

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

(SCALE-N.T.S.)

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To be read with Licence No. 152 of 2025 Dated 22-08-2025

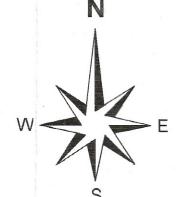
That this layout plan for an area measuring 9.85 acres (Drawing no.1/3%) Dated (Drawing no.1/3%) Dated (Drawing no.1/3%) which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Mukul S/o Sh. Lajpat Rai & Sh. Surender Kumar S/o Sh. Balwant Rai in collaboration with Digantika Infrastructure LLP. in the revenue estate of village Bir, Sector-39, District Hisar is hereby approved subject to the following

- 1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule
- 2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area
- 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
- 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by
- 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
- 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if
- 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
- 10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres
- 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,
- 13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of
- 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
- 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt.
- 16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as
- 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



PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 9.85 ACRES IN THE REVENUE ESTATE OF VILL. BIR, SECTOR-39, DISTT. HISAR - M/s. DIGANTIKA INFRASTRUCTURE LLP.

AREA CALCULATIONS					
S.NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.8500	-		-
2	AREA UNDER RESIDENTIAL PLOTS	5.2739	53.54%	6.0085	61.00%
3	AREA UNDER COMMERCIAL	0.2330	2.37%	0.3940	4.00%
4	TOTAL SALEABLE AREA(2 + 3)	5.5069	55.91%	6.4025	65.00%
5	OPEN SPACE/PARKS	0.7409	7.52%	0.7387	7.50%
6	COMMUNITY FACILITIES	0.9850	10.00%	0.9850	10.00%
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SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER