

MORTGAGE PLOTS =19 NOS. AGAINST IDW.

COMMERCIAL PLOT

GREEN AREA

COMMUNITY BLDG.

**STORM WATER DRAINAGE SCHEME LEGEND**

400mm & RCC NP 3.

STORM LINE  
MANHOLE  
ROAD FORMATION LEVEL  
INVERT LEVEL

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

S. No.	Name of Line	Size in mm	Length in mtr	Slope 1 in
1	AB	400	97.00	500
2	B1B	400	26.00	500
3	BC	400	43.00	500
4	C1C	400	97.00	500
5	CD	400	43.00	500
6	D1D	400	80.00	500
7	DE	400	125.00	500
8	EF	400	40.00	500
9	F1F	400	205.00	500
10	FG	400	45.00	500
11	G1G3	400	65.00	500
12	G2G3	400	30.00	500
13	G3G	400	82.00	500
14	G-HSVP	400	85.00	500

NOTE: FOR SIZE, SLOPE AND LENGTH OF PIPE LINE REFER TABLE AS ABOVE

### GREEN AREA DETAIL

#### ORGANISED GREEN AREA

G1= 542.35 SQ.M.=0.134 ACRES  
G2= 1671.52 SQ.M.=0.413 ACRES  
G3= 1011.47 SQ.M.=0.249 ACRES  
= 3225.34 SQ.M.=0.796 ACRES

To be read with Licence No. 217 of 2023 Dated 25-10-2023

- That this Layout plan for an area measuring 10.6125 acres (Drawing No. DTCP dated 25-10-2023) comprising of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Vijaylaxmi Infrabuild Pvt. Ltd. in Sector-12A, Jhajjar 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 size 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 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 & Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
  - 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-SP 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.

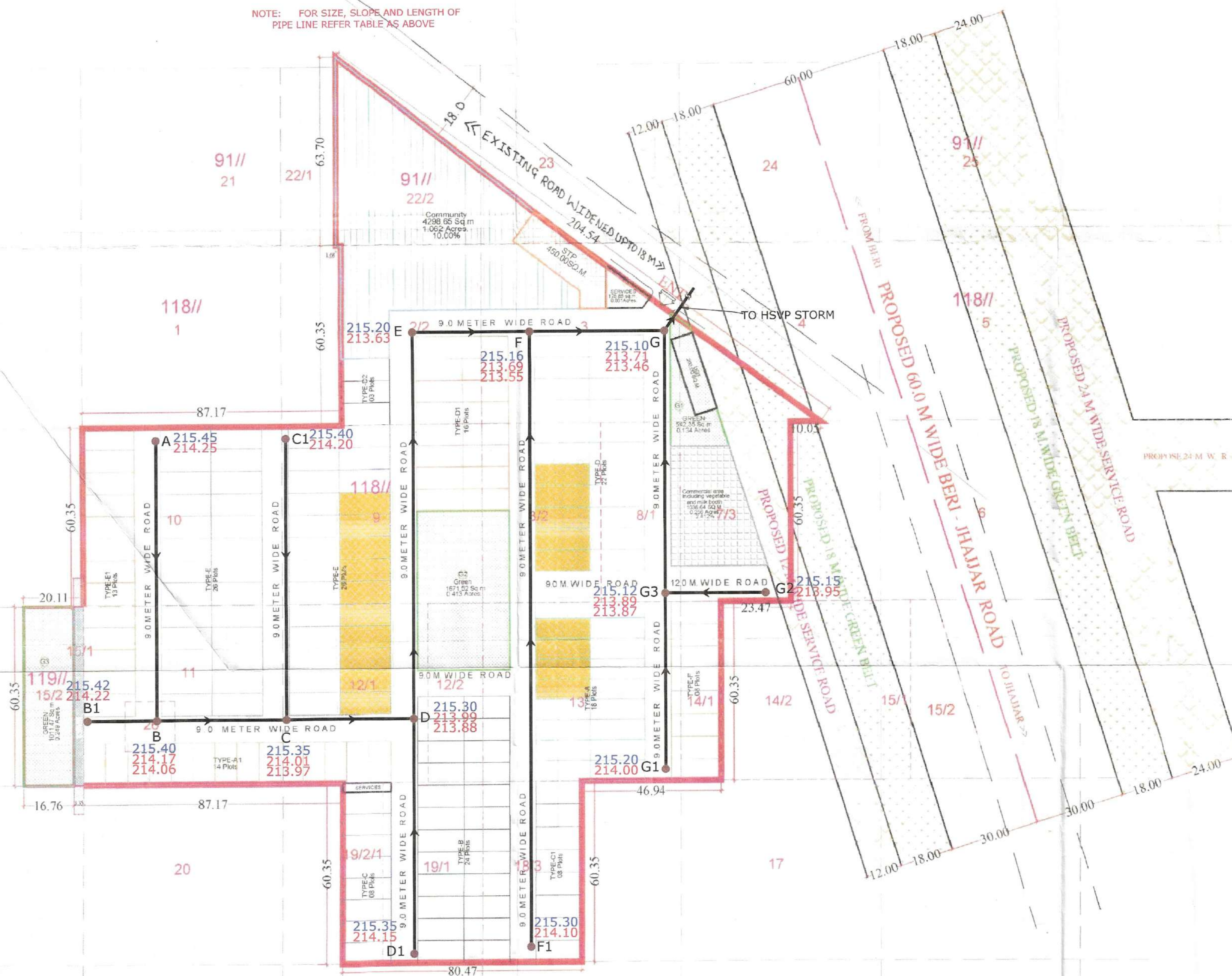
(DIVYA DOGRA) DTP (HQ)  
(SANJAY KUMAR) STP (HQ)  
(DIP. SINGH) CTP (HR)  
(T.L. SATYARAKASH, IAS) DGCP (HR)  
(NARINDER KUMAR) JD (HQ)  
(YAJAN CHAUDHARY) ATP (HQ)

Total Area of Scheme	10.6125	Acres
Area under falls in 12mtr wide service road(part of 30m wide green belt	0.23 (A)	Acres
Area under falls in 18mtr wide green belt(part of 30m wide green belt	0.09(B)	Acres
(A+B)	0.32	Acres
Balance Area	10.2925(X)	Acres
50% Area under falls under 12 mtr wide service road and 18 mtr wide green belt (part of 30 mtr. Wide green belt)	0.16 (Y)	Acres
Net Planned Area (X+Y)	10.4525	Acres
Area Under Plots Provided @ 53.796% of net planned Area	5.623	Acres
Area Under Commercial Provided @2.412% of Licenced Area	0.256	Acres
Total Saleable Area Achieved @ (56.245%) of net Planned Area	5.879	Acres
Community Building Provided @ 10.00 % of Licenced Area	1.062	Acres
Green Area Provided @ 7.500% of Licenced Area	0.796	Acres

category	width	depth	Area	Number	Total Area
Type-A	6.87	18.36	126.13	18	2270.398
Type-A1	7.38	14.00	103.32	14	1446.480
Type-B	7.42	15.50	115.01	24	2760.240
Type-C	7.17	16.10	115.44	8	923.496
Type-C1	7.60	15.37	116.81	8	934.496
Type-D	7.20	18.36	132.19	22	2908.224
Type-D1	7.30	15.50	113.15	16	1810.400
Type-D2	7.50	16.10	120.75	3	362.250
Type-E	7.52	17.00	127.84	52	6647.680
Type-E1	7.50	17.27	129.53	13	1683.825
Type-F	7.60	16.600	126.16	8	1009.280
TOTAL AREA IN SQ.M.				186	22756.769
Total area in Acres					5.623

Density Calculations for Plotted development 10.6125 Acre		
Plots @ 13.5 Person per plots =186 X 13.5		2511
Total Population in plotted residential area		2511
Achieved Density of Plotted area (2511/10.4525)		240.230 P.P.A.
PERMISSIBLE GREEN AREA= 7.5 % of Licenced Area =0.075X10.6125=0.796 Acres		
PROPOSED GREEN AREA = 0.796Acres =0.796 / 10.6125 X 100 = 7.500%		

MORTGAGE AREA (10%) OF TOTAL SALEABLE AREA AGAINST IDW					
i.e 10% OF 5.879 Acres=0.5879 Acres					
DETAIL OF 10% AREA TO BE MORTGAGE					
No of Plots & Type	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
4 Nos.(Type-A)	6.87 X18.36	126.13	4	504.52	118//13
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//12/1
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//9
5 Nos.(Type-D)	7.20 X18.36	132.19	5	660.96	118//8/2
TOTAL AREA OF MORTGAGE PLOTS			19	2443.88	0.603Acres
					10.257%



Executive Engineer  
HSVP Divn. Bahadurgarh

Checked subject to Comments  
In forwarding letter No. 1148/2023  
DL 02/10/2023 and notes  
Attached with the estimate

Executive Engineer (M)  
for Chief Engineer-I  
HSVP, Panchkula

PROJECT:- PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING 10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:- LAYOUT PLAN

NAME OF OWNER: VJAYLAXMI INFRABUILD (P) LTD.

OWNER'S SIGNATURE: M/S VIJAYLAXMI INFRABUILD PVT. LTD.

NAME OF ARCHITECT: Ar. Harish Kumar

ARCHITECT'S SIGNATURE: B.Arch., MCA CA-2004/3367

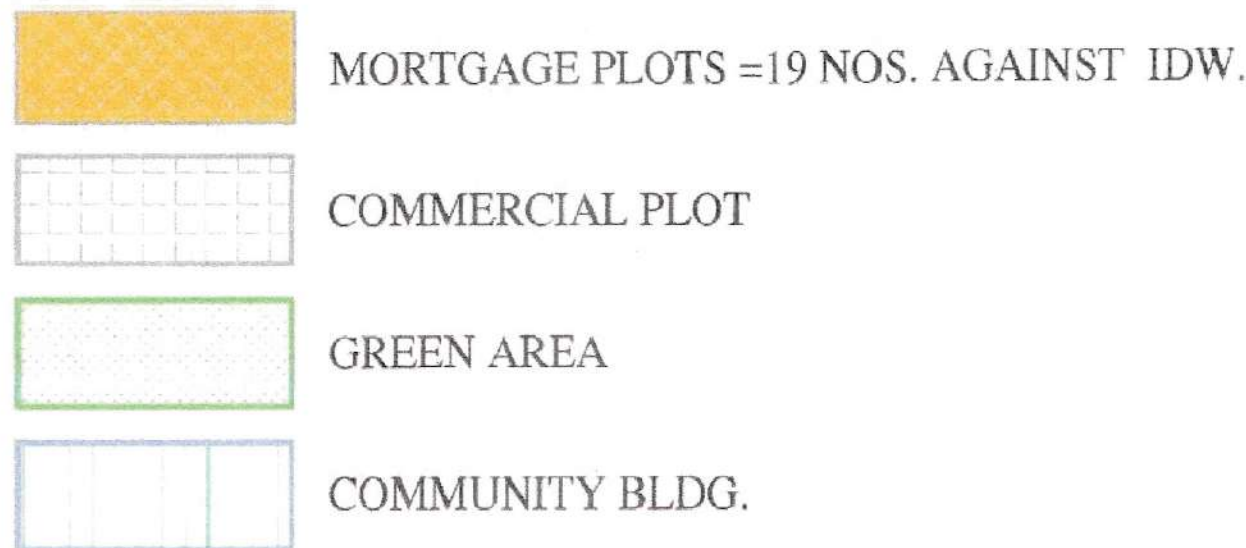
NORTH

DRG. NO. DATE:02/2023

SCALE:-1:1000

DRG. NO.01A DRAWN BY:





GREEN AREA DETAIL

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= 3225.34 SQ.M.=0.796 ACRES

SEWERAGE SCHEME

LEGEND

SEWER LINE

MANHOLE

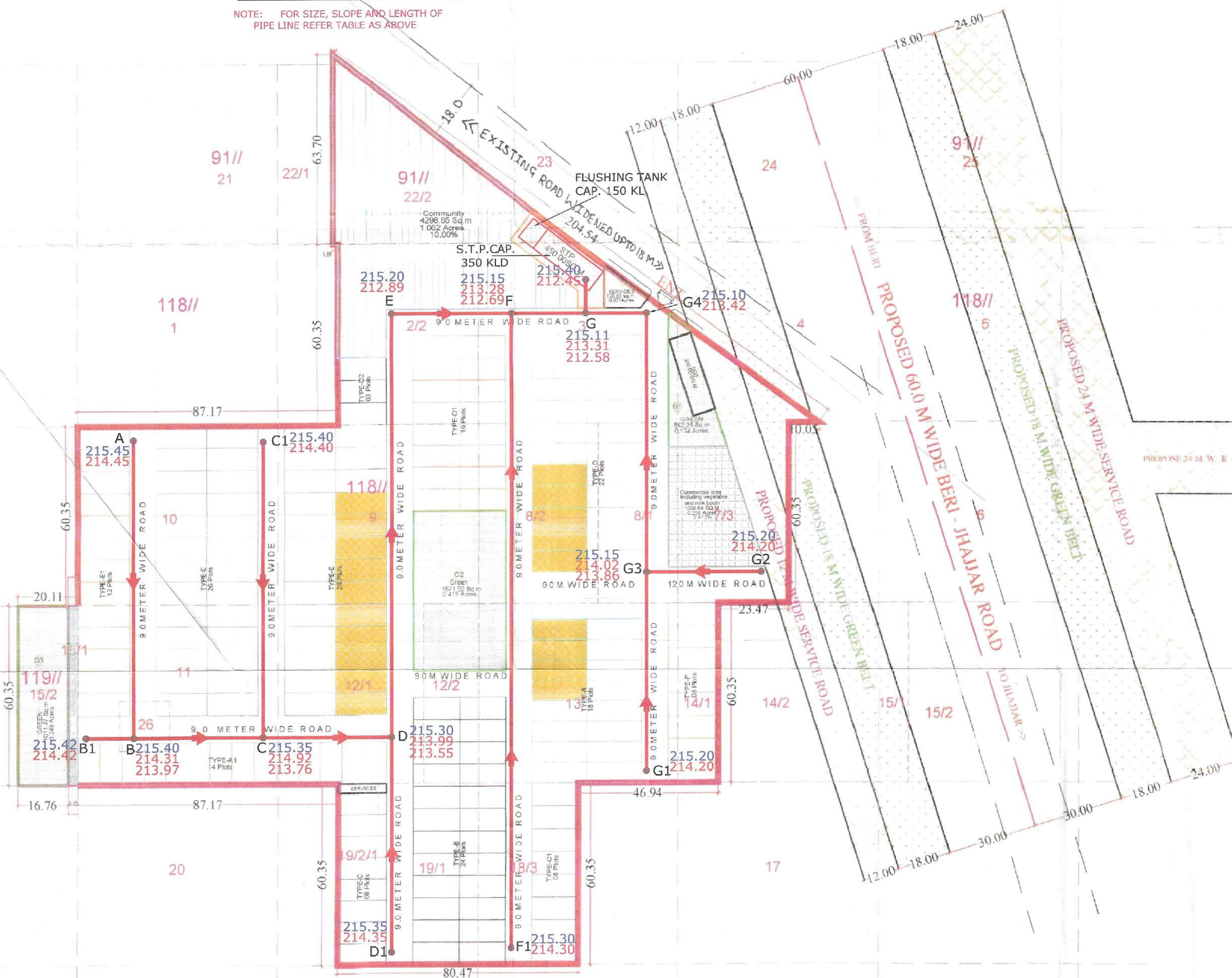
ROAD FORMATION LEVEL 215.00

INVERT LEVEL 214.00

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

S. No.	Name of Line	Size in mm	Length in m	Slope 1 in
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2	B1B	200	23.00	200
3	BC	200	43.00	200
4	C1C	200	97.00	200
5	CD	200	43.00	200
6	D1D	200	72.00	200
7	DE	200	132.00	200
8	EF	200	40.00	200
9	F1F	200	204.00	200
10	FG	200	23.00	200
11	G1G	200	68.00	200
12	G2G	200	37.00	200
13	G3G	200	88.00	200
14	G4G	200	22.00	200
15	G-STP	200	26.00	200

NOTE: FOR SIZE, SLOPE AND LENGTH OF PIPE LINE REFER TABLE AS ABOVE



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- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
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(DIVYA DODRA  
DTP (HQ)) (SANJAY KUMAR  
STP (HQ)) (R.P. SINGH  
CTP (HR)) (T.L. SATYANARAKASH, IAS  
DTCP (HR))

(NARINDER KUMAR  
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Executive Engineer,  
HSVP Divn. Bahadurgarh

Superintending Engineer,  
HSVP, Circle-1, Gurugram.

Checked subject to Comments  
In forwarding letter No. 11148/37  
Dt. 27.10.2024 and notes  
Attached with the estimate

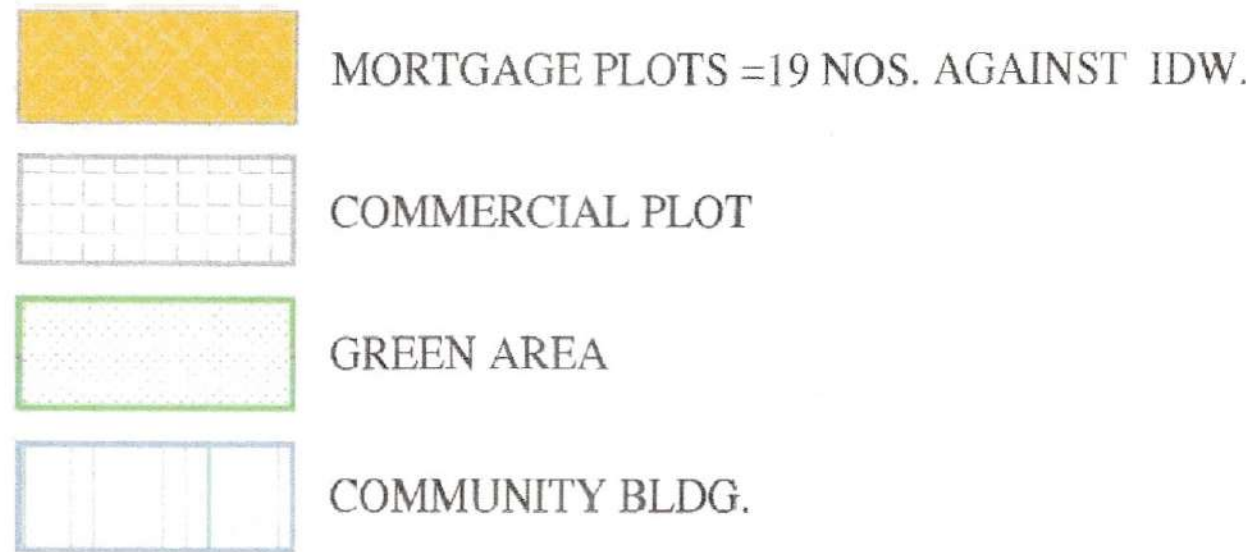
Executive Engineer (M)  
for Chief Engineer-I  
HSVP, Panchkula

Chief  
Town & Country Planning  
Haryana, Chandigarh

PROJECT:-  
PROPOSED LAYOUT PLAN FOR AFFORDABLE  
RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL  
JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING  
10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING  
DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:-	LAYOUT PLAN
NAME OF OWNER	OWNER'S SIGNATURE
VIJAYLAXMI INFRABUILD (P) LTD.	M/S VIJAYLAXMI INFRABUILD PVT. LTD.
NAME OF ARCHITECT	ARCHITECT'S SIGNATURE
	Ar. Harish Kumar B.Arch., MCA CA-2004/3367
NORTH	
DRG. NO.	DATE:02/2023
DRG. NO.01A	SCALE:-1:1000





GREEN AREA DETAIL

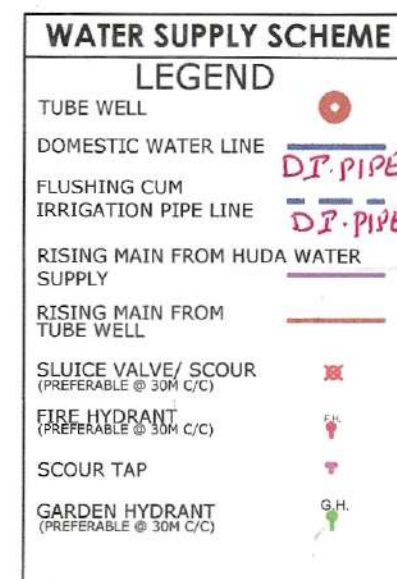
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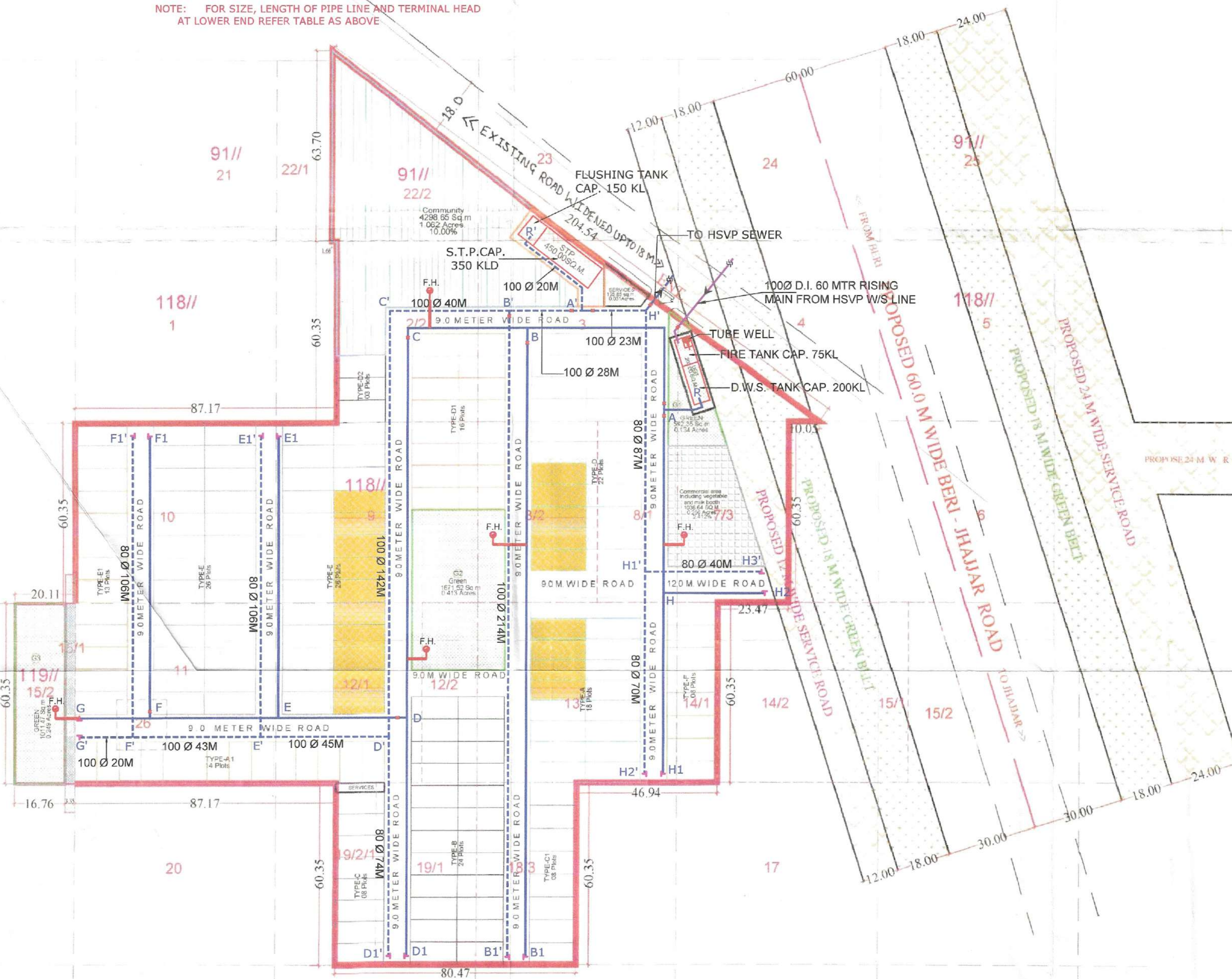
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S. No	Name of line	Size in mm	Length in m	R.L. at L/E in mtr	Terminal head at L/E in m
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2	AB	150	75.00	215.12	35.60
3	BB1	150	205.00	215.30	35.28
4	BC	150	40.00	215.20	35.40
5	CD	150	130.00	215.30	34.90
6	DD1	100	75.00	215.35	34.78
7	DE	150	44.00	215.35	34.81
8	EE1	100	97.00	215.40	34.63
9	EF	150	43.00	215.40	34.74
10	FF1	100	97.00	215.45	34.66
11	FG	100	25.00	215.40	34.72
12	AH	100	60.00	215.14	35.98
13	HH1	100	65.00	215.20	35.86
14	HH2	100	30.00	215.15	35.96

NOTE: FOR SIZE, LENGTH OF PIPE LINE AND TERMINAL HEAD AT LOWER END REFER TABLE AS ABOVE



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(DIYA DOGRA DTP (HQ)) (SARJAY KUMAR STP (HQ)) (B.P. SINGH CTP (HR)) (T.L. SATYARAKASH, IAS DGTCP (HR))

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Type-D1	7.30	15.50	113.15	16	1810.400	SQ.M.
Type-D2	7.50	16.10	120.75	3	362.250	SQ.M.
Type-E	7.52	17.00	127.84	52	6647.680	SQ.M.
Type-E1	7.50	17.27	129.53	13	1683.825	SQ.M.
Type-F	7.60	16.600	126.16	8	1009.280	SQ.M.
TOTAL AREA IN SQ.M.				186	22756.769	SQ.M.
Total area in Acres					5.623	Acres

Density Calculations for Plotted development 10.6125 Acre

Plots @ 13.5 Person per plots =186 X 13.5	2511
Total Population in plotted residential area	2511
Achieved Density of Plotted area (2511/10.4525)	240.230 P.P.A

PERMISSIBLE GREEN AREA= 7.5 % of Licenced Area =0.075X10.6125=0.796 Acres

PROPOSED GREEN AREA = 0.796Acres =0.796 / 10.6125 X 100 = 7.500%

MORTGAGE AREA (10%) OF TOTAL SALEABLE AREA AGAINST IDW					
i.e 10% OF 5.879 Acres=0.5879 Acres					
DETAIL OF 10% AREA TO BE MORTGAGE					
No of Plots & Type	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
4 Nos.(Type-A)	6.87 X18.36	126.13	4	504.52	118//13
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//12/1
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//9
5 Nos.(Type-D)	7.20 X18.36	132.19	5	660.96	118//8/2
TOTAL AREA OF MORTGAGE PLOTS			19	2443.88	0.603Acres
					10.257%

Executive Engineer  
HSVP Divn. Bahadurgarh

Superintending Engineer,  
HSVP, Circle-1, Gurugram.

Checked subject to Comments  
In forwarding letter No.114/83/  
Dt.24.05/2024...and notes  
Attached with the estimate

Executive Engineer (M)  
for Chief Engineer-I  
HSVP, Panchkula

Director  
Town & Country Planning  
Haryana, Chandigarh

PROJECT:-  
PROPOSED LAYOUT PLAN FOR AFFORDABLE  
RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL  
JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING  
10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING  
DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:-	LAYOUT PLAN
NAME OF OWNER	OWNER'S SIGNATURE M/S VIJAYLAXMI INFRABUILD PVT. LTD.
NAME OF ARCHITECT	ARCHITECT'S SIGNATURE Ar. Harish Kumar B.Arch., MCA CA-2004/3367
	NORTH
	DRG. NO.
	DATE:02/2023
	SCALE:-1:1000
	DRG. NO.01A
	DRAWN BY