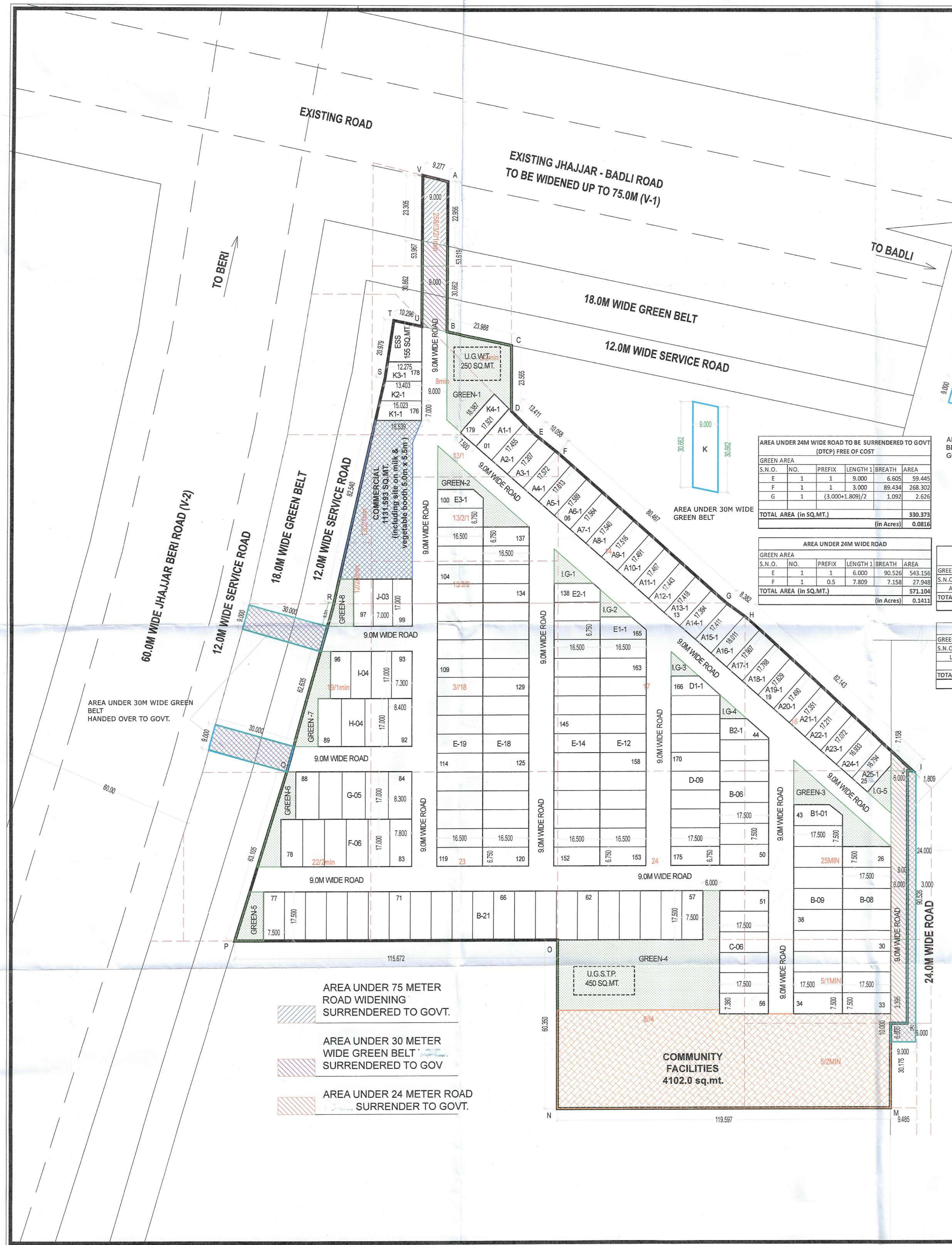




PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)	PLOT NO.	NO. OF PLOTS	TOTAL AREA (SQ.MT.)
A1	(17.921+17.455)/2	7.500	132.660	01	1	132.660
A2	(17.455+17.207)/2	7.500	129.983	02	1	129.983
A3	(17.207+17.572)/2	7.500	130.421	03	1	130.421
A4	(17.572+17.613)/2	7.500	131.944	04	1	131.944
A5	(17.613+17.589)/2	7.500	132.008	05	1	132.008
A6	(17.589+17.564)/2	7.500	131.824	06	1	131.824
A7	(17.564+17.540)/2	7.500	131.640	07	1	131.640
A8	(17.540+17.516)/2	7.500	131.460	08	1	131.460
A9	(17.516+17.491)/2	7.500	131.276	09	1	131.276
A10	(17.491+17.467)/2	7.500	131.093	10	1	131.093
A11	(17.467+17.443)/2	7.500	130.913	11	1	130.913
A12	(17.443+17.418)/2	7.500	130.729	12	1	130.729
A13	(17.418+17.394)/2	7.500	130.545	13	1	130.545
A14	(17.394+17.411)/2	7.500	130.519	14	1	130.519
A15	(17.411+18.011)/2	7.500	132.833	15	1	132.833
A16	(18.011+17.907)/2	7.500	134.693	16	1	134.693
A17	(17.907+17.768)/2	7.500	133.781	17	1	133.781
A18	(17.768+17.629)/2	7.500	132.739	18	1	132.739
A19	(17.629+17.480)/2	7.500	131.686	19	1	131.686
A20	(17.480+17.351)/2	7.500	130.654	20	1	130.654
A21	(17.351+17.211)/2	7.500	129.608	21	1	129.608
A22	(17.211+17.072)/2	7.500	128.561	22	1	128.561
A23	(17.072+16.933)/2	7.500	127.519	23	1	127.519
A24	(16.933+16.794)/2	7.500	126.476	24	1	126.476
A25	PLINE		119.088	25	1	119.088
B	7.500	17.500	131.250	26-33,34-77	44	5775.000
B1	PLINE		122.517	43	1	122.517
B2	PLINE		103.930	44	1	103.930
C	7.360	17.500	129.150	51-56	6	774.900
D	6.750	17.500	118.125	165-175	9	1063.125
D1	PLINE		96.120	165	1	96.120
E	6.750	16.500	111.375	101-137,138-164	63	7016.625
E1	PLINE		122.311	165	1	122.311
E2	PLINE		108.460	138	1	108.460
E3	PLINE		105.806	100	1	105.806
F	7.800	17.000	132.600	78-83	6	795.600
G	8.300	17.000	141.100	84-88	5	705.500
H	8.400	17.000	142.800	89-92	4	571.200
I	7.300	17.000	124.100	93-96	4	496.400
J	7.000	17.000	119.000	97-99	3	357.000
K1	(16.539+15.023)/2	7.000	110.467	176	1	110.467
K2	(15.023+13.403)/2	7.000	99.491	177	1	99.491
K3	(12.275+13.403)/2	7.000	89.873	178	1	89.873
K4	(17.921+18.387)/2	7.500	136.155	179	1	136.155
TOTAL				179		21915.139

TOTAL AREA OF LAND = 10.06 ACRES 40711.311 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
NET PLANNED AREA = 10.0005 ACRES = 40470.523 SQ.MT.						
Required Open space Area (7.5%)	0.755	3053.348	7.5	0.842	3408.936	8.373
10% area to be transferred free of cost to the govt.	1.006	4071.131		1.014	4102.000	10.076
Permissible commercial area	0.400	1618.821	4.0	0.280	1131.593	2.796
Area Under Plots	6.100	24687.019	61.0	5.415	21915.139	54.151
Total permissible area	6.500	26305.840	65.0	5.695	23046.732	56.947
Permissible Density	240-400 ppa		@13.5 PERSON / PLOT		PPA	
Achieved Density	240.200	PPA	=179X13.5/10.06=240.20			

A. TOTAL APPLIED SITE AREA		ACRES
B. AREA FALLS IN 30.0 M WIDE GREEN BELT		0.0680
C. AREA FALLS IN 75.0 M WIDE PROPOSED ROAD		0.0510
D. AREA FALLS IN 24.0 M WIDE ROAD		0.1410
E. BALANCE SITE AREA		9.8000
F. 50% AREA OF 30.0 M GREEN BELT (B)		0.0340
G. 50% AREA OF 75.0 M WIDE PROPOSED ROAD (C)		0.0255
H. 100% AREA OF 24.0 M WIDE ROAD (D)		0.1410
I. NET PLANNED AREA (E+F+G+H)		10.0005

GREEN AREA DETAIL		AREA (SQ.MT.)
GREEN-01		628.4
GREEN-02		263.65
GREEN-03		286.406
GREEN-04		1573.72
GREEN-05		132.91
GREEN-06		198.23
GREEN-07		204.88
GREEN-08		120.74
TOTAL GREEN AREA		3408.936

INCIDENTAL GREEN AREA DETAIL		AREA (SQ.MT.)
I.G.-1		85.69
I.G.-2		54.17
I.G.-3		42.98
I.G.-4		40.99
I.G.-5		73.41
TOTAL I.G. AREA		297.24

FREEZED PLOT UNTIL FUNCTIONALITY OF 24.0M WIDE ROAD						
TYPE	WIDTH	LENGTH	AREA (SQ.MT.)		NO. OF PLOTS	TOTAL AREA (SQ.MT.)
B	7.500	17.500	131.250	26-33	8	1050.000
TOTAL					8	1050.000

AREA UNDER 30M WIDE GREEN BELT					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
K	1	1	9.000	30.662	275.958
TOTAL AREA (in SQ.MT.)					275.958
					(in Acres) 0.068

To be read with Licence no. 101 of 2026 dated 22/05/2026 LC-5422

This that layout plan for an area measuring 10.06 acres (Drawing no. DTCP-12214 dated 25-05-26) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Sudh Infratech Pvt. Ltd. in Sector-20, Jhajjar 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 from 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 licensed 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 licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9.0 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 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.
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 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) (JAHANVI) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI IAS) (DTCP (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR)

- LEGEND:-**
- COMMERCIAL
 - COMMUNITY FACILITIES
 - OPEN/GREEN
 - AREA UNDER 24 METER WIDE ROAD & GREEN BELT HANDED OVER TO GOVT. GIFT DEED NO. 11 DATED 02-04-2026 TOKEN NO. JHA JHA JHA 999822190304930

TITLE:-
PROPOSED LAYOUT PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 10.06 ACRES (80K-10M) FALLING IN THE REVENUE ESTATE OF VILLAGE -JHAJJAR & SIKANDERPUR, SECTOR-20 TEHSIL AND DISTT. JHAJJAR (HR) BEING DEVELOPED BY - M/S SUDH INFRATECH PVT. LTD.

OWNERS SIGNATURE:- ARCHITECT SIGNATURE:-

For SUDH INFRATECH PRIVATE LIMITED
Authorized Signatory
CA/2013/59928

DRAWING TITLE:
LAYOUT PLAN
DATE:- FEB. -2025 **NORTH** **SHEET NO.** 01
SCALE:- 1:550(A1)