Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1775/AD(GK)/2024/ 12205 Dated:- 16/04/24

To

Smt. Sudesh Devi and Others,
In collaboration with Oxygreens Infrastructure Pvt. Ltd.,
Plot no. 18-P, Sector-45, Gurugram-122002.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.322 acres (1304.007 Sqm.) forming part of Affordable Residential Plotted Colony measuring 8.13125 acres (License No. 138 of 2022 dated 09.09.2022) falling in sector-20, Jhajjar.

Reference: - Please refer to subject cited matter.

Please find enclosed a set of the approved Standard Design of SCOs of aforesaid Commercial site forming part of Affordable Residential Plotted Colony (DDJAY Policy-2016) as per following details:-

Description	Area	Drawing No.	Dated
Commercial Site	0.322 acres (1304.007 Sqm.)	DTCP-10175(i) to 10175(iv)	10.04.2024

The above said Standard Design of SCOs is approved with the following condition:-

i. The connecting corridors/passage provided at ground floor shall be used for movement/circulation of general public. The Owner of the SCOs shall not obstruct this corridor/ passage in any manner what so ever. You shall not sell the corridor/passage in any manner whatsoever.
ii. The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
iii. The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.
iv. The parking/open area shall not be sold in any manner whatsoever.

DA/As above

(S.K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1775/AD(GK)/2024/_____ Dated_____

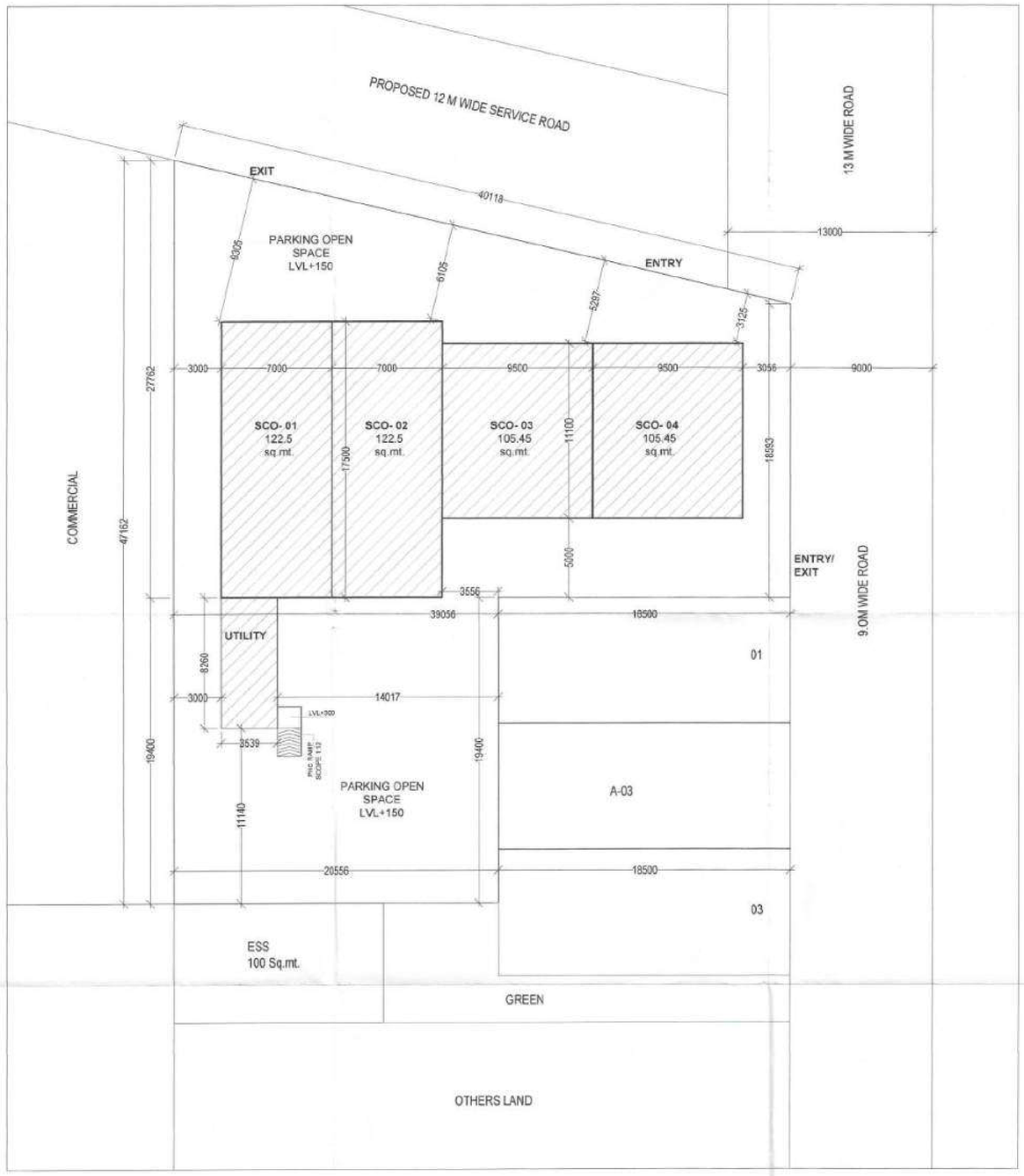
A copy along with sets of approved Standard Design of SCOs is forwarded to the following for information and further necessary action please:-

1. Senior Town Planner, Rohtak.
2. District Town Planner, Jhajjar.

DA/As above

(S.K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

(GURPREET KHEPAR) AD (HQ) | (NEHA YADAV) ATP (HQ) | (S.K. SEHRAWAT) DTP (HQ) | (SANJAY KUMAR) STP (E & V) | (P.P. SINGH) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)



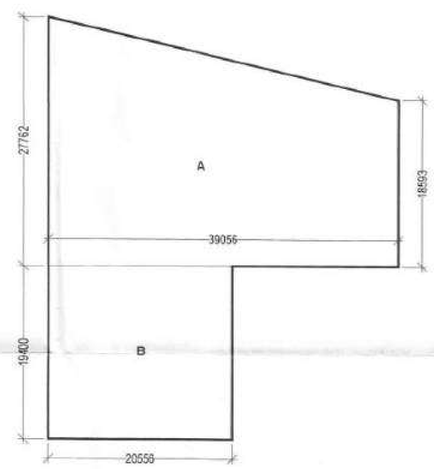
COMMERCIAL AREA DETAILS					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
A	1	(27.762+18.593)/2		39.056	905.220
B	1	1	20.556	19.400	398.786
COMMERCIAL AREA (in SQ.MT.)					1,304.007
				(in Acres)	0.322

DRG. NO.:- DTCP 1075(i) Dt 10-04-24

SCO NO.	GROUND COVERAGE	FLOOR F.A.R.				TOTAL F.A.R.	NON F.A.R.			TOTAL BUILTUP AREA
		GROUND	1ST	2nd	3rd		STAIR CASE	MUMTY	BASEMENT	
1	122.500	122.500	103.095	103.095	103.095	431.785	49.980	20.690	122.500	624.955
2	122.500	122.500	103.095	103.095	103.095	431.785	49.980	20.690	122.500	624.955
3	105.450	105.450	86.435	86.435	86.435	364.755	49.980	20.073	105.450	540.258
4	105.450	105.450	86.435	86.435	86.435	364.755	49.980	20.073	105.450	540.258
GRAND TOTAL	455.900					1593.080				2330.426

SHOP NO.	TOTAL GROUND COVERAGE	
1	7.0X17.50	122.500
2	7.0X17.50	122.500
3	9.5X11.10	105.450
4	9.5X11.10	105.450
TOTAL PROPOSED GROUND COVERAGE		455.900

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		0.322	1,304.007
PERMISSIBLE G.C.	35.00%	0.1128	456.402
PERMISSIBLE F.A.R.	1.50		1956.010
PROPOSED G.C.	34.986%		455.900
PROPOSED F.A.R.	1.222		1593.080
TOTAL NO. OF SHOPS			4
UTILITY AREA (8.260X3.539)			29.232



COMMERCIAL AREA DIAGRAM

NOTES:-

* BOUNDARY WALL & GATE AS/STANDERD DESIGN

PROJECT:-

STD. BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.322 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 8.13125 ACRES (LICENCE NO. -138 OF 2022 DATED-09-09-2022) IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

Unit No.303,Ninex Time Center,
Suncity, Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M :- 0-9899158486
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

Auth. Signatory

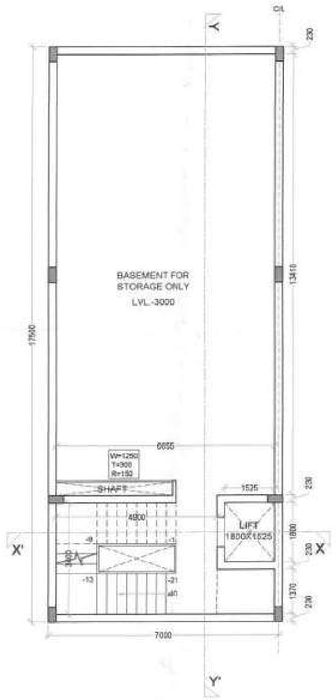
ARCHITECT SIGNATURE:-

Ar. VIKAS AHLAWAT
CA/98/17928

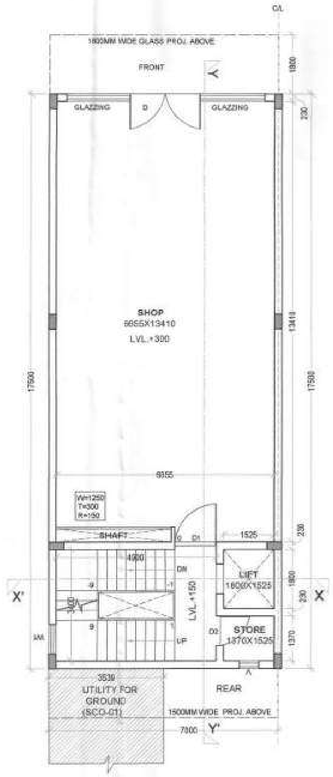
DRAWING TITLE :

SITE PLAN & AREA CALCULATION

DATE:-	FEB-2024	NORTH	SHEET NO.
SCALE:-	1:90(A1)		01

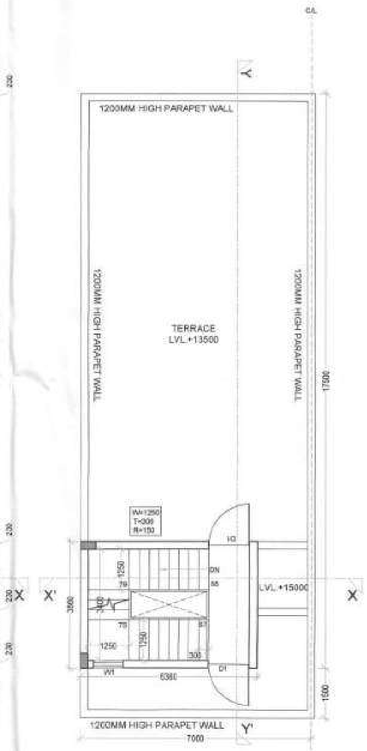


BASEMENT FLOOR PLAN
SCO- 1& 2 (MIRROR OF SCO-01)

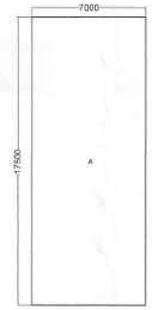


GROUND FLOOR PLAN
SCO- 1& 2 (MIRROR OF SCO-01)

TYPICAL (1ST., 2ND. &3RD.) FLOOR PLAN



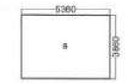
TERRACE FLOOR PLAN
SCO- 1& 2 (MIRROR OF SCO-01)



BASEMENT AREA DIAGRAM

GROUND COV. AREA DIAGRAM

TYPICAL (1ST. 2ND.& 3RD.) FLOOR AREA DIAGRAM



MUMTY AREA DIAGRAM

MUMTY TERRACE

GROUND COVERAGE					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	7.000	17.500	122.500
TOTAL AREA					**122.500**

BASEMENT AREA					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	7.000	17.500	122.500
TOTAL AREA					**122.500**

GROUND FLOOR F.A.R.					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	7.000	17.500	122.500
TOTAL AREA					**122.500**

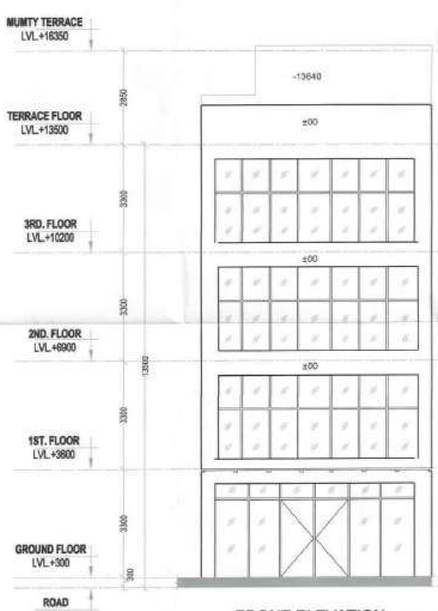
TYPICAL(1ST. 2ND. & 3RD.)FLOOOR F.A.R.					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
GROUND COVERAGE					122.500
SUBTRACTION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
1	1	1	4.900	3.400	16.660
2	1	1	1.525	1.800	2.745
TOTAL SUBTRACTION					19.405
TOTAL TYP. FLOOR F.A.R.					**103.095**

MUMTY AREA (NON F.A.R.)					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
B	1	1	5.360	3.860	20.690
TOTAL MUMTY AREA					**20.690**

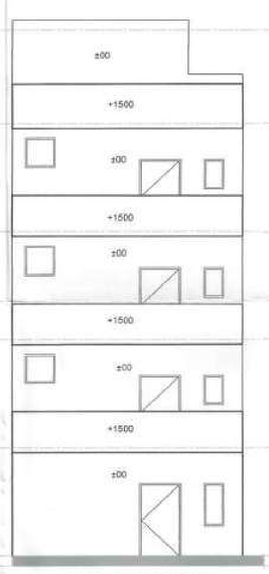
TOTAL F.A.R.	
GROUND FLOOR F.A.R.	122.500
1ST. FLOOR F.A.R.	103.095
2ND. FLOOR F.A.R.	103.095
3RD. FLOOR F.A.R.	103.095
TOTAL F.A.R. (SQ.MT.)	**431.785**

TOTAL BUILT UP	
TOTAL F.A.R.	431.785
BASEMENT AREA	122.500
MUMTY AREA (NON F.A.R.)	20.690
STAIR CASE AREA (4.900X3.400)	49.980
TOTAL BUILT UP (SQ.MT.)	**624.955**

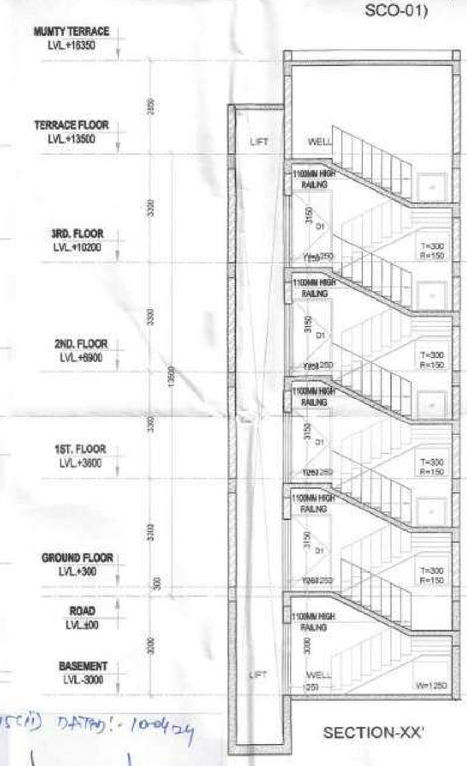
	LENGTH	HEIGHT	CILL	LINTEL
D	2150	2400	--	2400
D1	1250	2200	--	2200
D2	900	2200	--	2200
V	600	1300	900	2200
W1	900	2200	900	2200



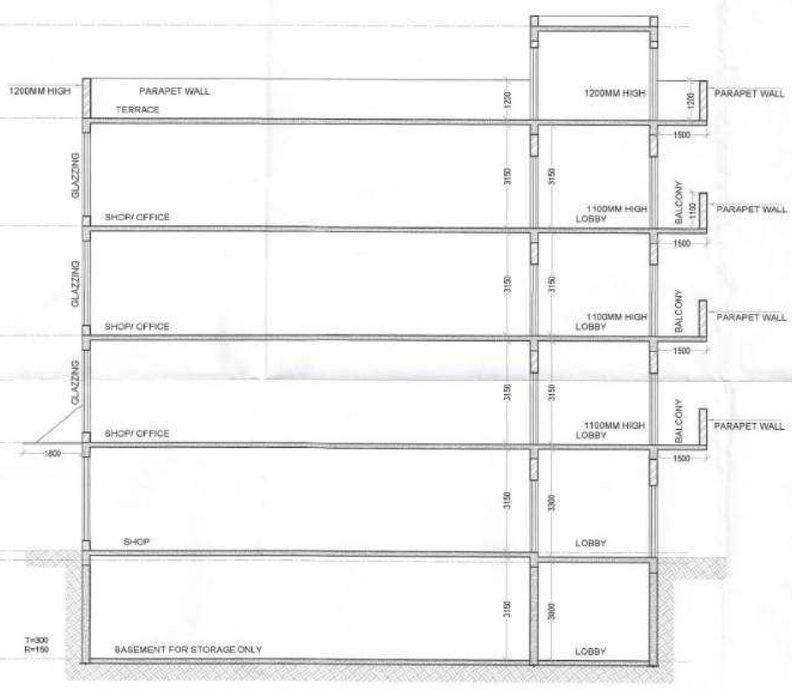
FRONT ELEVATION



REAR ELEVATION



SECTION-XX'



SECTION-YY'

NOTES:-

ALL DIMENSION IN MM.

PROJECT:-

STD. BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.322 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 8.13125 ACRES (LICENCE NO. -138 OF 2022 DATED-09-09-2022) IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

Unit No.303,Ninex Time Center, Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 09891596466
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

Auth. Signatory

ARCHITECT SIGNATURE:-

Ar. VIKAS AHLAWAT
CA/2013/35579

DRAWING TITLE :

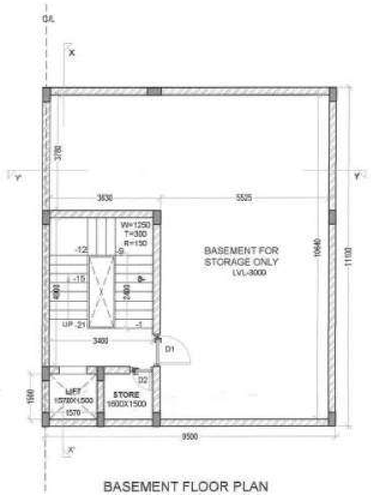
SCO- 1& 2 (MIRROR OF SCO-01)

PLAN,ELEVATION,SECTION & AREA CALCULATION

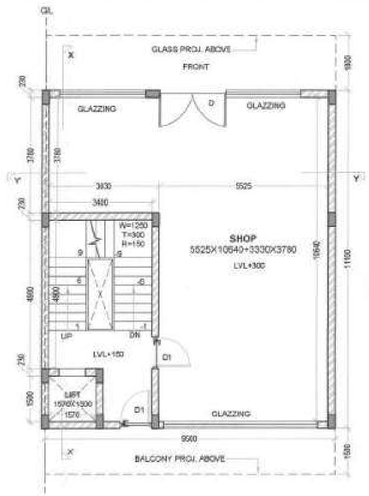
DATE:-	FEB-2024	NORTH	SHEET NO.
SCALE:-	1:90(A1)		02

DRG.NO:- DTCP 10175(11) DATED:- 10-04-24

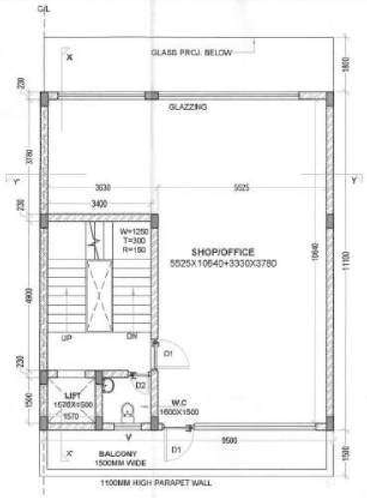
(GURPREET KHEPAR)	(NEHA YADAV)	(S.K. SEHRAWAT)	(SANJAY KUMAR)	(P.P. SINGH)	(AMIT KHATRI, IAS)
AD (HQ)	ATP (HQ)	DTP (HQ)	STP (E & V)	CTP (HR.)	DTCP (HR.)



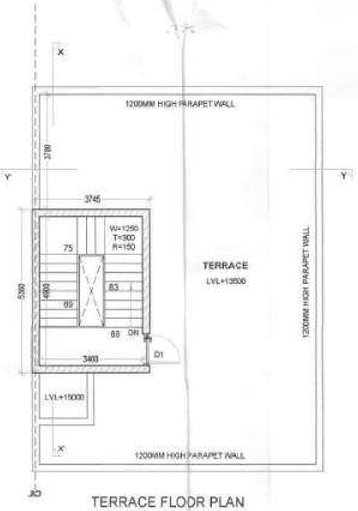
BASEMENT FLOOR PLAN
SCO- 4 & 3 (MIRROR OF SCO-04)



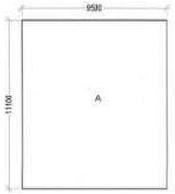
GROUND FLOOR PLAN
SCO- 4 & 3 (MIRROR OF SCO-04)



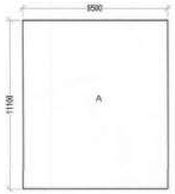
TYPICAL FLOOR PLAN
(1ST,2ND&3RD)
SCO- 4 & 3 (MIRROR OF SCO-04)



TERRACE FLOOR PLAN
SCO- 4 & 3 (MIRROR OF SCO-04)



BASEMENT AREA
DIAGRAM



GROUND COV.
AREA DIAGRAM

TYPICAL
(1ST, 2ND & 3RD)
FLOOR AREA DIAGRAM

MUMTY TERRACE
AREA DIAGRAM

MUMTY AREA
DIAGRAM

GROUND COVERAGE					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	9.500	11.100	105.450
TOTAL AREA					105.450

BASEMENT AREA					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	9.500	11.100	105.450
TOTAL AREA					105.450

GROUND FLOOR F.A.R.					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
A	1	1	9.500	11.100	105.450
TOTAL AREA					105.450

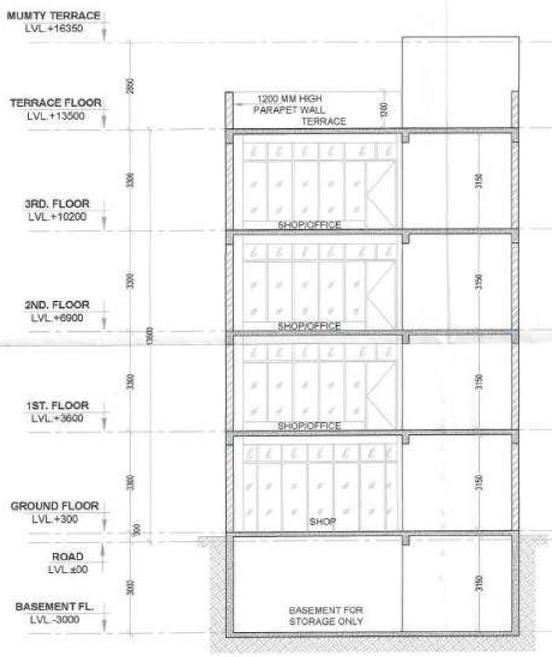
TYPICAL(1ST. 2ND. & 3RD.)FLOOR F.A.R.					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
GROUND COVERAGE					105.450
SUBTRACTION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
1	1	1	3.400	4.900	16.660
2	1	1	1.570	1.500	2.355
TOTAL SUBTRACTION					19.015
TOTAL TYP. FLOOR F.A.R.					86.435

	LENGTH	HEIGHT	CILL	LINTEL
D	2150	2400	--	2400
D1	1050	2200	--	2200
D2	900	2200	--	2200
V	900	1200	900	2200
W1	900	2200	900	2200

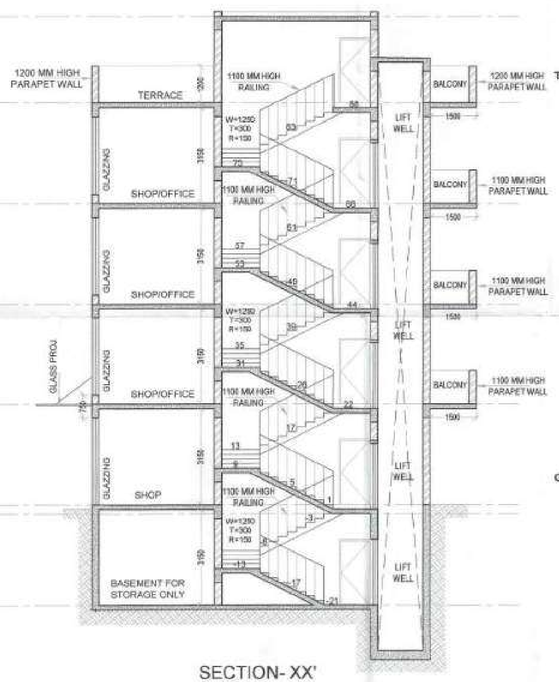
MUMTY AREA (NON F.A.R.)					
ADDITION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA(SQ.MT.)
B	1	1	3.745	5.360	20.073
TOTAL MUMTY AREA					20.073

TOTAL F.A.R.	
GROUND FLOOR F.A.R.	105.450
1ST. FLOOR F.A.R.	86.435
2ND. FLOOR F.A.R.	86.435
3RD. FLOOR F.A.R.	86.435
TOTAL F.A.R. (SQ.MT.)	364.755

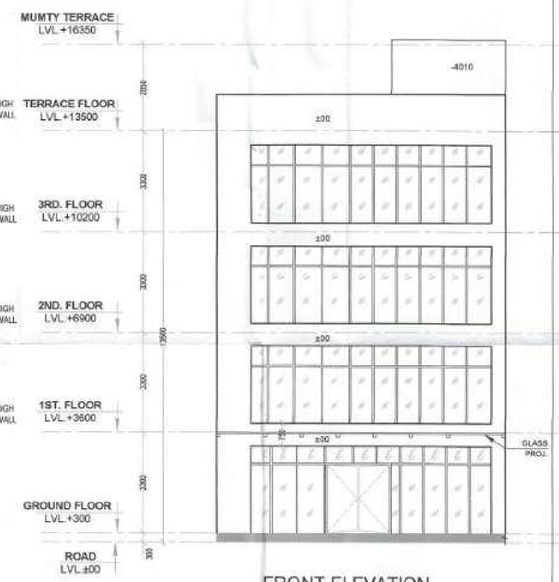
TOTAL BUILT UP	
TOTAL F.A.R.	364.755
BASEMENT AREA	105.450
MUMTY AREA (NON F.A.R.)	20.073
STAIR CASE AREA (4.900X3.400)	49.980
TOTAL BUILT UP (SQ.MT.)	540.258



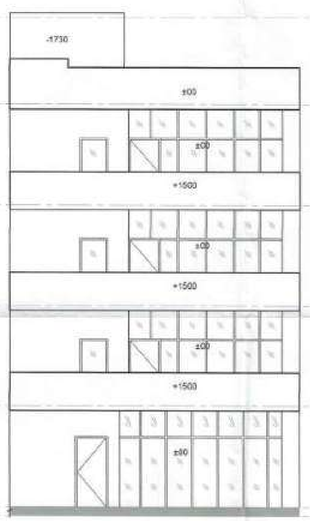
SECTION- YY'



SECTION- XX'



FRONT ELEVATION



REAR ELEVATION

DRG.NO1-DTCP 10175(iii) Dt 10-08-23

(GURPREET KHEPAR)	(NEHA YADAV)	(S.K. SEHRAWAT)	(SANJAY KUMAR)	(R.P. SINGH)	(AMIT KHATRI, IAS)
AD (HQ)	ATP (HQ)	DTP (HQ)	STP (E & V)	CCP (HR.)	DTCP (HR.)

NOTES:-

ALL DIMENSION IN MM.

PROJECT:-

STD.BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.322 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 8.13125 ACRES (LICENCE NO. -138 OF 2022 DATED-09-09-2022) IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD.

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

Unit No:303,Ninex Time Center,
Suncity,Sector -54,Golf Course Road,Gurgaon
O :- 0124-4284293 M:- 9899158686
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

Auth. Signatory

ARCHITECT SIGNATURE:-

Ar. VIKAS AHLAWAT

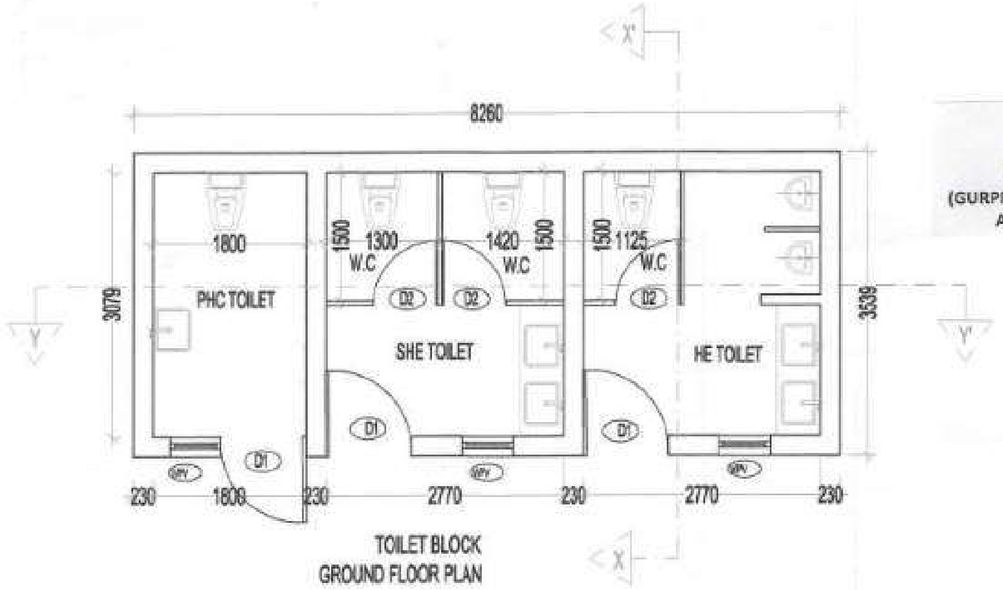
DRAWING TITLE :

SCO NO.- 04 & 03 (MIRROR OF SCO-04)

PLAN,ELEVATION,SECTION & AREA CALCULATION

DATE:-	FEB-2024	NORTH	SHEET NO.
SCALE:-	1:90(A1)		03

TOILET(AREA DETAIL)				
S.N.O.	FLOORS	WIDTH	LENGTH	AREA (SQM)
1	GROUND FLOOR AREA	3.539	8.260	29.232
	TOILET(TOTAL AREA)			29.232



TOILET BLOCK
GROUND FLOOR PLAN

TERRACE PLAN

(GURPREET KHEPAR) AD (HQ)	(NEHA YADAV) ATP (HQ)	(S.K. SEHRAWAT) DTP (HQ)	(SANJAY KUMAR) STP (E & V)	(P. P. SINGH) CTP (HR.)	(AMIT KHATRI, IAS) DTCP (HR.)

SCHEDULE OF JOINERY

SL NO	TYPE	SIZE	CILL	TOP
01	D1	1000 X 2100	00	2100
02	D2	750X 2100	00	2100
03	V/PV	600 X 600	1500	2100

PROJECT:-

STD.BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.322 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 8.13125 ACRES (LICENCE NO.-138 OF 2022 DATED-09-09-2022) IN SECTOR- 20, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY -OXYGREENS INFRATECH PVT.LTD.

DRG. NO:- DTCP 10175(iv) Dt 10-09-24

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING

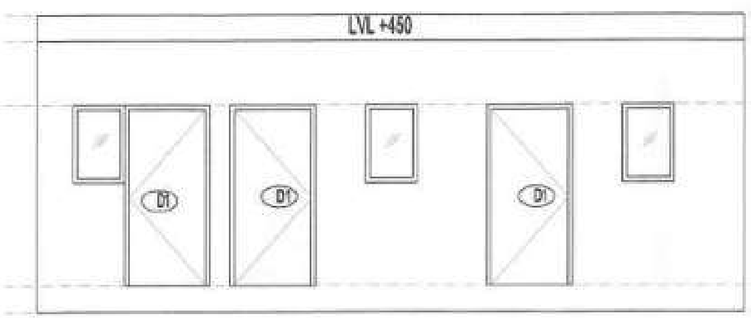
Unit No.300,Ninex Time Center, Sundaj,Sector- 64,Golf Course Road,Gurgaon
O:- 0124-4364283 M:- 9466915666 Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:- | ARCHITECT SIGNATURE:-

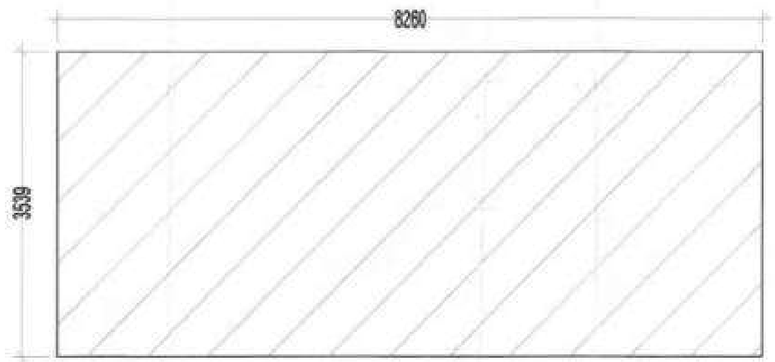
DRAWING TITLE : TOILET BLOCK

GROUND FLOOR PLAN,ROOF PLAN,ELEVATION & SECTION

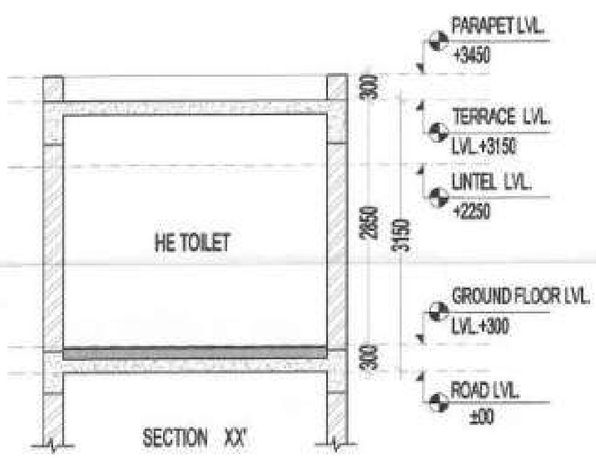
DATE:-	NOV- 2023	NORTH	SHEET NO.
SCALE:-	1:30(A1)		04



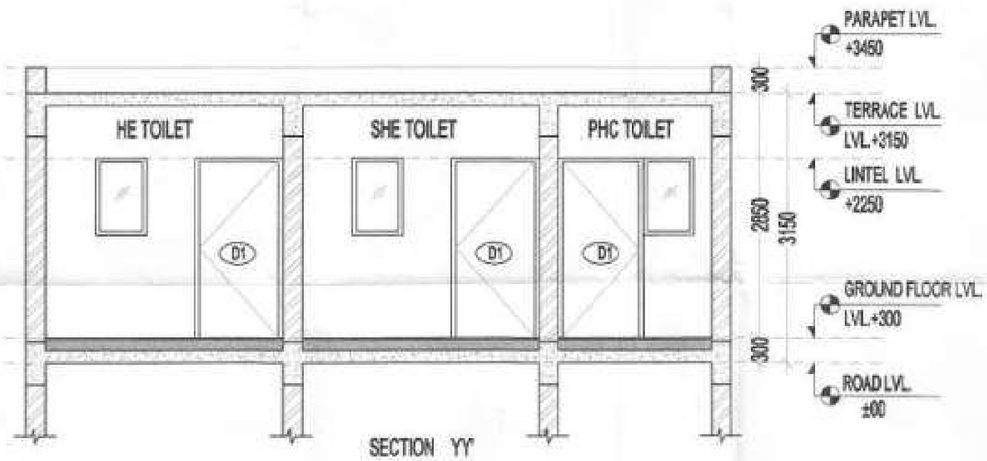
FRONT ELEVATION



GROUND COVERAGE



SECTION XX'



SECTION YY'

Vijay Pal S/o Satbir

14109

Sr. No.
Amount
Purpose
08 MAR 2025
RAJ SINGH STAMP VENDOR
Gurugram (Haryana)

AFFIDAVIT

I, Vijay Pal, S/o Sh Satbir, authorized signatory of **M/s Oxygreens Infrastructure Pvt. Ltd.**, having its registered office at Plot No.18-P Sector 45, Gurgaon Haryana 122002, do hereby solemnly affirm and declare as under:

1. That M/s Oxygreens Infrastructure Pvt. Ltd. is the promoter of the Affordable Residential Plotted Colony project named **"Jai Lakshmi City"**, located in **Village Jhajjar, Sector 20, Dist. Jhajjar, Haryana**, which is duly registered with **Haryana Real Estate Regulatory Authority (HRERA) under Registration Number HRERA-PKL-JJR-383-2022 dated 21.12.2022**.
2. That in the said project, a **Commercial Pocket (SCO) measuring 0.322 acres** has been proposed for which the Standard Design Plan has been approved by the competent Authority that has already been submitted to the Hon'ble Authority vide DAK receipt number 40320 dated 03.02.2025.
3. That our share of the **Commercial Pocket (SCO) shall be sold as a plot only**.
4. That the statements made above are true and correct to the best of my knowledge and belief, and nothing has been concealed therein.

For Oxygreens Infrastructure Pvt. Ltd.

NOTARY Mahender S. Punia Gurugram Regd. No. 3090 GOVT. OF INDIA

Auth. Signatory
DEPONENT

VERIFICATION

Verified that the above statement of mine is true and correct to the best of my knowledge and belief and nothing has been concealed therein at all.

Verified at Gurugram on this 08th day of March 2025

For Oxygreens Infrastructure Pvt. Ltd.

Auth. Signatory
DEPONENT

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

08 MAR 2025

Ajmer Singh
S/o Dalip Singh

17816

Sr. No.
Amount
Purpose/Use
20 MAY 2025
RAJ SINGH STAMP VENDOR
Gurugram (Haryana)

AFFIDAVIT

I, Mr. Ajmer Singh, S/o Sh. Dalip Singh, authorized signatory of **M/s Oxygreens Infrastructure Pvt. Ltd.**, having its registered office at Plot No. 18-P, Sector 45, Gurugram, Haryana - 122002, do hereby solemnly affirm and declare as under:

1. That M/s Oxygreens Infrastructure Pvt. Ltd. is the promoter of the Affordable Residential Plotted Colony project named **"Jai Lakshmi City"**, located in Village Jhajjar, Sector 20, Dist. Jhajjar, Haryana, which is duly registered with Haryana Real Estate Regulatory Authority (HRERA) under **Registration Number HRERA-PKL-JJR-383-2022 dated 21.12.2022**.
2. That in the said project, a **Commercial Pocket (SCO) measuring 0.322 acres** has been proposed for which the **Standard Design Plan** has been approved by the competent Authority.
3. That we confirm and declare through this Affidavit that the Utility Block, as shown in the approved Standard Building Plan for the said Commercial Pocket, has already been developed strictly as per the sanctioned plan.
4. That we further undertake that M/s Oxygreens Infrastructure Pvt. Ltd. shall be responsible for the connection of the said Utility Block to all required external services such as water supply, sewerage, electricity, and other applicable utilities as per the norms and guidelines of the Competent Authorities.
5. That the statements made above are true and correct to the best of my knowledge and belief, and nothing has been concealed therein.

For Oxygreens Infrastructure Pvt. Ltd.
Auth. Signatory

DEPONENT

VERIFICATION

Verified that the above statement of mine is true and correct to the best of my knowledge and belief and nothing has been concealed therein at all.

Verified at Gurugram on this 20th day of May 2025

For Oxygreens Infrastructure Pvt. Ltd.
Auth. Signatory

DEPONENT

ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
DISTT. GURGAON (Haryana) India

NOTARY
Mahender S. Punia
Gurugram
Regd. No. 3000
GOVT. OF INDIA

20 MAY 2025

For Oxygreens Infrastructure Pvt. Ltd.

Auth. Signatory

For Oxygreens Infrastructure Pvt. Ltd.

Signatory

For Onyxgreens Infrastructure Pvt. Ltd.

Auth. Signatory

For Oxygreens Infrastructure Pvt. Ltd.

Auth. Signatory

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175; email:
tcpharyana7@gmail.com

Regd.
To

Smt. Sudesh Devi W/o Sh. Ajmer Singh & others
In collaboration with Oxygreens Infrastructure Pvt. Ltd.
Plot No. 18, Sector 45,
Gurugram.

Memo No. LC-4729-JE (MK)-2023/ 33845 Dated: 11-10-2023

Subject: **Approval of Service Plan/Estimates for Affordable Plotted Colony (under DDJAY Policy-2016) over an area measuring 8.13125 acres falling under license no. 138 of 2022 dated 09.09.2022 in Sector-20, Jhajjar.**

Please refer your application on the matter as subject cited above.

The service plan/ estimates of Affordable Plotted Colony (under DDJAY Policy-2016) over an area measuring 8.13125 acres falling under license no. 138 of 2022 dated 09.09.2022 in in Sector-20, Jhajjar has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Jhajjar Town.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be solely responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully resporsible to meet the

demand, to dispose of effluent and rain water till these services are provided by HSVP.

9. That you shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.

10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.

11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.

12. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.

(i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.

(ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

(a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.

(b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.

(c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.

(d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.

13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.

14. You shall be solely responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.

15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.

16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.

17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.

18. Since, the construction of master plan road is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.

19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.

20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.

21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.

22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.

23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.

24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.

26. That you shall ensure the compliance of all conditions of Chief Engineer-II, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo no. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/166327 dated 01.08.2023 (enclosed as Annexure-A).

Note :-

a. That you shall implement the directions given by National Green Tribunal O.A. No. 21 of 2014 and no. 95 of 2014 (in the matter of Vardhman Kaushik V/s Union of India & Others) and instructions have been issued by HSVP time to time may be implementation of these instructions at site.

b. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As above

(Divya Dogra)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-4729-JE (MK)-2023/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/166327 dated 01.08.2023 for information and necessary action please.

(Divya Dogra)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

LC-4729

WATER IS PRECIOUS

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 20, JHAJJAR, HARYANA

OXYGREENS INFRASTRUCTURE (P) LIMITED

PROJECT REPORT / SERVICE ESTIMATE AND CALCULATION OF INTERNALDEVELOPMENT WORKS FOR PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR-20, DISTT. JHAJJAR (HARYANA)

CONSERVE WATER

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4.	WATER SUPPLY
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6.	STORM WATER DRAINAGE
7.	ROADS
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10.	MAINTENANCE CHARGES AND RESURFACING OF ROADS
11.	DESIGN DATA OF ROADS
12.	DESIGN DATA OF WATER SUPPLY
13.	DESIGN DATA OF FLUSHING PIPE LINE
14.	DESIGN DATA OF SEWERAGE
15.	DESIGN DATA OF STORM WATER DRAINAGE
16.	LAYOUT DRAWINGS

PROJECT REPORT / SERVICE ESTIMATE AND CALCULATION OF INTERNALDEVELOPMENT WORKS FOR PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR-20, DISTT. JHAJJAR (HARYANA).

REPORT

The Haryana Government has prepared a master plan for development of Residential/Industrial / Commercial urban estate Jhajjar. M/S OXYGREENS INFRASTRUCTURE PVT. LTD. has decided to develop a part of the area in this master plan and has named this part as 8.13125 Acres Affordable Residential plotted colony. This colony is located in Sector 20, Jhajjar, Haryana. License has alreay been granted by D.G.T.C.P Chandigarh bearing No. 9199 of 2023 Date 02.05.2023. The brief details of the colony are as under:-

WATER SUPPLY

SOURCES:-

The source of water supply in this area is tube wells at present as the underground water is potable and fit for human consumption. Moreover water is available at reasonable depth. The average yield of tube well with 40-45 ft. strainers will be about 25,000 liter per hour. The recharging of underground water table in this belt is stated to be good. However still we shall resort to rain water harvesting system to keep up the recharging system. The number of tube wells required for the above area has been worked out and the tube wells will be bored in tune with growth of demand to avoid absolence of the tube wells. The ultimate requirement of tube wells includes provisions of 10% stand by. Water shall be supplied to the Project by Haryana M/S OXYGREENS INFRASTRUCTURE PVT. LTD.

DESIGN: -

The scheme has been designed for approved population of 1944 persons. The rate of water supply per head per day has been taken as 155.25 liters (135 + 15%) as per Haryana norms. In addition to above necessary provision of water for community area, shopping centres, parks, Horticulture etc. have been taken into account for calculating the maximum quantity of water requirement.

Ar. VIKAS AHLAWAT
CA/2013/59929

MEP Buildtech New Delhi Gurugram

DISTRIBUTION SYSTEM: -

The distribution system for this development has been designed to supply @ 155.25 liter per head her day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying CI/DI pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at lower point will be more than 60.00 meters so that it can serve the G+2 floors stories construction envisaged in the plan. Minimum pipe dia for distribution is kept as 50 mm dia. For drinking water supply and 40 mm dia for flushing cum irrigation water supply.

PUMP CHAMBER AND PUMPING MACHINERY:-

It has been proposed to equip each borewell with an electrically driven submersible pumping set capable of delivering about 416 LPM. The Genset and pump chamber for borewell will be combined with the Genset of pump chamber and boosting station. The provision for providing installation of 1 No. Genset of 40 KVA capacity for Boosting station and one borewells to run the machinery in case of failure of power. It has been proposed to construct 1 Nos. pump chamber to be constructed to housing the panel board of pumping machinery and gen set.

BOOSTING STATION:

It has been proposed to construct the boosting station within the area of residential colony. The site of the UGT/ boosting station has been earmarked in the approved layout plan. The clear water will be collected from existing rising main to boosting station and also from borewell and will be pumped from boosting station.

UNDERGROUND TANK:-

It has been proposed to construct underground water tanks as per attached calculation. The total capacity of underground clear water tanks has been worked out as 190 KL.

RISING MAIN: -

The provision for rising main from borewells to UGT has been made in the estimate.

STAFF QUARTER: -

It has been proposed to construct 1 No. Staff quarter for maintenance and security and operational staff.

TERTIARY WATER SUPPLY SCHEME: -

The provision for laying of tertiary water supply lines have been made in this estimate. The boosting station, collecting tank, pump chamber, machinery and Genset for tertiary water have been taken in this estimate.

SEWERAGE SCHEME: -

The internal sewerage of this area will be connected with external sewer of HSVP as and when the STP will be installed by HSVP till then the colonizer shall make its own arrangement for disposal of treated sewerage. The provision of construction of STP has been made in this estimate. The total sewer effluent has been worked out on the basis of 155.25 LPCD water considering 80% sewerage effluent with a peak factor of 3 times Daily Water Flow (DWF) with a minimum velocity of 0.74 mtr. per second. The size and gradient are also considered according to the public health norm. Necessary provision for laying minimum 200mm and up to 500mm i/d S.W./DWC/PVC pipe sewer line, Construction of required manhole chambers etc. have been made in this estimate. Necessary design statement for entire sewerage system has been prepared and attached with estimate.

STORM WATER DRAINAGE

The storm water of the area has been designed taking the rainfall intensity 1/4" per hour & runoff factor as 1. The underground SWD pipeline will be connected to rainwater harvesting system for recharge the aquifer and surplus storm water will be allowed to flow to the existing HSVP drain. The RCC NP3 pipe of minimum 400 dia size has been proposed for disposal of storm water in the residential colony as per norms. The minimum velocity of the pipeline is maintained 0.60 mtr. per second. The provision for construction of manhole chambers, rainwater harvesting system has been made in the estimate.

ROADS: -

Road, Parking and Pavement have been provided to above area and estimate is prepared as revised specifications adopted by HSVP.

STREET LIGHTING: -

The provision has been made on lump sum basis.

HORTICULTURE: -

The usual provision of road side plantation of trees with tree guard has been made for all roads. The parks & open spaces shall also be developed. Estimates and details of plantation, landscaping, signage, etc., has been included.

MAINTENANCE CHARGES: -

The maintenance charges of water supply, sewerage, SWD, Road, Electrification & Horticulture works have been proposed upto 10 years in the estimate.

SPECIFICATION: -

The work shall be carried out strictly in accordance with Haryana PWD Book of specification latest addition & MORT & H specification for road work.

RATES: -

The estimate has been prepared on the basis of Haryana Schedule rates 2021 & market rates where the item does not exists in HSR rates.

COST:

The total cost of the development in this Project works out to **Rs. ~~799.55~~ 883.70 Lacs** which include 5 % contingency and P.E charges and 49% departmental charges, administrative charges etc also has been made. The cost per gross acre works out to **Rs. ~~98.48~~ 101.36 Lacs** which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantations including maintenance thereof as well as future expenses.

FOR OXYGREENS INFRASTRUCTURE PVT. LTD.

Auth. Signatory

Authorized Signatory

Ar. VIKAS AHLAWAT
CA/2013/59929

MEP Buildtech
New Delhi
Consultant

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR
DESIGN CALCULATION

• Total Plots	= 144 Nos.
• Total Populations @ 13.5 person/plot	= 1944 Persons
Water Requirement 1944 x 155.25LPD	=301806
• Commercial Area 0.322Acres Commercial @ 32000 LPD/Acre	= 10304 LPD
• Community Facility Area 0.814 Acres @ 25000 LPD/Acre	= 20350 LPD
• Milk and Veg Booth LS 5000 LPD	=5000 LPD
• (0.658 acre)@25 kl/acrePer Day for Horticultural	=16450 LPD
• Daily water requirement @ 5000 Litres / Acres For sweeping of roads for 1.35 Acres	=6750 LPD
Total	= 360660 LPD
	360 KLD

Fire Demand

• Populations	= 1944 persons
Fire Fighting 100√P = 100√1.944 x 1/3 = 46.47 KL	
	= 46.47 KLD
Say	= 50 KLD
Garden Irrigation Requirement	= 17 KLD
For sweeping of roads Requirement	= 7 KLD
	24 KL

Total Water Requirement for UGT
(Excluding Fire Demand)

Hence Domestic Water Requirement(67%)	= (360-17-7)*0.67= 225.12 KLD
Say	= 226 KLD
Hence Flushing Water Requirement (33%)	= (360-17-7)*0.33 = 110.88 KLD
Say	= 115 KLD

Ar. VIKAS AHLAWAT
CA/2013/50

MEP Buildtech New Delhi Consultant

Domestic Storage Requirement a) Daily demand Domestic use
Including institutional demand = 226 KL
Capacity of underground tank
Taking storage (25 + 33 = 58%)
Say 60% of daily demand
= 226.0 x 0.60=135.6KL
Say = 140 KL
Flushing Storage Requirement Capacity of underground
Tank Storage = (25 + 33 = 58%)
Say 60% of daily demand
= 115.0 x 0.60 = 69 KL Say = 70 KL

Fire Fighting $100\sqrt{P}$
= $100\sqrt{1.944}$ x 1/3 = 46.47 KL
Say = 50 KL

It is Proposed to construct an UGT i.e. 140 KLD in two compartment for domestic use and 70 KL for Non potable water in Two compartment in STP and 50 KL for Firefighting purposes

Total Capacity of UGT = 140+70 – 50= 260 KL

SAY = 260 KL

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

Sr. No.	Description
1.	**BOREWELLS/ TUBEWELL** Assuming working hours of tube well = 12 Assuming discharge/hour of each tube well = 25,000 ltr/hour Total Domestic Water demand = 226 KL No. of tubewells required for water supply = $\frac{226}{25 \times 12}$ = 0.75 Add 10% stand by = 0.075 = 0.825 Total no of tubewells required =1 nos. So it is proposed to provide 1 Nos of tube wells at present. Moreover the requirement of flushing water supply is to met from treated water from S.T.P. and ultimately water is to be supplied by HSVP
2.	**PUMPING MACHINARY FOR BOREWELL** Gross working load = 45.00 m Average fall in is S.L. = 3.00 m Depression head = 9.00 m Friction Loss = 3.00m Total = 60.00 m B.H.P. = $\frac{25000 \times 60}{60 \times 60 \times 75 \times 0.6}$ With 60% efficiency = 9.25 H.P. Say = 10.0 H.P
3.	**RISING MAIN FROM BOREWELL TO UGT** Rising main network for 1 no. borewells is having dia 100,150 & 200 mm. Provision for same has been considered in estimate. Material statement is also attached.
4.	**Boosting Machinery (Drinking water)** Daily requirement for domestic use (Drinking) = 226 KLD

Assuming 6 hours running 1 pump (with one stand by) discharge/hour. = 226/6 =37.66 cum/hour = 627.7 ltr/m

Say = 650 ltr/m

Head of Pump

i)	Suction Lift	4m
ii)	Friction Loss in main & specials	2.0m
iii)	Elevation Head	15m
iv)	Clear & Residual Head	29m
		35M
	Say	40m

B.H.P. of Motor $\frac{650 \times 40}{60 \times 75 \times 0.6}$ = 9.62

Say 10 H.P.

5. **BOOSTING MACHINERY(Flushing water supply)**

Daily requirement for domestic use (flushing)		= 115 KL
Add for horticulture and roads		= 17.00 KL
TOTAL		= 132 KL
Assuming 6 hours running 1 pumps (with one stand by)		
Discharge/hour	=	= 22 KL/hour
Discharge/minute	say	= 366.6 liter/m
		= 380 liter/m

HEAD OF PUMP

i)	Suction lift	= 4 M
ii)	Friction Loss in main & specials	= 2 M
iii)	Clear & Residual head	= 27 M
TOTAL		= 33 M
SAY		= 40 M
B.H.P of Motor		= $\frac{380 \times 40}{60 \times 75 \times 0.6}$ =5.62
	say	= 7.5 HP

6.	**GENSET FOR BOOSTING STATION**
	Pumping sets 1 Nos. 10.0 H.P. (Domestic) = 10 H.P.
	Pumping sets 1 Nos. 7.5 H.P. (Flushing) = 7.5 H.P.
	Lightening etc = 5 H.P. Tubewell = 10. H.P = 32.5 H.P.
	Capacity of gen set required
	32.5 x 0.746 x 1.50 = 36KVA Add 10 % extra = 3.6 = 39.6
	SAY Say-40KVA
7.	**PUMP ROOM**
	It is proposed to construct combined pump room for housing the panel of machinery of boosting station and borewells.
8.	**STAFF QUARTER**
	Construction of staff quarter for operation of Boosting station including public health services.
9.	**SEWAGE TREATMENT PLANT**
	STP required Capacity @ 80 % of total demand excluding the horticultural and for sweeping of road
	= 342x 0.8 = 273.6 KL **Add 5% marginal Factor** = 13.68 = 287.28
	SAY = 300KLD
	PROPOSED STP CAPACITY = 300 KLD

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

FINAL ABSTRACT OF COST

			Amount (Rs. In Lacs)
Sub Work No. I	Water Supply	Rs.	~~168.00~~ 175.34
Sub Work No. II	Sewerage	Rs.	~~112.70~~ 114.18
Sub Work No. III	Storm Water Drainage	Rs.	79.00
Sub Work No. IV	Road and Footpath	Rs.	~~179.50~~ 193.25
Sub Work No. V	Street Lighting	Rs.	31.50
Sub Work No. VI	Horticulture Work	Rs.	~~4.35~~ 6.21
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1st 5 years and 2nd 5 years	Rs.	224.50
			823.68 lacs
	Total	Rs.	~~799.55~~ 823.70 lac

Cost Per Acres = Rs. ~~799.55~~ 823.70/ 8.13125 = ~~98.45~~ 101.30 Lack per Acre

Checked subject to Comments in forwarding letter No. 16627 Dt. 01/06/2022 and notes attached with the estimate

Superintending Engineer (HQ) Town & Country Planning Haryana Chandigarh

30 Dec-21

Ar. VIKAS AHLAWAT CA/2012/53929

OXYGREEN INFRASTRUCTURE PVT. LTD. Auth. Signatory

MEP Buildtech New Delhi Consultant

Superintending Engineer, HSVP Circle, Gurugram

Executive Engineer HSVP Divn. Bahadurgarh

Director General Town & Country Planning Haryana, Chandigarh

FINAL ABSTRACT OF COST (WATER SUPPLY)

	Amount (Rs in Lacs)
Sub Head No. 1 Head Works	80.26 ~~25.00~~
Sub Head No. 2 Pumping Machinery	34.53 ~~42.50~~
Sub Head No. 3 Distribution System(Drinking)	34.28
Sub Head No. 4 Distribution System(Flushing)	26.30
Total	Rs 175.34 lac ~~168.00~~

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

Sub Work-I
Sub Head No. I

		Water Supply Head Works Amount (Rs.) (in Lacs)
1	Boring and installing 510 i/d tubewells with reserve/ direct rotary rig complete with pipe strainer to a depth of about 150m complete. 1 Nos. @ 15.00 Lacs each	15.00
2	Constructing pump chambers as per standard design of PWD PH/HSVP of size 4.90x4.25 m 1 Nos. @ 4.00 Lacs each	4.00
3	Construction of boundary wall around the Tube well site	
	Water Works 1 No. @ Rs 3.00 lac	3.00
	Tube wells 1 Nos. @ Rs 1.50	1.50
4	Provision of footpath hedges and lawns at tube well 1 Nos.	1.00
5	Construction of boosting chambers of suitable size along with underground tank of capacity 260KL pumping machinery and generating set etc. complete in all respects. Details of boosting station	
	i) Construction of boosting chamber	5.00
	ii) U.G. tank 260KL capacity RS 4500/KL 4500x260	14.30 ~~14.70~~
6	Provision for staff quarters for Maintenance i) 1 No 350 sft @ Rs 6.00 Lac	7.50 ~~6.00~~
7	Prov. for carriage of material (L.S.)	1.00
		~~48.2~~ 52.30
	P.E. & contingency charges @ 3%	~~1.446~~ 1.57
		~~49.946~~ 53.87 lac
	Department escalation unforeseen and administrator charges @ 49%	~~24.3265~~ 26.39 lac
	Total	~~74.27~~ 80.26 lac
	Say	~~75~~

C/O to ~~final~~ abstract of cost

Sub Work I

Sub Head No. 2

		Water Supply Pumping Machinery Amount (Rs.) (in Lacs)
1	Providing and installing electricity driven electro or submersible pumping sets capable of delivering about 25.00KL water per hour against a total head of 60 M complete with motor and other accessories (10 B.H.P.) 1 Nos. @ Rs 2.00 lac each	2.00
2	Provision for diesel engine genset stand by arrangement for tubewells (L.S.)	2.00
3	Provision for cheap pressure type chlorination plant complete 1 Nos. @ Rs 1,00,000/-	1.00
4	Provision for making foundations and erection of pumping machinery (L.S.)	2.00
5	Provision for pipes, valves, and specials inside the pump chamber	2.00
6	Provision for electric services connection including electric transformer and fittings for tubewells chambers complete including transformers L.S.	2.50
7	Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects domestic 65% Lpm, 10HP 2 Sets @ Rs 2.~~00~~ lac each	~~4.00~~ 4.00
7(a)	Centrifugal boosting pumping set capa. 8	
8	Providing Gen set for Boosting Pumps for drinking water supply 40.00KVA for flushing L.S.	6.00
9	Provision for carriage for materials and other unforeseen items L.S.	1.00
	Total	~~21.00~~ 22.50
	P.E. & contingency charges @ 3%	~~0.63~~ 0.68
		~~21.63~~ 23.18
	Department escalation unforeseen and administrative charges @ 49%	~~10.9987~~ 11.35
	Total	~~32.23~~ 34.53 lac
	say	32.50

C/O to ~~final~~ abstract of cost Sub Head No 1 W/S

Sub Work I

Sub Head No. 3

		Water Supply Distribution System(Drinking) Amount (Rs.) (in Lacs)
1	Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications. 100 mm dia i/d 972 mtrs @ Rs.1460 /mtr 150 mm ø 957 15 m @ 15 [illegible]	13.97 ~~14.19~~ 0.351/06
2	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect. 100 mm dia i/d 6Nos. @ Rs. 12000/- each 150 mm ø 1 [illegible] 15000/-	0.72 0.15
3	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 2Nos. @ Rs. 15,000/- each	0.30
4	Providing and fixing fire hydrants complete with masonry chambers 4 Nos. @ Rs. 15,000/- each	0.6
5	Providing and fixing indicator plates for sluice valve, air valve etc. 12Nos. @ Rs. 2000/- each	0.26
6	Provision for rising main D.N. 100mm from main HSVP water line to U.G.S.T. 254 mtrs @ Rs1460/- mtr	3.70
7	Provision for D.N. 100mm D.I. rising main from tube well to U.G.S.T. 20 mtrs @ Rs. 1460/- mtr	0.29 ~~0.29~~
8	Providing for carriage of material [illegible]	2.00
		~~22.28~~ 22.31 lac
	Add P.E. & Contingency charges @ 3%	0.6684 0.67 lac
		~~22.9484~~ 22.98
	Department escalation unforeseen and administrator charges @ 49%	~~11.2447~~ 11.25
	Total	~~34.19~~ 34.23
	Say:	~~34.20~~

C/O to final abstract of cost of sub head-3 S.No. 34.25 lacs

Sub Work I

Sub Head No. 4

		Water Supply Distribution System(Flushing) Amount (Rs.) (in Lacs)
1	Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications. 100 mm dia i/d 989 mtrs @ Rs 1460 /mtr	14.43
2	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect. 100 mm dia i/d 6Nos. @ Rs. 12000/- each	0.72
3	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 2Nos. @ Rs. 10,000/- each	0.2
4	Providing and fixing 25mm and irrigation hydrants 11 Nos. @ Rs. 5000/- each	0.55
5	Providing and fixing indicator plates for sluice valve, air valve etc. 11Nos. @ Rs. 2000/- each	0.22
6	Provision for carriage of material and other unforeseen items	1.00
		17.12
	Add P.E. & Contingency charges @ 3%	0.5136
		17.63
	Department escalation unforeseen and administrative charges @ 49%	8.640
	Total	26.270
	Say:	**26.30**

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK II

SEWERAGE SCHEME

		Amount (Rs.) (In Lacs)
1	Providing, lowering, cutting, salt glazed stoneware/PVC/DWC pipes and specials into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect.	
	i) 200 mm i/d	
	Av. Depth upto 3M – 965M @ Rs. 1700- per M	16.405
2	Provision for providing oblique junctions (L.S.)	2.00
3	Provision for providing and fixing vent shafts at suitable places as per PH requirement (L.S.)	1.00
4	Provision of Electro Mechanical Cost of STP (300 KL) @ Rs. 16000/- KLD	48.00
5	Provision of temporary timbering etc.	1.00
6	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	3.00
7	Provision for connection with HSVP main (L.S.)	2.00
	Total	73.405 74.40
	P.E. & Contingency charges @ 3%	2.2021 2.23
		75.607 76.63
	Department escalation unforeseen and administrative charges @ 49%	37.047 37.55
	Total	112.65 114.18
	Say:	112.70

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK III

		STORM WATER DRAINAGE Amount (Rs.) (in Lacs)
1	Providing, laying RCC pipes drain class NP – 3 with cement joint, manholes, excavation etc. complete in all respect 400 mm i/d Av. Depth upto 2.0 m – 976 M @ Rs. 2500/- per M	24.40
2	Provision for road gullies with 300 mm dia pipe connection L.S. (L.S)	3.00 2.50
3	Provision for Construction pit at selected place. (2 nos with SINGLE bore) (1 nos single cable)	7.5
4	Provision for temporary disposal arrangement till HSVP services are provide L.S.	5.00
5	Provision for lighting, watching and temporary diversion of traffic L.S.	3.00
6	Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.	5.00
7	Provision for connection with HSVP on master line L.S.	2.00
8	Provision for timbering and shoring. L.S.	2.00
	Total	51.40
	P.E. & contingency charges @ 3%	1.542
	Total	52.94
	Department escalation unforeseen and administrative charges @ 49%	25.94
	Total	78.88
	say	79.00 lacs

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK – IV

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Road Work Amount (Rs in lacs)
1	**Site Clearance**				
1	**Earth Works**				
1.1	Provision for leveling + earth filling as per site condition approximate	Acre	8.13125	1,75,000	14.22
2	Providing and laying ii) Providing and laying **Bituminous road** (200mm GSB, 250mm WMM, 50mm DBM, 30mm BC)	Sqm	5466	1500	81.99
3	**Miscellaneous Items**				
3.1	Construction of cement concrete Kerb and Channels as per specifications	Meter	~~994~~ 1986	600	~~5.96~~ 11.93
~~3.2~~	~~Construction of footpaths as per specification on 9 m wide road 1x1.50x65=97.5 say=100sqm.~~	~~Sqm~~	~~100~~	~~600~~	~~0.60~~
3.3	Providing and fixing guide maps at selected locations (L.S.)				2.00
3.4	Provision for plot indicators (L.S.)				1.00
3.5	Provision for demarcating burgies (L.S.)				1.00
3.6	Provision for traffic arrangement				2.00
3.7	Provision for carriage of material (L.S.)				2.00
3.8	Construction of pavement in shopping area 0.322 acres 50% of that= ~~646~~ SQM. 1304.067 652	sqm	~~646~~ 652	1500	~~6.46~~ 9.78
					~~116.93~~ 185.92
	Add 3% contingency & P.E. charges				~~3.5079~~ 3.78
		Total			~~120.43~~
	Department escalation unforeseen and administrator charges @ 49%				~~59.01~~ 129.70
					~~179.44~~ 63.55
		Total Say			~~179.50~~ 193.25

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK – V **Street Lighting**

	Amount (Rs. in lacs)
Providing street lighting on internal Roads as per standard specification in 8.13125 acre area @ Rs. 2,50,000/- per acre 8.13125x 2,50,000/-	= 20.32
Add 3% contingencies & P.E. charges	= 0.61
	= 20.93
Add Department escalation unforeseen and administrator charges @ 49%	= 10.25
Total	= 31.18
Say	= 31.20 lacs

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK – VI **HORTICULTURE**

		AMOUNT (RS. IN LACS)
1	**Development of Lawn area**	
	a) Trenching the ordinary soil up to depth of 60 cm. Including removal and packing of serviceable material and disposing at a lead of 50 m/ and making up the trenched area to proper level by filling with earth mixed with manure including cost of imported earth and manure.	
	b) Rough dressing of trenched area.	
	c) Grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for moving rows 7.50 cm in either direction including for hedges and grill and barbed wire fencing around park and green belts (as per HSVP Norms) Area 0.658 Acres @ Rs. 1,50,000/- per acre	0.987
2	**Planting of trees with tree guards on Roads at 40' intervals**	

Total length of roads= ~~947~~ 994 mtr

No. of trees @ 12 m c/c = ~~947~~ 994 x 2 / 12 = ~~157.8~~ 165.66 Nos.

Say = 158NOS 170

Cost of the tree

Excavation Rs. 60/-

Manure Rs. 90/-

Tree plants Rs. 150/-

Tree guards Rs. 1500/-

Total = 1800x 158

TOTAL 170

Add 3 % contingencies and P.E charges

Add 49% departmental charges, price escalation , unforeseen and Adm charges

TOTAL

SAY

3.06
~~2.84~~ 4.05
~~2.84~~
~~0.08~~ 0.12
~~2.92~~ 4.17
~~1.43~~
~~4.35~~ 2.04
~~4.35~~ 6.21 lac

C/O to final abstract of cost

8.13125 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 20, JHAJJAR

SUB WORK – VII **MAINTENANCE CHARGES AND RESRURFACING OF ROADS**

Amount (Rs. in lacs)

2nd phase after 5 yrs of 1st phase

1. Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, streetlights, horticulture etc. complete including operation and establishment charges as per HSVP norms after completion and resurfacing of roads after 10 years.

   8.13125 acres@ Rs. 8.00 lacs per acre = 65.05

2. Provision for resurfacing of roads after 1st 5 years of maintenance i.e. 100mm thick B.M. and 25mm premix carpet with mechanical paver = 36.07

   5466 sqm @ Rs 660/- Per Sqm

3. Resurfacing of road after 10 years of maintenance by providing 25 mm thick premix carpet with seal coat with mechanical paver

   5466sqm @ Rs 825/- Per Sqm = 45.09

TOTAL	= 146.21
Add 3% PE and contingency charges	= 4.38
	= 150.59
Add 49% Departmental charges, price escalation unforeseen and administrator charges.	= 73.79
Total	= 224.38
Say	Rs = **224.50** Lacs

C/O to final abstract of cost

DESIGN CHART FOR DOMESTIC WATER SUPPLY SYSTEM

Sl. No.	Node FROM	Node TO	No. of Hse served	Population @ 5.5 per household	Total Water requirement @ 135 lt. LPD per person	Other Data/Details: Area in Acres	Type of Building	Source of Water Requirement (LPD)	Total water requirement other than domestic (LPD)	TOTAL Water requirement	Self Demand Water Requirement in Kilo @ 10 % of total domestic requirement @ 1000 litres/day/ha for commercial LPD	Peak Demand	Total Discharge LPD	Manning's Roughness N	Self Cleaning Velocity	Length of Pipe	10 % of Range	Hyper. Range	Head Loss in Vt/Vt/Vt	Total Head Loss in Metres	Gradient Head Loss	Velocity in Metres	Size of Pipe in mm Dia
1	W1	W2	3	40.5	5466	0.815	Community	20/Acre	27660	28575	27947	3	31647	2675	50	60	2	22	0.0000	0.007	0.007	0.81	100
2	W2	W3	12	162	21951					22551	8556	3	30456	2968	47	44	4	42	0.0000	0.000	0.011	0.81	100
3	W3	W4	7	94.5	14071					14671	5630	30939	40939	3491	124	41	4	45	0.0017	0.075	0.068	0.28	100
4	W4	W5	12	162	26151					27151	8556	3	35856	2968	67	45	5	51	0.0000	0.015	0.079	0.80	100
5	W5	W6	5	67.5	10139					10739	7031	85379	93498	61030	190	62	4	46	0.0037	0.178	0.258	0.40	100
6	W6	W7	6	81	12375					13375	8425	3	5428	1434	35	60	5	51	0.0001	0.004	0.004	0.05	100
7	W7	W8	0	0	4					0	0	19926	21825	[illegible]	215	45	4	41	0.0048	0.240	0.474	0.45	100
8	W8	W9	18	186	28443					29443	12664	3	8888	5377	55	59	4	54	0.0006	0.031	0.078	0.72	100
9	W9	W10	0	0	4					0	0	96498	99494	16081	266	46	5	57	0.0073	0.365	0.827	0.57	100
10	W10	W11	13	135	20646					21246	14325	3	18233	3662	51	56	5	55	0.0000	0.018	0.079	0.71	100
11	W11	W24	0	0	4					0	0	131745	139745	19120	219	34	3	37	0.0068	0.258	3.395	0.49	100
12	W12	W14	7	94.5	14671		Mix Land	5	5000	19671	12180	3	23180	5191	37	39	3	32	0.0052	0.008	0.009	0.49	100
13	W13	W14	0	0	4	0.037	Commercial	30/Acre	1030	1034	5584	3	6584	1341	14	16	1	14	0.0001	0.001	0.004	0.05	100
14	W14	W15	0	0	4					0	0	20885	28885	3341	84	39	3	34	0.0004	0.014	0.049	0.12	100
15	W14	W17	3	40	5466					6466	5617	3	9017	404	34	50	2	32	0.0000	0.001	0.008	0.06	100
16	W16	W17	9	121.5	18891					19891	13558	3	23138	2735	38	47	3	52	0.0000	0.006	0.008	0.07	100
17	W17	W18	6	81	12975					13975	8425	38398	48394	3794	130	44	4	41	0.0018	0.064	0.407	0.28	100
18	W18	W19	8	108	16767					18767	11254	3	13324	1872	31	42	4	42	0.0001	0.000	0.008	0.07	100
19	W19	W21	2	27	4192					4192	2808	57928	65888	30128	184	29	2	32	0.0028	0.060	0.175	0.36	100
20	W20	W21	6	81	12975					13975	8425	3	8425	1434	23	40	4	41	0.0001	0.004	0.004	0.03	100
21	W21	W22	2	27	4192					4192	2808	69232	73848	17087	201	49	3	51	0.0041	0.205	0.373	0.43	100
22	W22	W23	50	675	10685					[illegible]	[illegible]	3	30518	6653	109	115	12	127	0.0012	0.107	0.767	0.33	100
23	W23	W24	0	0	0					0	0	111558	111558	38868	309	25	2	25	0.0041	0.250	0.867	0.88	100
24	W24	GWSR (100)	0	0	0					0	0	230498	230498	27483	628	15	2	11	0.0053	0.066	1.301	1.53	100
			144	1944	30186	1.105	0	1	50004	32744	226008					472				5.47	2.61		

DESIGN CHART FOR FLUSHING WATER SUPPLY SYSTEM

SL NO	NODE FROM	NODE TO	[illegible]	[illegible]	[illegible]	OTHER BUILDINGS: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MATERIAL STATEMENT FOR DOMESTIC WATER SUPPLY				
SL NO	NODE		SIZE OF RISER PIPE IN MM Dia	LENGTH OF PIPE IN mtr.
	FROM	TO		
1	W1	W3	100	20
2	W2	W3	100	44
3	W3	W5	100	41
4	W4	W5	100	48
5	W5	W7	100	42
6	W6	W7	100	48
7	W7	W9	100	40
8	W8	W9	100	53
9	W9	W11	100	46
10	W10	W11	100	54
11	W11	W24	100	34
12	W12	W14	100	39
13	W13	W14	100	13
14	W14	W15	100	33
15	W15	W17	100	29
16	W16	W17	100	47
17	W17	W19	100	44
18	W18	W19	100	42
19	W19	W21	100	20
20	W20	W21	100	43
21	W21	W23	100	40
22	W22	W23	100	115
23	W23	W24	100	23
24	W24	PUMP ROOM	100	16
			Total	972

15 ← 150 mmΦ
957 ← 100 mmΦ

MATERIAL STATEMENT FOR FLUSHING WATER SUPPLY				
SL NO	NODE		SIZE OF RISER PIPE IN MM Dia	LENGTH OF PIPE IN mtr.
	FROM	TO		
1	F1	F3	100	24
2	F2	F3	100	50
3	F3	F5	100	41
4	F4	F6	100	42
5	F5	F7	100	31
6	F6	F7	100	43
7	F7	F9	100	55
8	F8	F9	100	46
9	F9	F21	100	47
10	F10	F11	100	28
11	F11	F12	100	46
12	F12	F14	100	25
13	F13	F14	100	40
14	F14	F16	100	43
15	F15	F16	100	33
16	F16	F18	100	34
17	F17	F18	100	41
18	F18	F20	100	41
19	F19	F20	100	108
20	F20	F21	100	64
21	F21	STP	100	107
			TOTAL	989

[illegible]																																	
[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]								[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MATERIAL STATEMENT (SEWER)						
Sl	LINE		Length of line	Dia of Pipe	DIA	
NO.	FROM	TO			200	250
			Mtr	MM	in mtr	
1	S1	S3	28	200	28	0
2	S2	S3	47	200	47	0
3	S3	S6	46	200	46	0
4	S4	S6	37	200	37	0
5	S5	S7	29	200	29	0
6	S6	S7	37	200	37	0
7	S7	S9	54	200	54	0
8	S8	S9	42	200	42	0
9	S9	S22	47	200	47	0
10	S10	S11	38	200	24	0
11	S11	S12	15	200	46	0
12	S12	S14	53	200	24	0
13	S13	S14	23	200	35	0
14	S14	S16	35	200	44	0
15	S15	S16	44	200	29	0
16	S16	S19	29	200	34	0
17	S17	S19	37	200	39	0
18	S18	S19	39	200	10	0
19	S19	S21	42	200	42	0
20	S20	S21	102	200	102	0
21	S21	S22	66	200	66	0
22	S22	STP	109	250	105	
				Total	965	

DESIGN STATEMENT - STROM WATER DRAINAGE

SL		SW LINE	AREA SERVED			RUNOFF ASSUMING	DIA OF	GRADIANT	VELOCITY	DESIGN		LENGTH	FALL IN				
NO.	MARKED BY		[illegible]	[illegible]	TOTAL(Sqm)	RF @ (5.25 IN/HR)	PIPE	%	(m/sec)	DISCHARGE	CHECK FOR CARRYING CAPACITY	OF LINE	METER	Starting end (m/sec)	Starting(L)	End (L)	End(%)
	FROM	TO				IN LPS	IN MM			IN LPS		Mtr		Mtr.	Mtr		Mtr.
1	D1	D3	3600.00	0.00	3600.00	6.25	400.00	560.00	0.61	68.67	OK	20.00	0.04	0.00	-1.00	0.00	-0.04
2	D2	D3	2100.00	0.00	2100.00	3.65	400.00	560.00	0.61	68.67	OK	40.00	0.07	0.00	-1.00	0.00	-0.07
3	D3	D5	4400.00	4700.00	9100.00	15.81	400.00	560.00	0.61	68.67	OK	47.00	0.08	0.00	-1.07	0.00	-1.18
4	D4	D5	1500.00	0.00	1500.00	2.26	400.00	560.00	0.61	68.67	OK	45.00	0.08	0.00	-1.00	0.00	-1.08
5	D5	D7	800.00	8100.00	8900.00	15.48	400.00	560.00	0.61	68.67	OK	36.00	0.06	0.00	-1.18	0.00	-1.22
6	D6	D7	960.00	0.00	960.00	1.70	400.00	560.00	0.61	68.67	OK	43.00	0.08	0.00	-1.00	0.00	-1.08
7	D7	D9	500.00	9880.00	10380.00	17.70	400.00	560.00	0.61	68.67	OK	41.00	0.07	0.00	-1.22	0.00	-1.29
8	D8	D9	2160.00	0.00	2160.00	3.75	400.00	560.00	0.61	68.67	OK	48.00	0.09	0.00	-1.00	0.00	-1.09
9	D9	D11	420.00	12390.00	12810.00	22.24	400.00	560.00	0.61	68.67	OK	47.00	0.08	0.00	-1.29	0.00	-1.38
10	D10	D11	2160.00	0.00	2160.00	3.75	400.00	560.00	0.61	68.67	OK	49.00	0.09	0.00	-1.00	0.00	-1.09
11	D11	D13	840.00	14970.00	15810.00	27.46	400.00	560.00	0.61	68.67	OK	66.00	0.12	0.00	-1.38	0.00	-1.50
12	D12	D13	6700.00	0.00	6700.00	11.63	400.00	560.00	0.61	68.67	OK	109.00	0.19	0.00	-1.00	0.00	-1.19
13	D13	D15	720.00	22320.00	23040.00	39.98	400.00	560.00	0.61	68.67	OK	45.00	0.08	0.00	-1.19	0.00	-1.27
14	D14	D15	960.00	0.00	960.00	1.67	400.00	560.00	0.61	68.67	OK	43.00	0.08	0.00	-1.00	0.00	-1.08
15	D15	D18	345.00	0.00	345.00	0.60	400.00	560.00	0.61	68.67	OK	18.00	0.03	0.00	-1.00	0.00	-1.03
16	D16	D18	680.00	24905.00	25585.00	44.42	400.00	560.00	0.61	68.67	OK	27.00	0.05	0.00	-1.50	0.00	-1.62
17	D17	D18	1440.00	0.00	1440.00	2.50	400.00	560.00	0.61	68.67	OK	34.00	0.06	0.00	-1.00	0.00	-1.06
18	D18	D20	936.00	25405.00	27141.00	47.10	400.00	560.00	0.61	68.67	OK	56.00	0.07	0.00	-1.62	0.00	-1.69
19	D19	D20	1950.00	0.00	1950.00	2.69	400.00	560.00	0.61	68.67	OK	58.00	0.07	0.00	-1.00	0.00	-1.07
20	D20	D21	1400.00	28091.00	29491.00	52.07	400.00	560.00	0.61	68.67	OK	56.00	0.08	0.00	-1.69	0.00	-1.75
21	D21	D13	500.00	29991.00	30491.00	52.94	400.00	560.00	0.61	68.67	OK	45.00	0.08	0.00	-1.75	0.00	-1.83
22	D22	D13	2900.00	0.00	2900.00	5.03	400.00	560.00	0.61	68.67	OK	25.00	0.05	0.00	-1.00	0.00	-1.05
23	D23	OUT FALL	650.00	33391.00	34041.00	59.10	400.00	560.00	0.61	68.67	OK	50.00	0.05	0.00	-1.83	0.00	-1.88

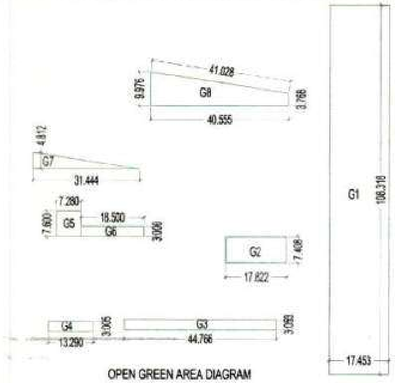
MATERIAL STATEMENT (STROM WATER)					
SL	SW LINE		DIA OF	LENGTH	DIA
NO.	MARKED AS		PIPE	OF LINE	498
	FROM	TO	IN MM	in mt	mm
1	D1	D3	400.00	20.00	20.00
2	D2	D3	400.00	40.00	40.00
3	D3	D5	400.00	47.00	47.00
4	D4	D5	400.00	45.00	45.00
5	D5	D7	400.00	36.00	36.00
6	D6	D7	400.00	43.00	43.00
7	D7	D9	400.00	41.00	41.00
8	D8	D9	400.00	48.00	48.00
9	D9	D11	400.00	47.00	47.00
10	D10	D11	400.00	49.00	49.00
11	D11	D13	400.00	66.00	66.00
12	D12	D13	400.00	109.00	109.00
13	D13	D15	400.00	45.00	45.00
14	D14	D16	400.00	43.00	43.00
15	D15	D16	400.00	15.00	15.00
16	D16	D18	400.00	27.00	27.00
17	D17	D18	400.00	34.00	34.00
18	D18	D20	400.00	38.00	38.00
19	D19	D20	400.00	38.00	38.00
20	D20	D21	400.00	35.00	35.00
21	D21	D23	400.00	45.00	45.00
22	D22	D23	400.00	35.00	35.00
	D23	OUT FALL	400.00	30.00	30.00
				Total	978

MATERIAL STATEMENT OF ROAD				
S.NO	ROAD	WIDE	LENGTH	
		METER	9 METER	12 METER
1	R1	9	45	
2	R2	9	42	
3	R3	9	95.5	
4	R4	9	47	
5	R5	9	48	
6	R6	9	297	
7	R7	9	108	
8	R8	9	13	
9	R9	9	34	
10	R10	9	98.5	
11	R11	9	40.5	
12	R12	9	36	
13	R13	9	42	
		Total	946.5	0
		METALLED WIDTH	5.5	7
		AREA in SQM.	5205.75	0
		Add 5 % CURVE	260.2875	0
		TOTAL AREA	5466	0
		TOTAL LENGTH	946.5	0
		Add 5 % CURVE	47.325	0
		TOTAL LENGTH	993.8	0
	Kerb & Grid	CHANNEL LENGTH	1987.66	

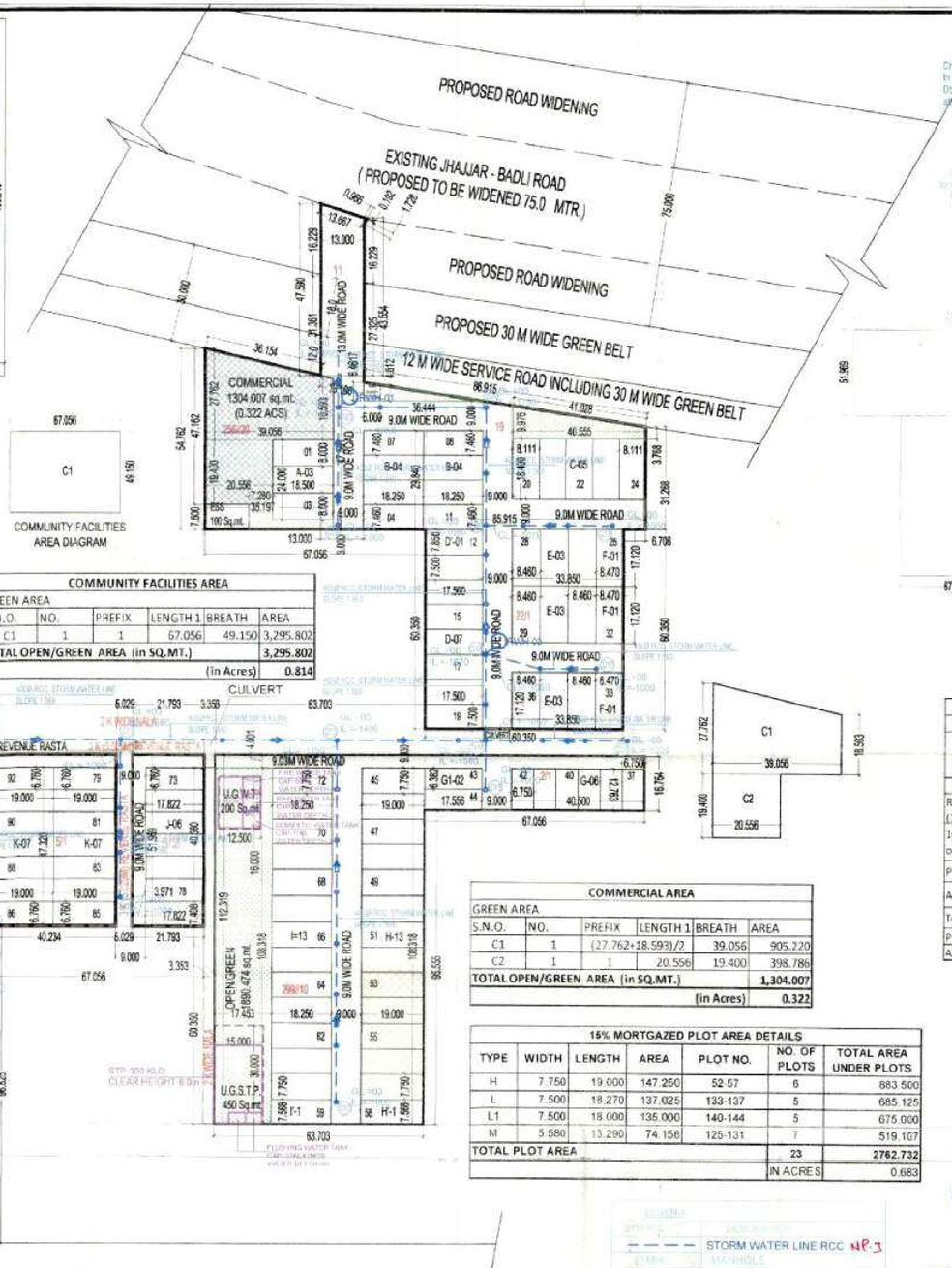
J H A J J A R

FINAL DEVELOPMENT PLAN-2031 A.D. JHAJJAR
UNDER SECTION 6(1) OF THE PUNJAB
SCHEDULED ROADS & CONTROLLED AREAS
RESTRICTION OF UNREGULATED
DEVELOPMENT ACT, 1963(PUNJAB ACT 11 OF
1963) AND SUB SECTION (7) OF SECTION 88(C) OF
THE HARYANA MUNICIPAL ACT, 1973

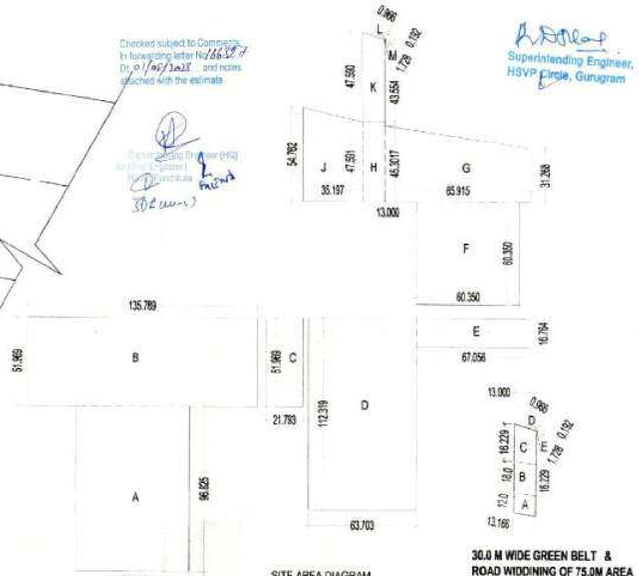
LAND RESERVATION FOR MAJOR ROADS



OPEN GREEN AREA DIAGRAM



COMMUNITY FACILITIES AREA DIAGRAM



SITE AREA DIAGRAM

30.0 M WIDE GREEN BELT & ROAD WIDDINING OF 75.0M AREA DIAGRAM

Checked subject to Comments in forwarding letter No/66-87 dt Dt 01/05/2023 and notes attached with the estimate

Superintending Engineer (HQ) for Director General Town & Country Planning Haryana Chandigarh

Superintending Engineer, HSVP Circle, Gurugram

SITE AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	67.056	96.825	6,492.697
B	1	1	135.789	52.969	7,056.819
C	1	1	51.969	21.793	1,132.560
D	1	1	63.703	112.319	7,155.057
E	1	1	67.056	16.764	1,124.127
F	1	1	60.350	60.350	3,642.123
G	1	(45.3017+31.268)/2		85.915	3,289.243
H	1	1	13.000	47.591	618.683
J	1	(54.762+47.591)/2		35.197	1,801.259
K	1	(47.590+43.554)/2		13.000	592.436
L	1	0.5	0.966	0.192	0.093
M	1	0.5	0.966	1.728	0.835
TOTAL SITE AREA (in sq.mt.)					32,905.932
TOTAL SITE AREA (in Acres)					8.13125

ROAD WIDDINING OF 75.0M ROAD AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C	1	1	16.229	13.000	210.982
D	1	0.5	0.966	0.192	0.093
E	1	0.5	0.966	1.728	0.835
TOTAL ROAD WIDDINING (in sq.mt.)					211.910
TOTAL ROAD WIDDINING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.166	12.000	157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in sq.mt.)					157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in Acres)					0.04

18.0M WIDE GREEN BELT AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
B	1	1	13.166	18.000	236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in sq.mt.)					236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in Acres)					0.06

OPEN/GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2		40.555	278.694
TOTAL ADDITIONS					2,664.283
DEDUCTION					
1	0	0		0.000	0.000
TOTAL DEDUCTION					0.000
TOTAL GREEN AREA					2,664.283

COMMUNITY FACILITIES AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	1	67.056	49.150	3,295.802
TOTAL OPEN/GREEN AREA (in SQ.MT.)					3,295.802
				(in Acres)	0.814

COMMERCIAL AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	(27.762+18.593)/2		39.056	905.220
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,304.007
				(in Acres)	0.322

15% MORTGAZED PLOT AREA DETAILS						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
H	7.750	19.000	147.250	52-57	6	683.500
L	7.500	18.270	137.025	133-137	5	685.125
L1	7.500	18.000	135.000	140-144	5	675.000
M	5.580	13.290	74.158	125-131	7	519.107
TOTAL PLOT AREA					23	2762.732
					IN ACRES	0.683

TOTAL SITE AREA =8.13125 ACRES (32905.932 SQ.MT.)					
NET PLANNED AREA - 8.05625 ACRES (32602.487 SQ.MT.)					
	PERMISSIBLE			PROPOSED	
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283	8.097
10% area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.834	3295.802	10.01
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007	4.000
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456	55.26
Total permissible area	5.237	21191.617	65.0	4.774	19322.463	59.26
Permissible Density	240-400 ppa			334.33 PPA		
Achieved Density	241	PPA	1344 PERSONS (@ 13.5/PLOT)			

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.000	18.500	148.000	01-03	3	444.000
B	7.460	18.250	136.145	04-11	8	1089.160
C	8.111	18.490	149.972	20-24	5	749.862
D	7.500	17.500	131.250	13-19	7	918.750
D'	7.850	17.500	137.375	12	1	137.375
E	8.460	17.120	144.835	26-31,34-36	9	1303.517
F	8.470	17.120	145.006	25,32,33	3	435.019
G	6.750	12.763	86.150	37-42	6	516.902
G1	6.382	17.556	112.042	43,44	2	224.086
H	7.750	19.000	147.250	45-57	13	1914.250
H'	7.568	19.000	143.792	58	1	143.792
I	7.750	18.250	141.438	60-72	13	1838.688
I'	7.568	18.250	138.116	59	1	138.116
J	6.760	17.822	120.477	73-78	6	722.860
K	6.760	19.000	128.440	79-106	28	3596.320
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.266	18.270	132.750	138	1	132.750
L1	7.500	18.000	135.000	140-144	5	675.000
L1'	7.266	18.000	130.788	139	1	130.788
M	5.580	13.290	74.158	125-131	7	519.107
M'	5.610	13.290	74.557	132	1	74.557
N	7.000	12.000	84.000	114-118,120-124	10	840.000
N'	6.789	12.000	81.468	113, 119	2	162.936
P	7.000	14.968	104.776	107-111	5	523.880
P'	6.789	14.968	101.618	112	1	101.618
TOTAL PLOT AREA					144	18018.466
					IN ACRES	4.452

AREA STATEMENT FOR DEEN DAYAL AWAS YOJANA	
APPLIED LAND AREA	8.13125 ACRES (32905.932 SQ.MT.)
AREA UNDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)
AREA UNDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)
AREA UNDER 75 METER ROAD WIDDINING AREA ©	0.05 ACRES (211.910 SQ.MT.)
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)
50 % AREA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES
NET PLANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAZED PLOTS SHOWN AS

TITLE:-

LAYOUT-CUM-DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

Ar. VIKAS AHLAWAT CA/2013/58929

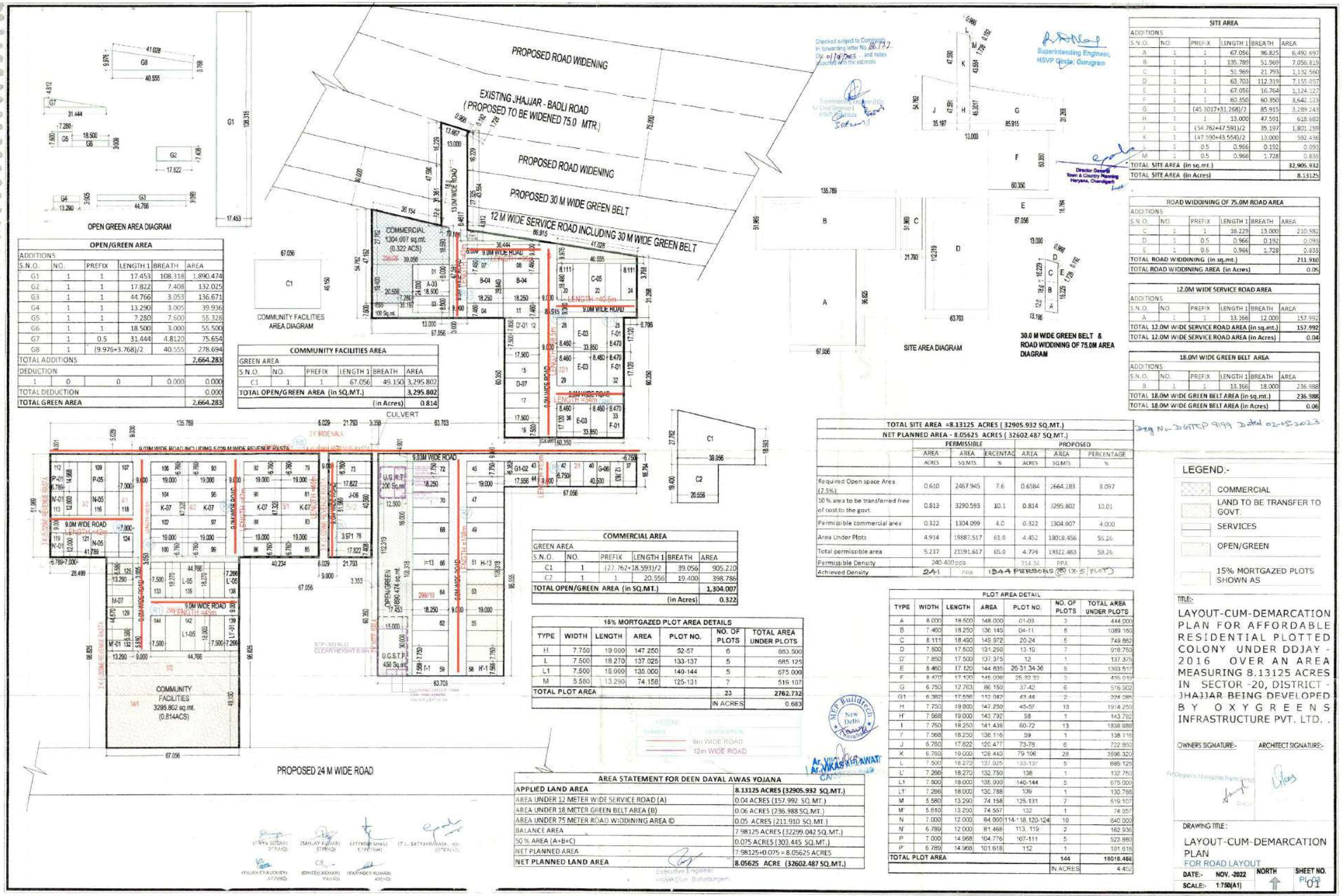
DRAWING TITLE :

LAYOUT-CUM-DEMARCATION PLAN

FOR DRAINAGE LAYOUT

DATE:- NOV. -2022	NORTH	SHEET NO.
SCALE:- 1:750(A1)		PLOT 01

Director General Town & Country Planning Haryana, Chandigarh



OPEN/GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2		40.555	278.694
TOTAL ADDITIONS					2,664.283
DEDUCTION					
1	0	0		0.000	0.000
TOTAL DEDUCTION					0.000
TOTAL GREEN AREA					2,664.283

COMMUNITY FACILITIES AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	1	67.056	49.150	3,295.802
TOTAL OPEN/GREEN AREA (in SQ.MT.)					3,295.802
				(in Acres)	0.814

SITE AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	67.056	96.825	6,492.697
B	1	1	135.789	51.969	7,056.819
C	1	1	51.969	21.793	1,132.560
D	1	1	63.703	112.319	7,155.057
E	1	1	67.056	16.764	1,124.127
F	1	1	60.350	60.350	3,642.123
G	1	(45.3017+31.268)/2		85.915	3,289.243
H	1	1	13.000	47.591	618.683
J	1	(54.762+47.591)/2		35.197	1,801.259
K	1	(47.590+43.554)/2		13.000	592.436
L	1	0.5	0.966	0.192	0.093
M	1	0.5	0.966	1.728	0.835
TOTAL SITE AREA (in sq.mt.)					32,905.932
TOTAL SITE AREA (in Acres)					8.13125

ROAD WIDDINING OF 75.0M ROAD AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
C	1	1	16.229	13.000	210.982
D	1	0.5	0.966	0.192	0.093
E	1	0.5	0.966	1.728	0.835
TOTAL ROAD WIDDINING (in sq.mt.)					211.910
TOTAL ROAD WIDDINING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.166	12.000	157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in sq.mt.)					157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in Acres)					0.04

18.0M WIDE GREEN BELT AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
B	1	1	13.166	18.000	236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in sq.mt.)					236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in Acres)					0.06

Endst No. DGTCP 9199 Dated 02-05-2023

TOTAL SITE AREA =8.13125 ACRES (32905.932 SQ.MT.)						
NET PLANNED AREA - 8.05625 ACRES (32602.487 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS	PERCENTAGE %	AREA ACRES	AREA SQ.MTS	PERCENTAGE %
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283	8.097
10 % area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.814	3295.802	10.01
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007	4.000
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456	55.26
Total permissible area	5.237	21191.617	65.0	4.774	19322.463	59.26
Permissible Density	240-400 pca			314.34 PPA		
Achieved Density	24-1 PPA			1344 PERSONS @ 13.5 / PLOT		

COMMERCIAL AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	(27.762+18.593)/2		39.056	905.220
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,304.007
				(in Acres)	0.322

15% MORTGAZED PLOT AREA DETAILS						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
H	7.750	19.000	147.250	52-57	6	883.500
L	7.500	18.270	137.025	133-137	5	685.125
L1	7.500	18.000	135.000	140-144	5	675.000
M	5.580	13.290	74.158	125-131	7	519.107
TOTAL PLOT AREA					23	2762.732
					IN ACRES	0.683

AREA STATEMENT FOR DEEN DAYAL AWAS YOJANA	
APPLIED LAND AREA	8.13125 ACRES (32905.932 SQ.MT.)
AREA UNDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)
AREA UNDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)
AREA UNDER 75 METER ROAD WIDDINING AREA ©	0.05 ACRES (211.910 SQ.MT.)
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)
50 % AREA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES
NET PLANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.000	18.500	148.000	01-03	3	444.000
B	7.400	18.250	135.145	04-11	8	1089.160
C	8.111	18.490	149.972	20-24	5	749.862
D	7.500	17.500	131.250	13-19	7	918.750
D'	7.850	17.500	137.375	12	1	137.375
E	8.460	17.120	144.835	26-31,34-36	9	1303.517
F	8.470	17.120	145.008	25,32,33	3	435.010
G	6.750	12.763	86.150	37-42	6	516.902
G1	6.382	17.556	112.042	43,44	2	224.085
H	7.750	19.000	147.250	45-57	13	1914.250
H'	7.568	19.000	143.792	58	1	143.792
I	7.750	18.250	141.438	60-72	13	1838.688
I'	7.568	18.250	138.116	59	1	138.116
J	6.780	17.822	120.477	73-78	6	722.860
K	6.780	19.000	128.440	79-106	28	3596.320
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.286	18.270	132.750	138	1	132.750
L1	7.500	18.000	135.000	140-144	5	675.000
L1'	7.286	18.000	130.788	139	1	130.788
M	5.580	13.290	74.158	125-131	7	519.107
M'	5.610	13.290	74.557	132	1	74.557
N	7.000	12.000	84.000	114-118,120-124	10	840.000
N'	6.789	12.000	81.468	113, 119	2	162.936
P	7.000	14.968	104.776	107-111	5	523.880
P'	6.789	14.968	101.618	112	1	101.618
TOTAL PLOT AREA					144	18018.456
					IN ACRES	4.452

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAZED PLOTS SHOWN AS

TITLE:-

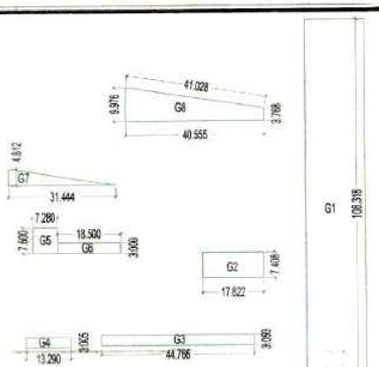
LAYOUT-CUM-DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

OWNERS SIGNATURE:- | ARCHITECT SIGNATURE:-

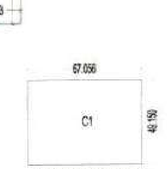
DRAWING TITLE:

LAYOUT-CUM-DEMARCATION PLAN
FOR ROAD LAYOUT

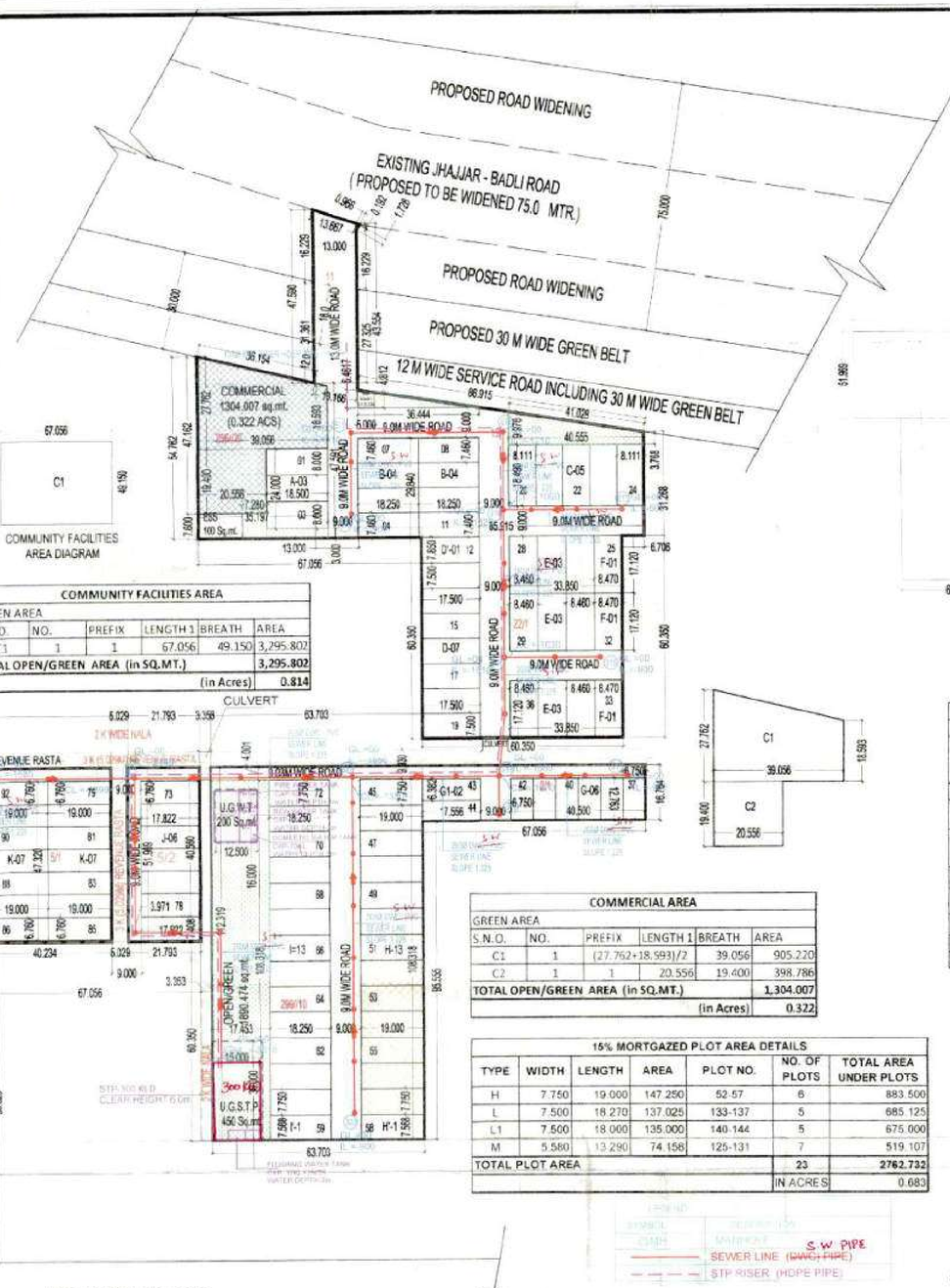
DATE:- NOV. -2022	NORTH	SHEET NO.
SCALE:- 1:750(A1)		Pl-01

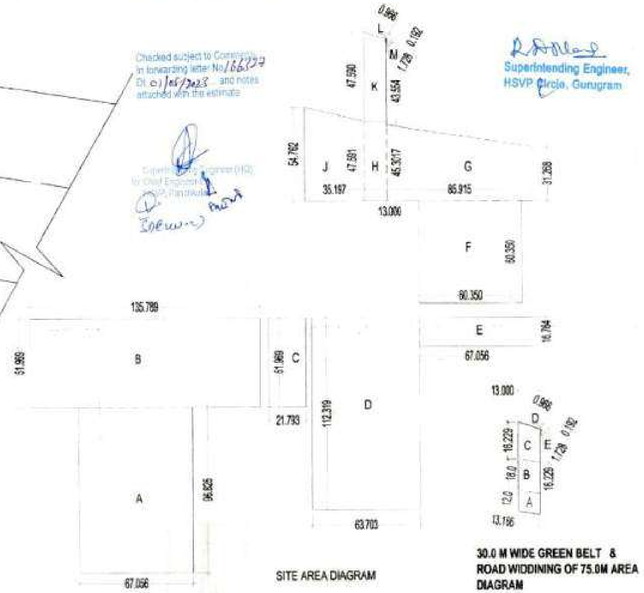


OPEN GREEN AREA DIAGRAM



COMMUNITY FACILITIES AREA DIAGRAM





SITE AREA DIAGRAM

30.0 M WIDE GREEN BELT & ROAD WIDDINING OF 75.0M AREA DIAGRAM

Checked subject to Correction in forwarding letter No/186137 Dt. 01/05/2023 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer, HSVP, Panchkula

Superintending Engineer, HSVP Circle, Gurugram

OPEN/GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2		40.555	278.694
TOTAL ADDITIONS					2,664.283
DEDUCTION					
1	0	0	0.000		0.000
TOTAL DEDUCTION					0.000
TOTAL GREEN AREA					2,664.283

COMMUNITY FACILITIES AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	1	67.056	49.150	3,295.802
TOTAL OPEN/GREEN AREA (in SQ.MT.)					3,295.802
				(in Acres)	0.814

COMMERCIAL AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	(27.762+18.593)/2		39.056	905.220
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,304.007
				(in Acres)	0.322

15% MORTGAZED PLOT AREA DETAILS						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
H	7.750	19.000	147.250	52-57	6	883.500
L	7.500	18.270	137.025	133-137	5	685.125
L1	7.500	18.000	135.000	140-144	5	675.000
M	5.580	13.290	74.158	125-131	7	519.107
TOTAL PLOT AREA					23	2762.732
					IN ACRES	0.683

AREA STATEMENT FOR DEEN DAYAL AWAS YOJANA	
APPLIED LAND AREA	8.13125 ACRES (32905.932 SQ.MT.)
AREA UNDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)
AREA UNDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)
AREA UNDER 75 METER ROAD WIDDINING AREA ©	0.05 ACRES (211.910 SQ.MT.)
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)
50 % AREA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES
NET PLANNED LAND AREA	8.05625 ACRES (32602.487 SQ.MT.)

Executive Engineer, HSVP Divn. Bahadurgarh

SITE AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	67.056	96.825	6,492.697
B	1	1	135.789	51.969	7,056.819
C	1	1	51.969	21.793	1,132.560
D	1	1	63.703	112.319	7,155.057
E	1	1	67.056	16.764	1,124.127
F	1	1	60.350	60.350	3,642.123
G	1	(45.3017+31.268)/2		85.915	3,289.243
H	1	1	13.000	47.591	618.682
J	1	(54.762+47.591)/2		35.197	1,801.259
K	1	(47.590+43.554)/2		13.000	592.436
L	1	0.5	0.966	0.192	0.093
M	1	0.5	0.966	1.728	0.835
TOTAL SITE AREA (in sq.mt.)					32,905.932
TOTAL SITE AREA (in Acres)					8.13125

ROAD WIDDINING OF 75.0M ROAD AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C	1	1	16.229	13.000	210.982
D	1	0.5	0.966	0.192	0.093
E	1	0.5	0.966	1.728	0.835
TOTAL ROAD WIDDINING (in sq.mt.)					211.910
TOTAL ROAD WIDDINING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.166	12.000	157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in sq.mt.)					157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in Acres)					0.04

18.0M WIDE GREEN BELT AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
B	1	1	13.166	18.000	236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in sq.mt.)					236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in Acres)					0.06

Endst No. DGTCP 9199 Dated 02-05-2023

TOTAL SITE AREA =8.13125 ACRES (32905.932 SQ.MT.)						
NET PLANNED AREA - 8.05625 ACRES (32602.487 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS	PERCENTAGE %
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283	8.097
10 % area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.814	3295.802	10.01
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007	4.000
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456	55.26
Total permissible area	5.237	21191.617	65.0	4.774	19322.463	59.26
Permissible Density	240-400 ppa			314.34 PPA		
Achieved Density	241 PPA			1344 PERSONS @ 13.5/PLOT		

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.000	18.500	148.000	01-03	3	444.000
B	7.460	18.250	136.145	04-11	8	1089.150
C	8.111	18.490	149.972	20-24	5	749.862
D	7.500	17.500	131.250	13-19	7	918.750
D'	7.850	17.500	137.375	12	1	137.375
E	8.460	17.120	144.835	26-31,34-36	9	1303.517
F	8.470	17.120	145.006	25-32,33	9	435.019
G	6.750	12.763	86.150	37-42	6	516.902
G1	6.382	17.550	112.042	43,44	2	224.085
H	7.750	19.000	147.250	45-57	13	1914.250
H'	7.568	19.000	143.792	58	1	143.792
I	7.750	18.250	141.438	60-72	13	1838.688
I'	7.568	18.250	138.116	59	1	138.116
J	6.760	17.822	120.477	73-78	6	722.860
K	6.760	19.000	128.440	79-106	28	3596.320
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.266	18.270	132.750	138	1	132.750
L1	7.500	18.000	135.000	140-144	5	675.000
L1'	7.266	18.000	130.788	139	1	130.788
M	5.580	13.290	74.158	125-131	7	519.107
M'	5.610	13.290	74.557	132	1	74.557
N	7.000	12.000	84.000	114-118,120-124	10	840.000
N'	6.789	12.000	81.468	113, 119	2	162.936
P	7.000	14.968	104.776	107-111	5	523.880
P'	6.789	14.968	101.618	112	1	101.618
TOTAL PLOT AREA					144	18018.456
					IN ACRES	4.452

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAZED PLOTS SHOWN AS

TITLE:-

LAYOUT-CUM-DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

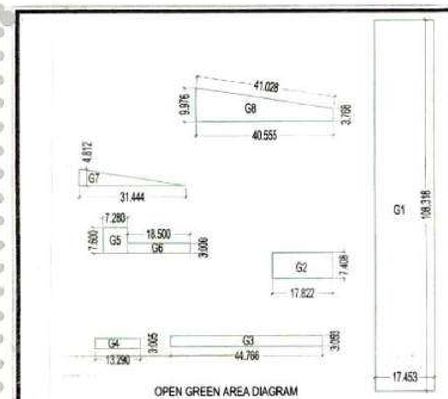
Ar. VIKAS
CA/2013

DRAWING TITLE :

LAYOUT-CUM-DEMARCATION PLAN
FOR SEWER LAYOUT

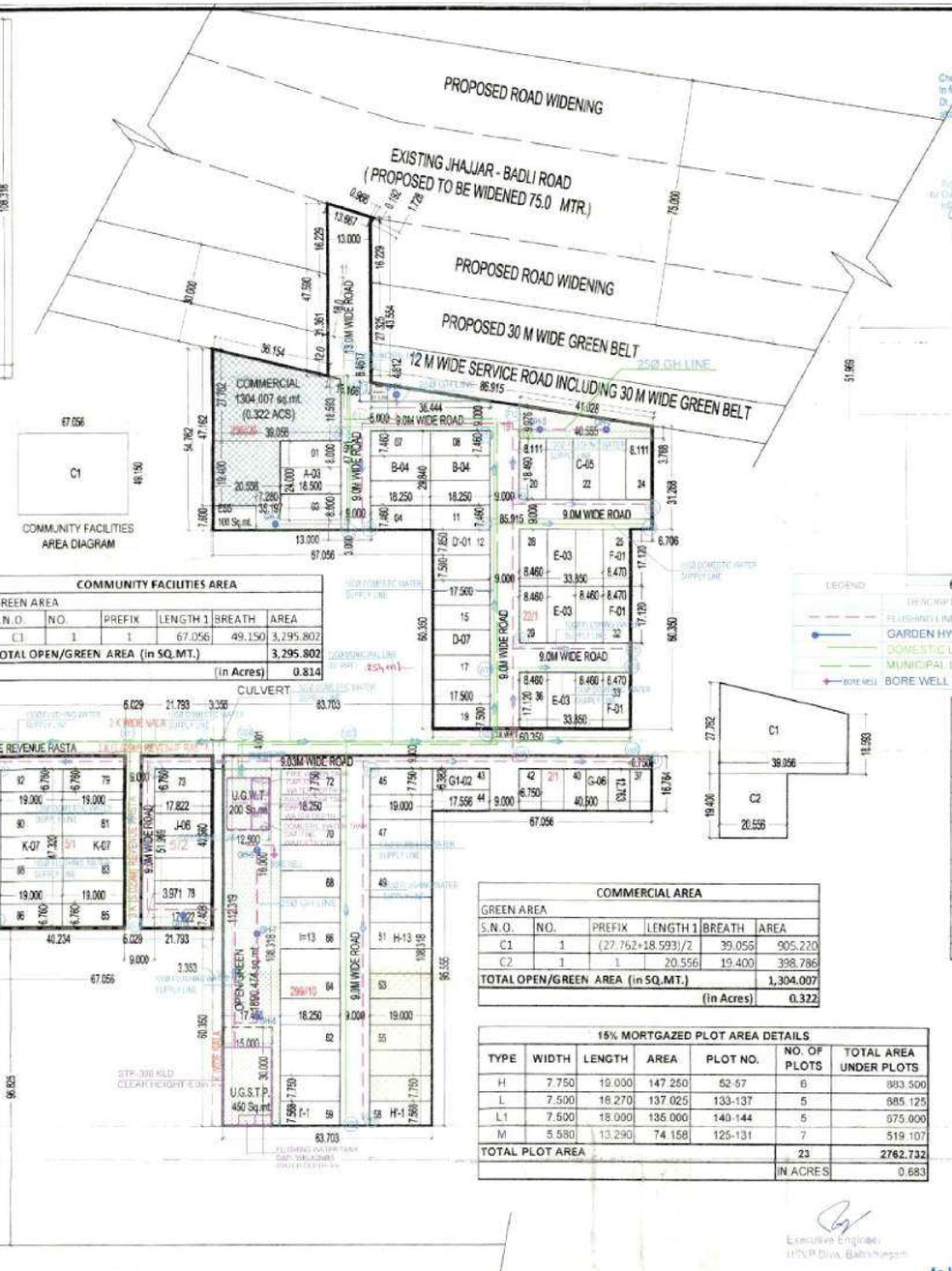
DATE:- NOV. -2022	NORTH	SHEET NO.
SCALE:- 1:750(A1)		PO-01

Director General Town & Country Planning Haryana, Chandigarh



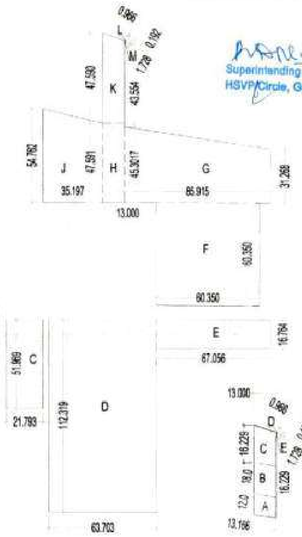
OPEN GREEN AREA DIAGRAM

OPEN/GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2	40.555		278.694
TOTAL ADDITIONS					2,664.283
DEDUCTION					
1	0	0		0.000	0.000
TOTAL DEDUCTION					0.000
TOTAL GREEN AREA					2,664.283



COMMUNITY FACILITIES AREA DIAGRAM

COMMUNITY FACILITIES AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	1	67.056	49.150	3,295.802
TOTAL OPEN/GREEN AREA (in SQ.MT.)					3,295.802
				(in Acres)	0.814



SITE AREA DIAGRAM

30.0 M WIDE GREEN BELT & ROAD WIDDINING OF 75.0M AREA DIAGRAM

SITE AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	67.056	96.825	6,492.697
B	1	1	135.789	51.969	7,056.819
C	1	1	51.969	21.793	1,132.560
D	1	1	63.703	112.319	7,155.057
E	1	1	67.056	16.764	1,124.127
F	1	1	60.350	60.350	3,642.123
G	1	(45.3017+31.268)/2		85.915	3,289.243
H	1	1	13.000	47.591	618.683
J	1	(54.762+47.591)/2		35.197	1,801.259
K	1	(47.590+43.554)/2		13.000	592.436
L	1	0.5	0.966	0.192	0.093
M	1	0.5	0.966	1.728	0.835
TOTAL SITE AREA (in sq.mt.)					32,905.932
TOTAL SITE AREA (in Acres)					8.13125

ROAD WIDDINING OF 75.0M ROAD AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
C	1	1	16.229	13.000	210.982
D	1	0.5	0.966	0.192	0.093
E	1	0.5	0.966	1.728	0.835
TOTAL ROAD WIDDINING (in sq.mt.)					211.910
TOTAL ROAD WIDDINING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.166	12.000	157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in sq.mt.)					157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in Acres)					0.04

18.0M WIDE GREEN BELT AREA					
ADDITIONS					
S.N.O.	NO	PREFIX	LENGTH 1	BREATH	AREA
B	1	1	13.166	18.000	236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in sq.mt.)					236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in Acres)					0.06

Checked subject to Conversion in forwarding letter No. 66327 Dt. 01/05/2023 and notes attached with the estimate.

Superintending Engineer, HSVP Circle, Gurugram

Executive Engineer (HQ) for Chief Engineer-1 HSVP, Panchkula

Executive Engineer HSVP Div. Badshapur

Ar. VIKAS

NEP Buildtech New Delhi Consultants

Director General Town & Country Planning Haryana, Chandigarh

Drg No. DGTCP 9199 Dated 02-05-2023

TOTAL SITE AREA =8.13125 ACRES (32905.932 SQ.MT.)						
NET PLANNED AREA - 8.05625 ACRES (32602.487 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283	8.097
10 % area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.814	3295.802	10.01
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007	4.000
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456	55.26
Total permissible area	5.237	21191.617	65.0	4.774	19322.463	59.26
Permissible Density	240-400 ppa			314.34 PPA		
Achieved Density	241 PPA	(1344 PERSONS @ 3.5/PLOT)				

COMMERCIAL AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	(27.762+18.593)/2		39.056	905.220
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,304.007
				(in Acres)	0.322

15% MORTGAZED PLOT AREA DETAILS						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
H	7.750	19.000	147.250	52-57	6	883.500
L	7.500	18.270	137.025	133-137	5	685.125
L1	7.500	18.000	135.000	140-144	5	675.000
M	5.580	13.290	74.158	125-131	7	519.107
TOTAL PLOT AREA					23	2762.732
					IN ACRES	0.683

AREA STATEMENT FOR DEEN DAYAL AWAS YOJANA	
APPLIED LAND AREA	8.13125 ACRES (32905.932 SQ.MT.)
AREA UNDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)
AREA UNDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)
AREA UNDER 75 METER ROAD WIDDINING AREA ©	0.05 ACRES (211.910 SQ.MT.)
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)
50 % AREA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES
NET PLANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.000	18.500	148.000	01-03	3	444.000
B	7.460	18.250	136.145	04-11	8	1089.160
C	8.111	18.490	149.972	20-24	5	749.862
D	7.500	17.500	131.250	13-19	7	918.750
D'	7.850	17.500	137.375	12	1	137.375
E	8.460	17.120	144.835	28-31,34-36	6	1303.517
F	8.470	17.190	145.596	25-32,33	3	436.789
G	6.750	12.763	86.150	37-42	6	516.902
G'	6.362	17.556	112.042	43,44	2	224.085
H	7.750	19.000	147.250	45-57	13	1914.250
H'	7.568	19.000	143.792	58	1	143.792
I	7.750	18.250	141.438	60-72	13	1838.688
I'	7.568	18.250	138.116	59	1	138.116
J	6.760	17.822	120.477	73-78	6	722.860
K	6.760	19.000	128.440	79-106	28	3596.320
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.266	18.270	132.750	138	1	132.750
L1	7.500	18.000	135.000	140-144	5	675.000
L1'	7.266	18.000	130.788	139	1	130.788
M	5.580	13.290	74.158	125-131	7	519.107
M'	5.610	13.290	74.557	132	1	74.557
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P	7.000	14.968	104.776	107-111	5	523.880
P'	6.789	14.968	101.618	112	1	101.618
TOTAL PLOT AREA					144	18018.456
					IN ACRES	4.452

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAZED PLOTS SHOWN AS

TITLE:-

LAYOUT-CUM-DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD..

OWNERS SIGNATURE:- For Oxygreens Infrastructure Pvt. Ltd.

ARCHITECT SIGNATURE:-

DRAWING TITLE:

LAYOUT-CUM-DEMARCATION PLAN

FOR DOMESTIC & FLUSHING WATER LAYOUT

DATE:- NOV. -2022	NORTH	SHEET NO.
SCALE:- 1:750(A1)		PLAN 01

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar YojanaBhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No.ZP-1775/AD(VK)/2023/ 12453 Dated 02-05-2023

To

Smt. Sudesh Devi and others
in collaboration with Oxygreens Infrastructure Pvt. Ltd.,
Plot No. 18, Sector-45, Gurugram.

Subject: **Approval of revised layout-cum-demarcation plan of Affordable Plotted Housing Colony (under Deen Dayal Jan Awas Yojna - 2016) for an area measuring 8.13125 acres (Licence No. 138 of 2022 dated 09.09.2022) in Sector-20, Jhajjar being developed by Smt. Sudesh Devi and others in collaboration with Oxygreens Infrastructure Pvt. Ltd.**

Reference:- Your request letter dated 09.03.2023 on the matter cited above.

Please find enclosed a copy of approved revised layout-cum-demarcation plan aforesaid Affordable Plotted Colony bearing drawing no. DGTCP-9199 dated 02.05.2023 for further necessary action.

The above revised layout-cum-demarcation plan is approved with the condition that you shall get the mortgage deed revised as per above within a period of 15 days.

DA/as above

(Divya Dogra)
District Town Planner, (HQ)
For: Director General, Town & Country Planning,
Haryana, Chandigarh

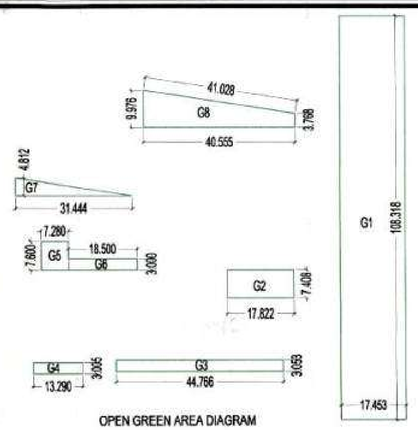
Endst. No.ZP-1775/AD(VK)/2023/ _____ Dated _____

A copy is forwarded to the following alongwith a copy of approved revised layout-cum-demarcation plan for information and necessary action:-

1. The Senior Town Planner, Rohtak.
2. The District Town Planner, Jhajjar.
3. Nodal Officer, Website Updation with a request to host the same on website of the Department.

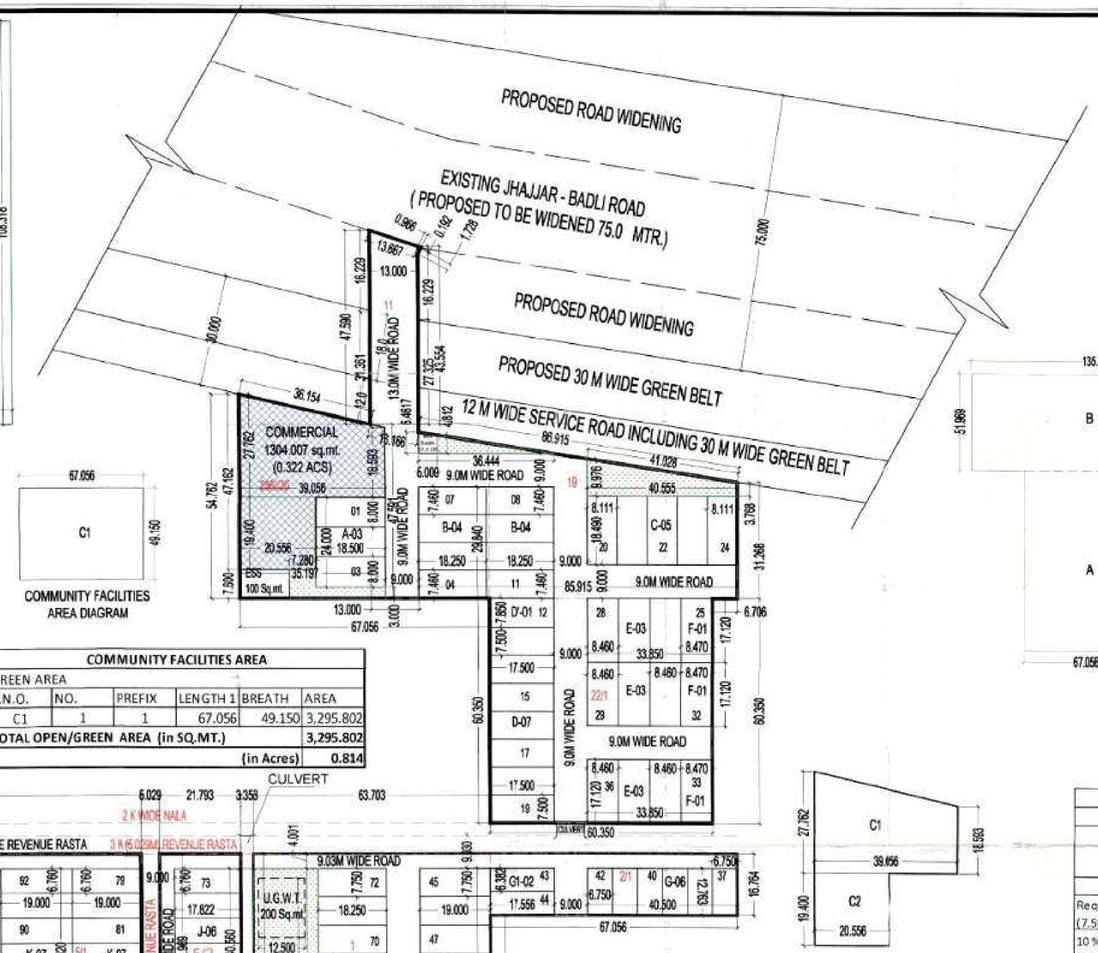
DA/as above

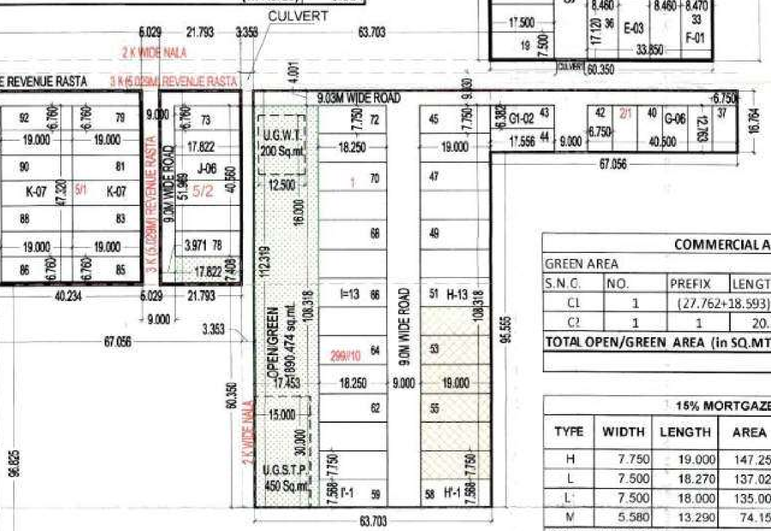
(Divya Dogra)
District Town Planner, (HQ)
For: Director General, Town & Country Planning,
Haryana, Chandigarh.



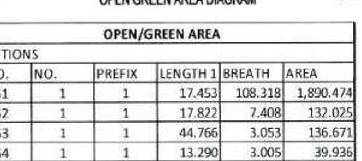
OPEN GREEN AREA DIAGRAM

OPEN/GREEN AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2		40.555	278.694
TOTAL ADDITIONS					2,664.283
DEDUCTION					
1	0	0		0.000	0.000
TOTAL DEDUCTION					0.000
TOTAL GREEN AREA					2,664.283



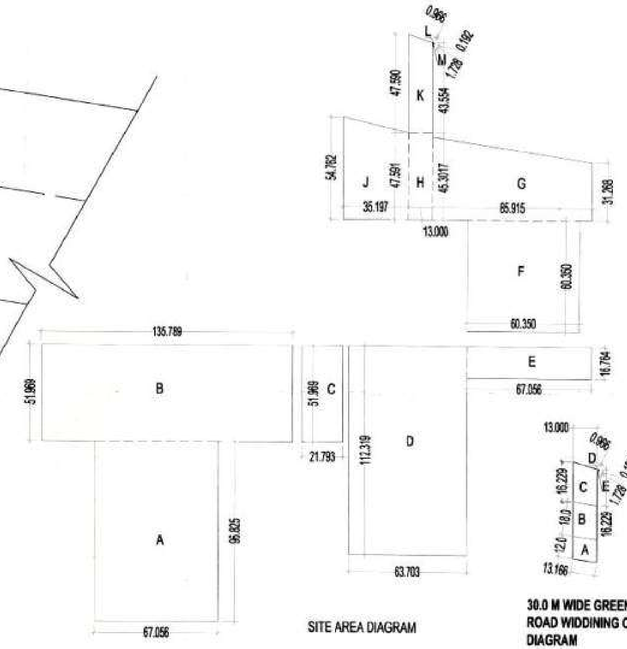


PROPOSED 24 M WIDE ROAD



COMMUNITY FACILITIES AREA DIAGRAM

COMMUNITY FACILITIES AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	1	67.056	49.150	3,295.802
TOTAL OPEN/GREEN AREA (in SQ.MT.)					3,295.802
				(in Acres)	0.814



SITE AREA DIAGRAM

30.0 M WIDE GREEN BELT & ROAD WIDDINING OF 75.0M AREA DIAGRAM

SITE AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	67.056	96.825	6,492.697
B	1	1	135.789	51.969	7,056.819
C	1	1	51.969	21.793	1,132.560
D	1	1	63.703	112.319	7,155.057
E	1	1	67.056	16.764	1,124.127
F	1	1	60.350	60.350	3,642.123
G	1	(45.3017+31.268)/2		85.915	3,289.243
H	1	1	13.000	47.591	618.683
J	1	(54.762+47.591)/2		35.197	1,801.259
K	1	(47.590+43.554)/2		13.000	592.436
L	1	0.5	0.966	0.192	0.093
M	1	0.5	0.966	1.728	0.835
TOTAL SITE AREA (in sq.mt.)					32,905.932
TOTAL SITE AREA (in Acres)					8.13125

ROAD WIDDINING OF 75.0M ROAD AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C	1	1	16.229	13.000	210.982
D	1	0.5	0.966	0.192	0.093
E	1	0.5	0.966	1.728	0.835
TOTAL ROAD WIDDINING (in sq.mt.)					211.910
TOTAL ROAD WIDDINING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
A	1	1	13.166	12.000	157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in sq.mt.)					157.992
TOTAL 12.0M WIDE SERVICE ROAD AREA (in Acres)					0.04

18.0M WIDE GREEN BELT AREA					
ADDITIONS					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
B	1	1	13.166	18.000	236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in sq.mt.)					236.988
TOTAL 18.0M WIDE GREEN BELT AREA (in Acres)					0.06

Drg No- DGTCP 9199 Dated 02-05-2023

TOTAL SITE AREA =8.13125 ACRES (32905.932 SQ.MT.)						
NET PLANNED AREA - 8.05625 ACRES (32602.487 SQ.MT.)						
	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	ERCENTAG %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283	8.097
10 % area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.814	3295.802	10.01
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007	4.000
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456	55.26
Total permissible area	5.237	21191.617	65.0	4.774	19322.463	59.26
Permissible Density	240-400 ppa			314.34	PPA	
Achieved Density	241	PPA		1344 PERSONS (@ 13.5/PLOT)		

COMMERCIAL AREA					
GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH 1	BREATH	AREA
C1	1	(27.762+18.593)/2		39.056	915.220
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,314.007
				(in Acres)	0.322

15% MORTGAZED PLOT AREA DETAILS						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
H	7.750	19.000	147.250	52-57	6	883.500
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.500	18.000	135.000	140-144	5	675.000
M	5.580	13.290	74.158	125-131	7	519.107
TOTAL PLOT AREA					23	2762.732
					IN ACRES	0.683

PLOT AREA DETAIL						
TYPE	WIDTH	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.000	18.500	148.000	01-03	3	444.000
B	7.460	18.250	136.145	04-11	8	1089.160
C	8.111	18.490	149.972	20-24	5	749.862
D	7.500	17.500	131.250	13-19	7	918.750
D'	7.850	17.500	137.375	12	1	137.375
E	8.460	17.120	144.835	26-31,34-36	9	1303.517
F	8.470	17.120	145.006	26,32,33	3	435.018
G	6.750	12.763	86.150	37-42	6	516.902
G1	6.382	17.556	112.042	43,44	2	224.085
H	7.750	19.000	147.250	45-57	13	1914.250
H'	7.568	19.000	143.792	58	1	143.792
I	7.750	18.250	141.438	60-72	13	1838.688
I'	7.568	18.250	138.116	59	1	138.116
J	6.760	17.822	120.477	73-78	6	722.860
K	6.760	19.000	128.440	79-106	28	3596.320
L	7.500	18.270	137.025	133-137	5	685.125
L'	7.266	18.270	132.750	138	1	132.750
L1	7.500	18.000	135.000	140-144	5	675.000
L1'	7.266	18.000	130.788	139	1	130.788
M	5.580	13.290	74.158	125-131	7	519.107
M'	5.610	13.290	74.557	132	1	74.557
N	7.000	12.000	84.000	114-118,120-124	10	840.000
N'	6.789	12.000	81.468	113, 119	2	162.936
P	7.000	14.968	104.776	107-111	5	523.880
P'	6.789	14.968	101.618	112	1	101.618
TOTAL PLOT AREA					144	18018.456
					IN ACRES	4.452

AREA STATEMENT FOR DEEN DA'AL AWAS YOJANA	
APPLIED LAND AREA	8.13125 ACRES (32905.932 SQ.MT.)
AREA UIDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)
AREA UIDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)
AREA UIDER 75 METER ROAD WIDDINING AREA ©	0.05 ACRES (211.910 SQ.MT.)
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)
50 % AEA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES
NET PANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)

LEGEND:-

- COMMERCIAL
- LAND TO BE TRANSFER TO GOVT.
- SERVICES
- OPEN/GREEN
- 15% MORTGAZED PLOTS SHOWN AS

TITLE:-

LAYOUT-CUM-DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD. .

OWNERS SIGNATURE:- For Oxygreens Infrastructure Private Limited Director

ARCHITECT SIGNATURE:-

DRAWING TITLE :

LAYOUT-CUM-DEMARCATION PLAN

DATE:- NOV. -2022	NORTH	SHEET NO.
SCALE:- 1:750(A1)		01

(DIVYA DOGRA) DTP(HQ) | (SANJAY KUMAR) STP(HQ) | (JITENDER SHAG) CTP(TEM) | (T.L. SATYAPRAKASH, IAS) DGTCP(HQ)

(RAJAN CHAUDHRY) ATP(HQ) | (DINESH KUMAR) PA(HQ) | (VARINDER KUMAR) AD(HQ)

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madya Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1775/AD(GK)/2024/ 16016 Dated:- 03/06/2024

To

Smt. Sudesh Devi and Others,
In collaboration with Oxygreens Infrastructure Pvt. Ltd.,
Plot no. 18-P, Sector-45, Gurugram-122002.

Subject: - Approval of Zoning Plan of Affordable Residential Plotted Colony measuring 8.13125 acres (License No. 138 of 2022 dated 09.09.2022) falling in sector-20, Jhajjar, being developed by Smt. Sudesh Devi W/o Sh. Ajmer Singh & Others in collaboration with Oxygreens Infrastructure Pvt. Ltd.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved Zoning Plan of Affordable Residential Plotted Colony (DDJAY) of subject cited Colony bearing following details:-

Sr. No	Name of site	Drawing no.
1.	Zoning Plan	Drg. No. DTCP-10251 dated 29.05.2024

The above said Zoning Plan of Affordable Residential Plotted Colony is approved with the following condition:-

1. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of Zoning Plan.

DA/As above

(S. K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1775/AD(GK)/2024/_____ Dated_____

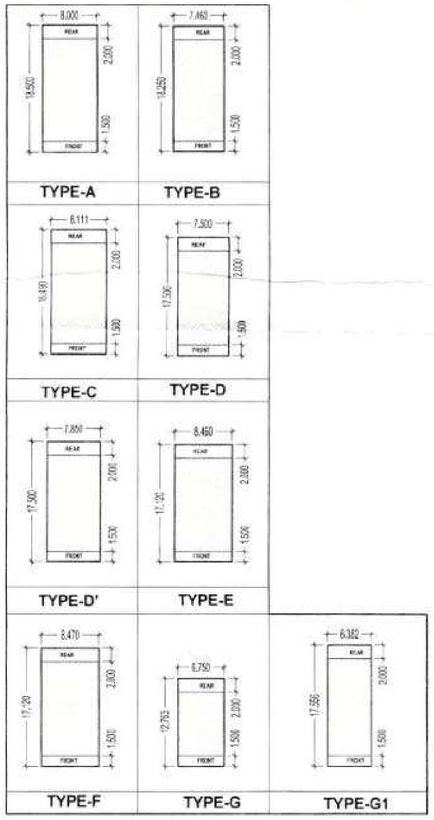
A copy is forwarded to the following for information and further necessary action.

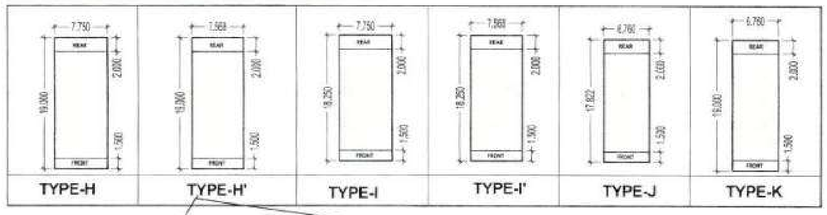
1. Senior Town Planner, Rohtak along with the copies of approved Zoning Plan for compliance of condition no. 1 above.
2. District Town Planner, Jhajjar.

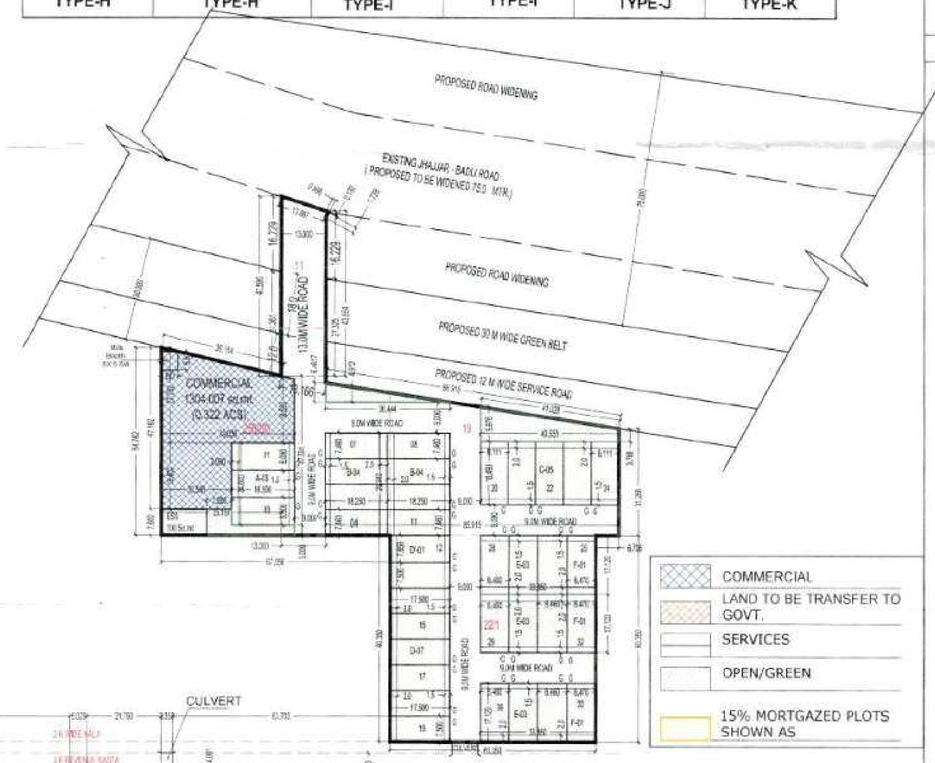
DA/As above

(S. K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE PVT. LTD.







FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. **USE ZONE**

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1	2	3
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. **MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The planning parameter to be adopted as below.-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (S+4 Floor)) (in metres)
Upto 100 square metres	66%	Single Level	200%	16.5
Upto 100 to 150 square metres	66%	Single Level	200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes.

3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

A). No. of Dwelling unit permitted on each plot : 3 (Three)
B). Provided that in case the decision dated 23.02.2023 to keep in abeyance the approvals of stilt+4 dwelling units is revoked by the competent authority and building plans approvals for such stilt+4 units is allowed the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

4. **BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. **BUILDING SET BACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

6. **STILT PARKING**

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

7. **PARKING**

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. **PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9. **BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. **RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. **BOUNDARY WALL**

(a) The boundary wall shall be constructed as per Code 7.5.

(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG,TCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.

(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for plots.

(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

12. **GATE AND GATE POST**

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

13. **DISPLAY OF POSTAL NUMBER OF THE PLOT**

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

14. **GARBAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

15. **ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

16. **GENERAL**

(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(ii) That the coloniser/owner shall ensure the installation of Solar Power Plant as per the 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, if applicable.

(iii) That the coloniser/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, if applicable.

(iv) Approval of building plan on 50% freezed plots shall be allowed as per term & condition of office order dated 05.08.2019

(v) Fire safety protection measures shall be regulated by Haryana fire service Act,2009, as amended from time to time

(vi) Rain water harvesting shall be provided as per HBC-2017 (if applicable)

NOTE

Read this drawing in conjuction with the demarcation plan verified by D.T.P.,Panipat vide Endst no.1573, dated 20-12-2021.

DRG.NO.DTCP.....10251.....DATED.....29-05-24

(GURPREET KHEPAR) AD (HQ)	(NEHA YADAV) ATP (HQ)	(S.K. SEHRAWAT) DTP (HQ)	(SANJAY KUMAR) STP (E & V)	(P. P. SINGH) CTP (HR.)	(AMIT KHATRI, IAS) DTCP (HR.)