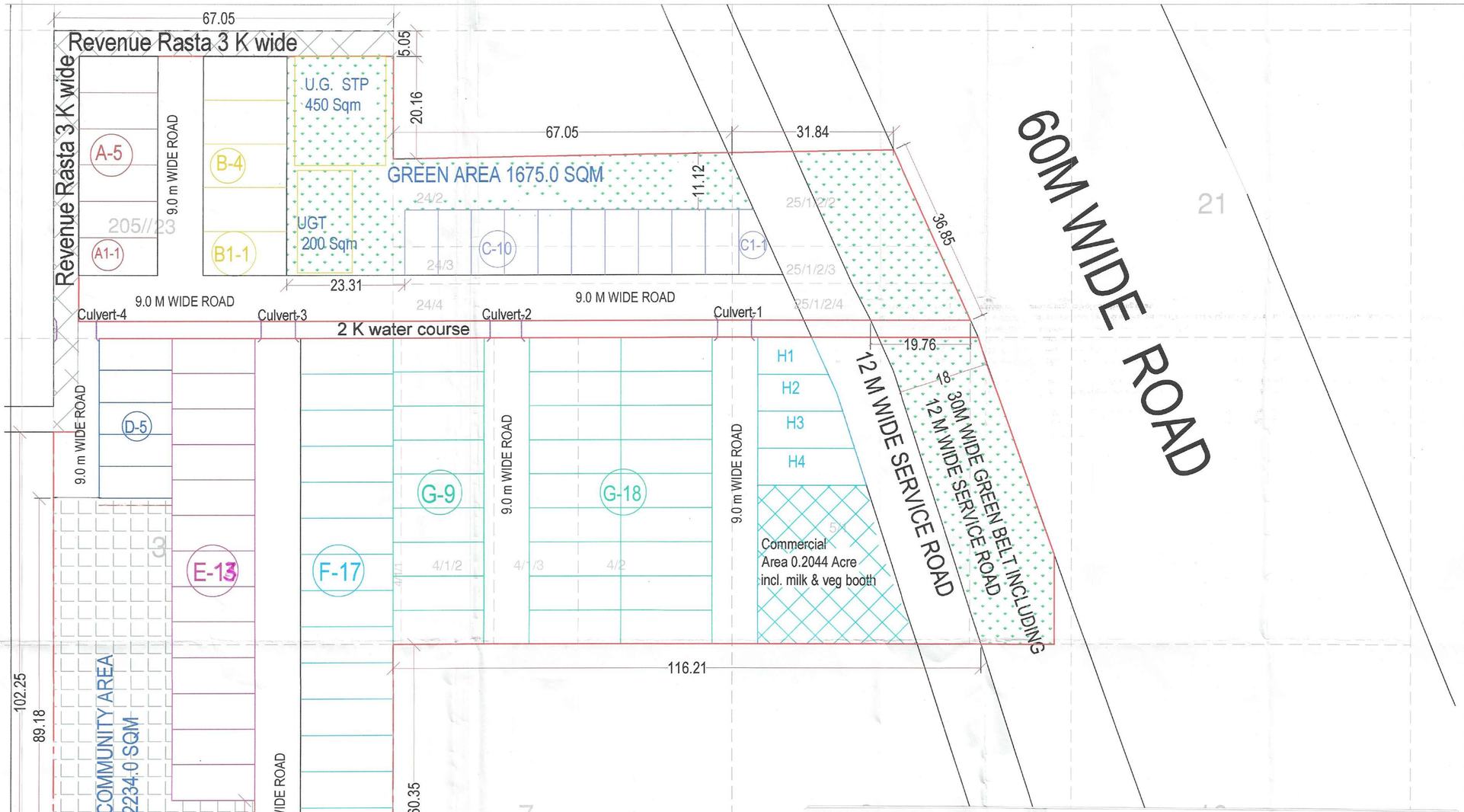

	PERMISSIBLE AREA IN ACRES	PERMISSIBLE %AGE	PROPOSED AREA IN ACRES	PROPOSED %AGE			
TOTAL AREA OF SCHEME	5.51875						
AREA FALLING IN 18 M WIDE GREEN BELT AND 12 M WIDE SERVICE ROAD ALONG SECTOR ROAD	0.81725						
BALANCE AREA	4.702						
50% OF AREA FALLING IN SECTOR ROAD AND GREEN	0.4086						
NET PLANNED AREA	5.1101						
AREA UNDER PLOTS	3.117	61%	2.5956	50.79%			
COMMERCIAL AREA	0.2044	4%	0.2044	4.00%			
TOTAL SALEABLE AREA	3.3216	65%	2.8000	54.79%			
OPEN SPACE OR PARKS	0.4139	7.5%	0.4139	7.50%			
AREA UNDER COMMUNITY FACILITY	0.5519	10%	0.5519	10.00%			
PERMISSIBLE DENSITY	240 - 400 PPA		240.405				

DETAIL OF PLOTS

CATEGORY	SIZE			PLOT AREA	NO. OF PLOTS	AREA (SQM)	Plot Area (Sq. yd.)
A1	7.38	X	15.53	114.61	1	114.61	137.075
A	7.1	X	15.53	110.26	5	551.32	131.875
B	8.57	X	16.50	141.41	4	565.62	169.120
B1	8.608	X	16.50	142.03	1	142.03	169.870
C1	Odd Size			94.3	1	55.00	112.783
C	6.61	X	12.76	84.34	10	843.44	100.875
D	6.3124	X	14.43	91.09	5	455.44	108.941
E	6.984	X	16.36	114.26	16	1828.13	136.653
F	7.102	X	18.26	129.68	17	2204.60	155.100
G	6.705	X	18.03	120.89	27	3264.06	144.586
H1	Odd Size			89.535	1	89.54	107.084
H2	Odd Size			98.470	1	112.38	117.770
H3	Odd Size			115.917	1	130.36	138.637
H4	Odd Size			147.490	1	147.49	176.398
				TOTAL	**91.0**	**10504.008**	**Sqm.**
						2.5956	ACRES
						50.79	%

DENSITY CALCULATION

NO. OF PLOTS	91	X	13.5	1228.5	PERSONS	DIVIDED BY	5.1101
				240.405	PER/ACRE		

LC-5632

To be read with Licence no. 76 of 2026 dated 28/04/2026

That this **Layout plan** for an area measuring **5.51875 acres (Drawing no. DTCP- 12115 dated 28-04-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed **Om ShivaReal Estate Pvt. Ltd. in collaboration with land owners in Sector-8, Jhajjar** is hereby approved subject to the following conditions 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 on 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 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 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.

(RAM AVTAR BASSI)	(JAYA NVI)	(SANJAY SAINI)	(HITESH SHARMA)	(BHUVNESH KUMAR)	(AMIT KHATRI, IAS)
JD (HQ)	ATP (HQ)	DTP (HQ)	STP (M) HQ	CTP (HR)	DTCP (HR)

ARCHITECT'S SIGNATURE :-

Ar. Harish Kumar
B.Arch., MCA
CA-2004/33677

OWNER'S SIGNATURE :-

Om Shiva Real Estate Pvt. Ltd.
Hemant Sharma
Authorised Signatory

DRG. TITLE :-

SITE LAYOUT PLAN

PROJECT :-

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JANAWAS YOJNA 2016) OVER AN AREA MEASURING 5.51875 ACRES IN SECTOR -8 JHAJJAR, TO BE DEVELOPED BY OM SHIVA REALESTATE PVT. LTD.