTOR-36, KAITHAL, HARYANA FOR M/S SHARVIL DEVELOPER LLP.

ARCHITECT'S SIGN

Ar. VIKAS DUBEY
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 CA/2015/68168
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OWNER'S SIGN

FOR SHARVIL DEVELOPER LLP.

S. Saini
 (Authorized Signatory)