

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.

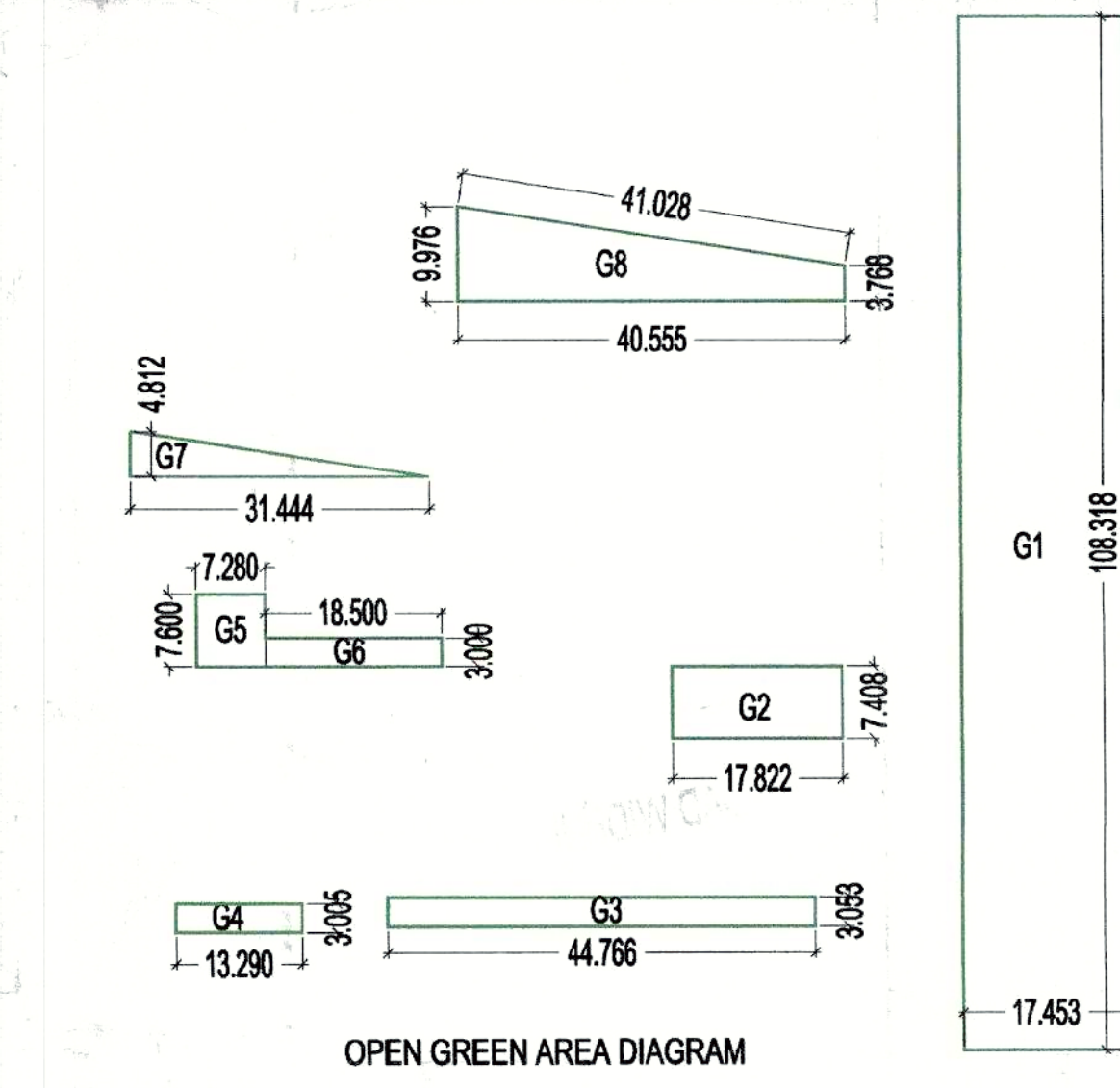
DA/as above



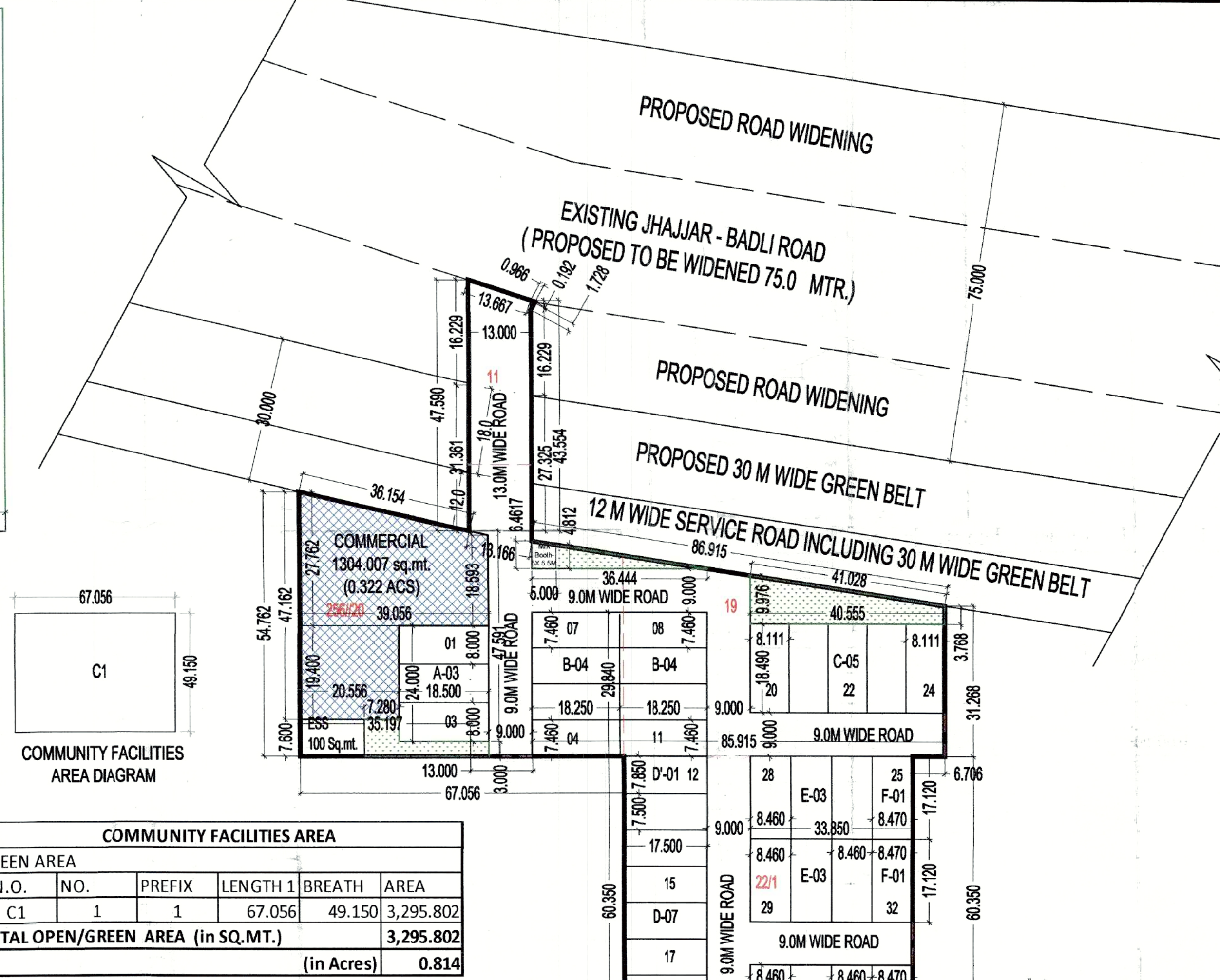
(Divya Dogra)

District Town Planner, (HQ)

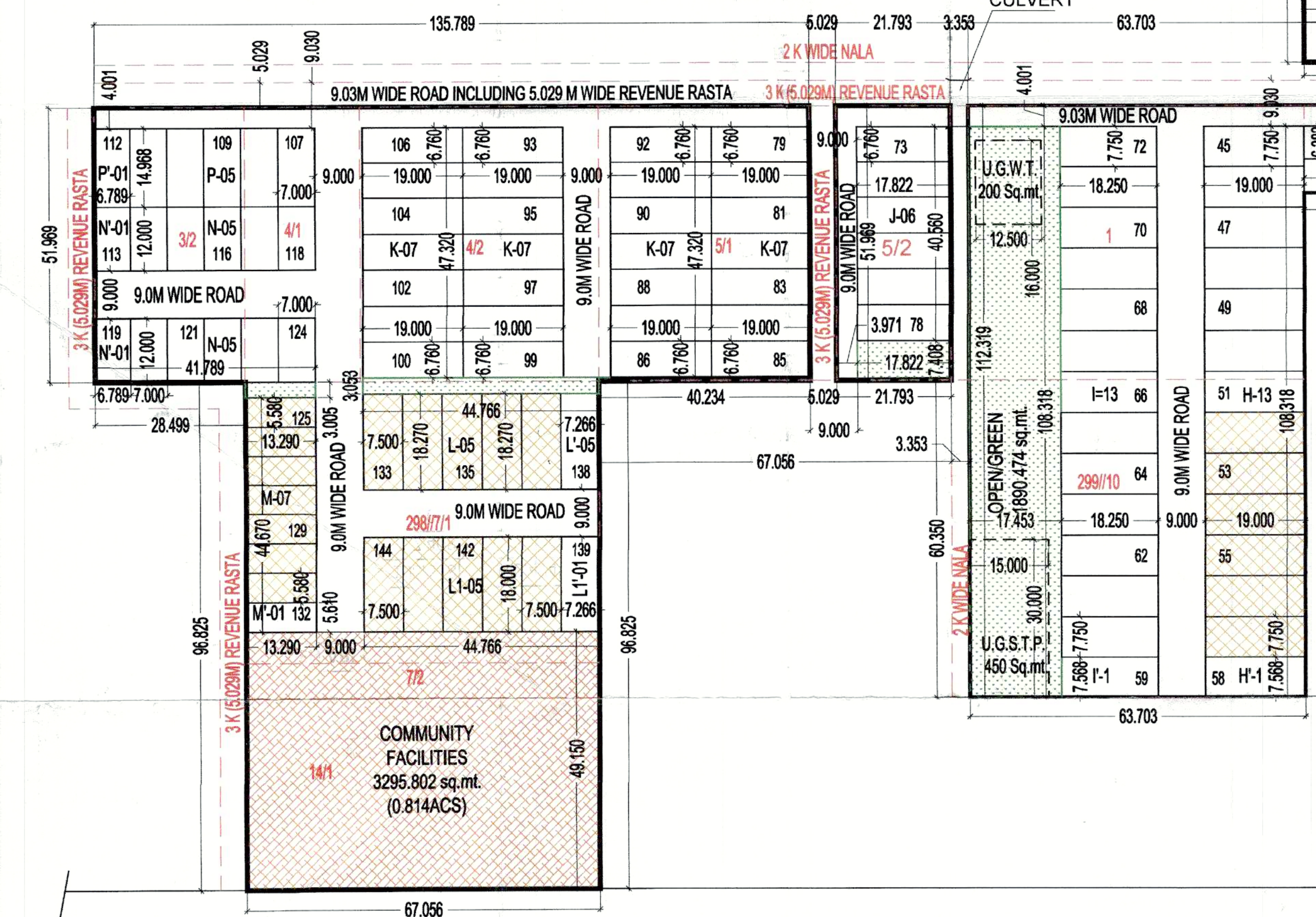
For: Director General, Town & Country Planning,
Haryana, Chandigarh.



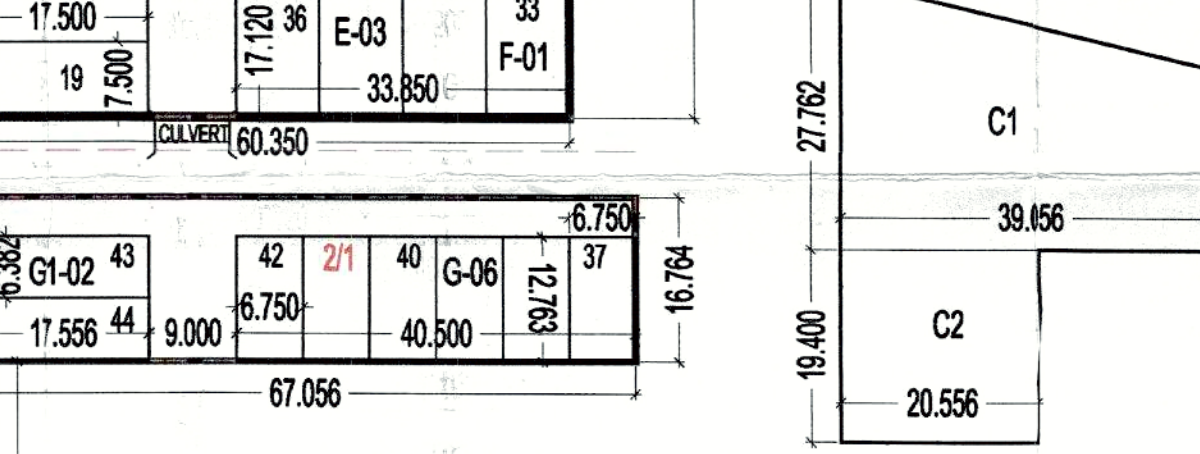
OPEN/GREEN AREA					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
G1	1	1	17.453	108.318	1,890.474
G2	1	1	17.822	7.408	132.025
G3	1	1	44.766	3.053	136.671
G4	1	1	13.290	3.005	39.936
G5	1	1	7.280	7.600	55.328
G6	1	1	18.500	3.000	55.500
G7	1	0.5	31.444	4.8120	75.654
G8	1	(9.976+3.768)/2	40.555	278.694	
TOTAL ADDITIONS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



COMMUNITY FACILITIES AREA					
S.N.O.	NO.	PREFIX	LENGTH	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



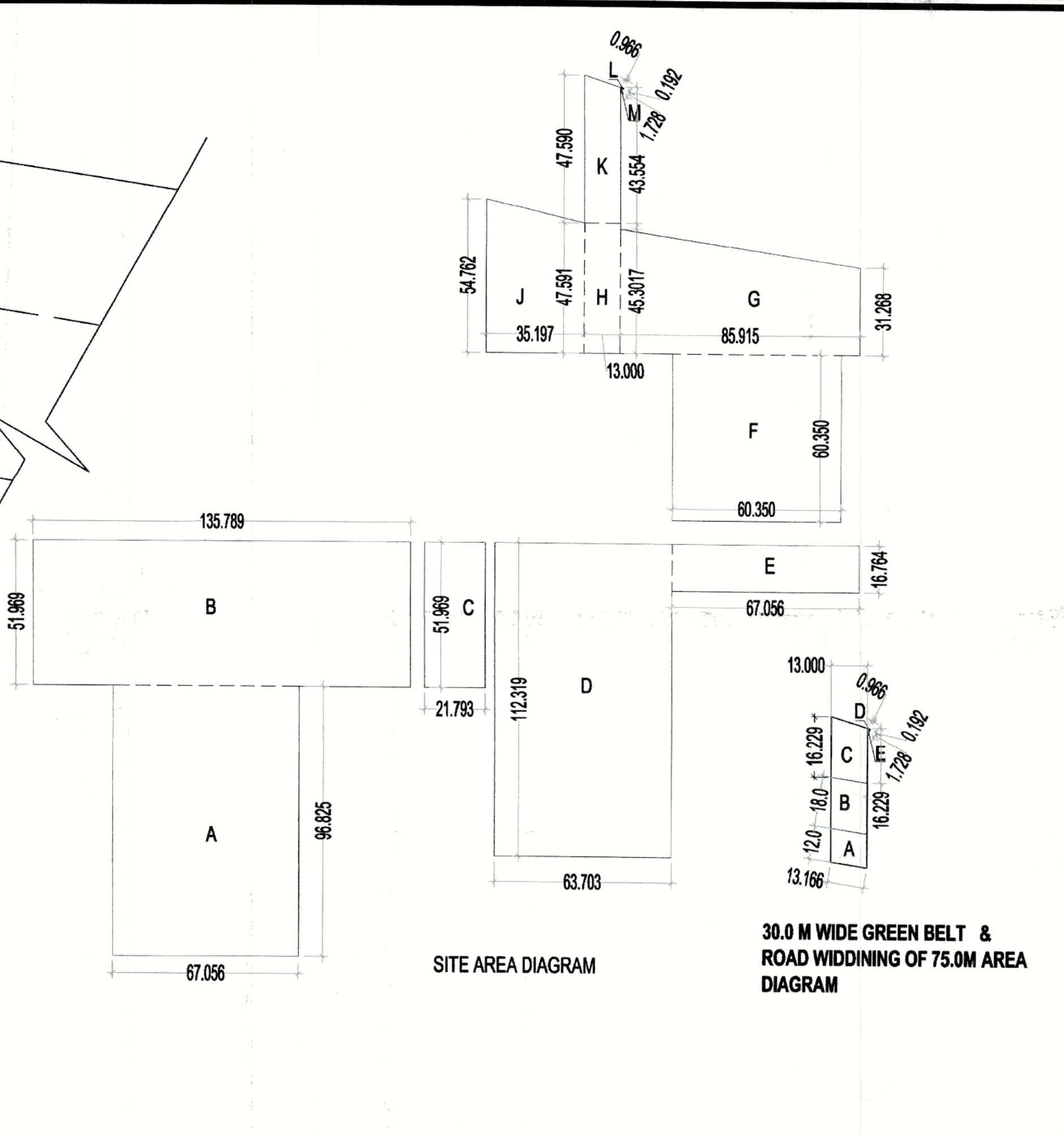
APPLIED LAND AREA					
AREA UNDER 12 METER WIDE SERVICE ROAD (A)	0.04 ACRES (157.992 SQ.MT.)				
AREA UNDER 18 METER GREEN BELT AREA (B)	0.06 ACRES (236.988 SQ.MT.)				
AREA UNDER 75 METER ROAD WIDENING AREA ©	0.05 ACRES (211.910 SQ.MT.)				
BALANCE AREA	7.98125 ACRES (32299.042 SQ.MT.)				
50 % AEA (A+B+C)	0.075 ACRES (303.445 SQ.MT.)				
NET PLANNED AREA	7.98125+0.075 = 8.05625 ACRES				
NET PLANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)				



COMMERCIAL AREA					
S.N.O.	NO.	PREFIX	LENGTH	BREATH	AREA
C1	1	(27.762+18.593)/2	39.056	995.220	
C2	1	1	20.556	19.400	398.786
TOTAL OPEN/GREEN AREA (in SQ.MT.)					1,394.007
(in Acres)					0.322

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

AREA STATEMENT FOR DEEN DA'AL 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 WIDENING 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 PLANNED LAND AREA	8.05625 ACRE (32602.487 SQ.MT.)				



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.
Required Open space Area (7.5%)	0.610	2467.945	7.6	0.6584	2664.283
10% area to be transferred free of cost to the govt.	0.813	3290.593	10.1	0.814	3295.802
Permissible commercial area	0.322	1304.099	4.0	0.322	1304.007
Area Under Plots	4.914	19887.517	61.0	4.452	18018.456
Total permissible area	5.237	21191.617	65.0	4.774	19322.463
Permissible Density	240-400 ppa			314.34	PPA
Achieved Density	241			1944 PERSONS (813.5/PLT)	

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	144.806	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	224.085
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

SITE AREA					
S.N.O.	NO.	PREFIX	LENGTH	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 WIDENING OF 75.0M ROAD AREA					
S.N.O.	NO.	PREFIX	LENGTH	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 WIDENING (in sq.mt.)					211.910
TOTAL ROAD WIDENING AREA (in Acres)					0.05

12.0M WIDE SERVICE ROAD AREA					
S.N.O.	NO.	PREFIX	LENGTH	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					
S.N.O.	NO.	PREFIX	LENGTH	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

229 N-2 G10P 9199 D-20-05-2023

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

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

OWNERS SIGNATURE:-
ARCHITECT SIGNATURE:-
For Oxygreens Infrastructure Private Limited
Director
ANIL KUMAR
2023/05/20

DRAWING TITLE:
LAYOUT-CUM-DEMARCATON PLAN

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