



DIGANTIKATM
INFRASTRUCTURE LLP,



DIGANTIKATM

RESIDENCY

शुभ आरम्भ

A Graceful Beginning to Elevated Living



License No. 152 of 2025
Dated: 22.08.2025 Valid upto 21.08.2030
HRERA-PKL-HSR-784-2025



DIGANTIKA[™]
INFRASTRUCTURE LLP,

Digantika Infrastructure LLP is an emerging name in Haryana's real estate landscape, committed to building communities that feel rooted, comfortable and thoughtfully planned. With a focus on trust, regulated development and long-term value, the group aims to create neighborhood that elevate modern living while preserving a sense of belonging.

Digantika Residency represents this vision - a serene, well-structured township crafted to bring families closer to nature, comfort and everyday ease in a modern, secure environment.



Aakash



Vayu



Agni



Jal



Bhumi

DIGANTIKATM

— RESIDENCY —



The 5 Elements

Water, Sky, Air, Earth & Fire

shape the philosophy behind Digantika Residency.

Each element inspires spaces that feel serene, open, refreshing, grounded and empowering.

A harmonious way of living, crafted through the balance of nature's five timeless forces.





DIGANTIKA™ RESIDENCY

Experience a calm, graceful arrival as you step into a community shaped around balance and harmony.

A beautifully crafted entry welcomes you into a world where thoughtful planning meets everyday comfort.

Welcome to Digantika Residency - where every beginning feels pure.



भूमि

Let your dreams take root in a place that feels truly your own.





Artistic Image

स्थिरता

Find the balance that keeps life moving
with comfort and certainty.

Make your mark





OWN YOUR LANDMARK

In a city growing in every direction, finding a home that is both well-placed and easy to access is a true luxury. Digantika Residency is situated in a calm, developing residential pocket offering smooth connectivity to key routes, schools, markets and daily conveniences - keeping you close to life's essentials while maintaining a peaceful everyday rhythm.





वायु

Where open skies and
gentle air bring clarity to
everyday living.





Artistic Image

सुकून

A soothing pause from the world,
wrapped in gentle comfort.

Love for serenity





GREEN THAT FLOWS INTO YOUR EVERYDAY

A life surrounded by natural beauty brings a sense of ease that cannot be replaced. Digantika Residency offers peaceful green pockets, open landscapes and soothing walking stretches where you can unwind, reflect and feel renewed - every single day. Here, nature is not just scenery. It becomes a part of your lifestyle.





जल

A gentle stream of
balance that refreshes
your mind and spirit.





Artistic Image

प्रवाह

Every day feels lighter when life
flows in harmony.

Calm everyday





WHERE LIFE FINDS ITS FLOW

Water teaches us the art of moving freely - adapting, softening and continuing without force. At Digantika Residency, this same philosophy carries into everyday living with a well-planned sewage network and a clean, reliable drinking-water supply, ensuring life remains smooth, effortless and uninterrupted at every step.





आग्नि

A symbol of energy,
passion and the
will to rise.





शक्ति

A life empowered by intention,
vitality and joy.

Never a dull moment





DISCOVER YOUR INNER BALANCE

Step into thoughtfully created leisure spaces designed to help you slow down, refresh your senses and reconnect with yourself. From calm indoor corners to lively activity spots, Digantika Residency offers community center, where families can relax, celebrate and enjoy meaningful moments together - without stepping outside the community.

A life of comfort and harmony awaits right where you live.





आकाश

Let your dreams stretch
as wide as the sky above.





समावेश

A community that grows with
you – and feels like family.

Anything for you





LIVE WHERE MOMENTS BECOME MEMORIES

Open greens, playful corners and peaceful sit-outs come together to create moments that feel naturally joyful. Whether it's children playing freely, friends gathering for an evening chat, or families enjoying quiet time outdoors, Digantika Residency offers spaces that bring people closer - effortlessly.

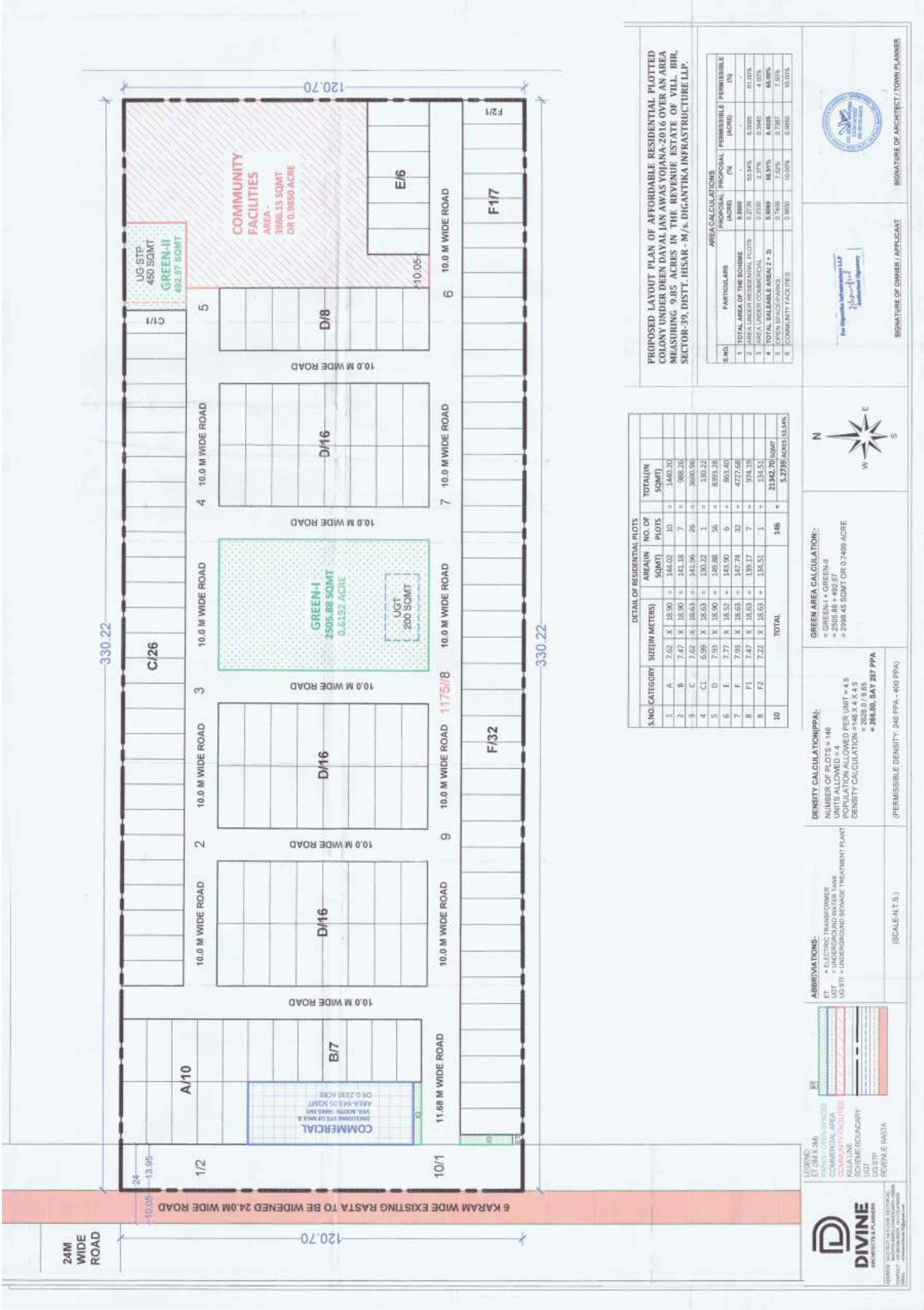
A community shaped for togetherness, warmth
and everyday happiness.





DIGANTIKA™

RESIDENCY



PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAVAL JIAN 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.

| S.NO. | PARTICULARS | AREA (ACRES) | PROPORTION (%) | PERMISSIBLE (IN) | PERMISSIBLE (IN) |
|-------|------------------------------|--------------|----------------|------------------|------------------|
| 1 | TOTAL AREA OF THE SCHEME | 9.8500 | 100.00% | 0.0000 | 0.0000 |
| 2 | AREA UNDER RESIDENTIAL PLOTS | 5.2720 | 53.54% | 6.0000 | 61.00% |
| 3 | AREA UNDER COMMERCIAL | 0.2200 | 2.23% | 0.3040 | 4.00% |
| 4 | TOTAL SALEABLE AREA (2+3) | 5.4920 | 55.76% | 6.3040 | 65.00% |
| 5 | OPEN SPACES/PARKS | 0.7400 | 7.51% | 0.7387 | 7.60% |
| 6 | COMMUNITY FACILITIES | 0.3880 | 3.94% | 0.3880 | 3.94% |

DETAIL OF RESIDENTIAL PLOTS

| S.NO. | CATEGORY | SIZE (IN METERS) | AREA (IN SQMT) | NO. OF PLOTS | TOTAL (IN SQMT) |
|-------|----------|------------------|----------------|--------------|-----------------|
| 1 | A | 7.62 X 18.90 | 144.02 | 10 | 1440.20 |
| 2 | B | 7.47 X 18.90 | 141.18 | 7 | 988.26 |
| 3 | C | 7.62 X 18.63 | 141.96 | 26 | 3690.96 |
| 4 | D | 6.99 X 18.63 | 130.22 | 1 | 130.22 |
| 5 | E | 7.93 X 18.90 | 149.88 | 56 | 8393.28 |
| 6 | F | 7.77 X 18.52 | 143.90 | 6 | 863.40 |
| 7 | F | 7.93 X 18.63 | 147.74 | 32 | 4727.68 |
| 8 | F | 7.47 X 18.63 | 139.17 | 7 | 974.19 |
| 9 | F | 7.22 X 18.63 | 134.51 | 1 | 134.51 |
| 10 | TOTAL | | | 146 | 21342.70 SQMT |

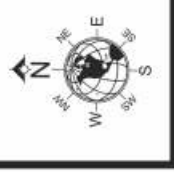
DENSITY CALCULATION:
 NUMBER OF PLOTS = 146
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 146 X 4.5 = 657
 PERMISSIBLE DENSITY: 240 PPA - 400 PPA

GREEN AREA CALCULATION:
 GREEN-I + GREEN-II
 = 2505.88 + 482.57
 = 2988.45 SQMT OR 0.7409 ACRE

ABBREVIATIONS:
 ET/EM - ELECTRIC TRANSFORMER
 UT - UNDERGROUND WATER TANK
 LOT - UNDERGROUND SEWAGE TREATMENT PLANT

LEGEND:
 10.0 M WIDE ROAD
 11.68 M WIDE ROAD
 24 M WIDE ROAD
 COMMERCIAL AREA (B/7)
 COMMUNITY FACILITIES
 ALLIANCE
 LOT
 UG STP
 REVENUE RASTA

DIVINE ARCHITECTS & PLANNERS
 ARCHITECTS & PLANNERS
 100/1, 100/2, 100/3, 100/4, 100/5, 100/6, 100/7, 100/8, 100/9, 100/10, 100/11, 100/12, 100/13, 100/14, 100/15, 100/16, 100/17, 100/18, 100/19, 100/20, 100/21, 100/22, 100/23, 100/24, 100/25, 100/26, 100/27, 100/28, 100/29, 100/30, 100/31, 100/32, 100/33, 100/34, 100/35, 100/36, 100/37, 100/38, 100/39, 100/40, 100/41, 100/42, 100/43, 100/44, 100/45, 100/46, 100/47, 100/48, 100/49, 100/50, 100/51, 100/52, 100/53, 100/54, 100/55, 100/56, 100/57, 100/58, 100/59, 100/60, 100/61, 100/62, 100/63, 100/64, 100/65, 100/66, 100/67, 100/68, 100/69, 100/70, 100/71, 100/72, 100/73, 100/74, 100/75, 100/76, 100/77, 100/78, 100/79, 100/80, 100/81, 100/82, 100/83, 100/84, 100/85, 100/86, 100/87, 100/88, 100/89, 100/90, 100/91, 100/92, 100/93, 100/94, 100/95, 100/96, 100/97, 100/98, 100/99, 100/100



DEVELOPED BY:
M/s. DIGANTIKA INFRASTRUCTURE LLP.
 SITE ADDRESS:
 SECTOR-39, DISTRICT HISAR.

DTCP LICENSE NO. 152 OF 2025 DATED 22.08.2025.
 RERA REGISTRATION NO. HRERA-PKL-HSR-784-2025 DATED 13.11.2025.
 PROJECT: RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016.





DIGANTIKA™

RESIDENCY

LOCATION ADVANTAGES



Easy Connectivity to Schools, Colleges & Daily Facilities



Local Market & Essential Stores in Close Vicinity



Nearby Hospitals Accessible Within Short Driving Distance



Convenient Access to Railway Station & Bus Stand



Proximity to Hisar Airport for Smooth Travel Connectivity



Well-Connected Roads Offering Hassle-Free City Access



Calm Residential Zone with Future Growth Potential



Site Office
Bagla Road, Setor-39, Hisar (HR.)
Pin Code 125001



Scan For Location





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