ALREADY LICENCED AREA 13.125 ACRES SHOWN AS
(LICENCE NO. 60 OF 2018 DATED 07.09.2018)

CALCULATIONS 13.125 ACRES (ALREADY LICENCED)		
		(In Acres)
Total Scheme Area		13.125
Net Planned Area		12.789
Area under Plotted		6.377
Area under Commercial		0.326
Total Saleable Area		6.703

GREEN AREA DETAIL		
	TOTAL	**7642.69** Sqm
Already Licenced	G1	522.94 Sqm
	G2	1708.7 Sqm
	G3	621.4 Sqm
	G4	520.59 Sqm
	G5	519.34 Sqm
	G6	91.13 Sqm
Additional Applied	NG-1	260.29 Sqm
	NG-2	931.3 Sqm
	NG-3	1464.78 Sqm
	NG-4	289.0 Sqm
	NG-5	252.806 Sqm
	NG-6	142.96 Sqm
	NG-7	203.379 Sqm
	NG-8	114.069 Sqm

DETAIL OF PLOTS			
CATEGORY	SIZE	PLOT AREA	NO. OF PLOTS	AREA (SQM)
A	Already Licenced		37	4508.64
B			204	13727.4
C			64	6958.37
D			23	2168.19
			228	2580.76
NEW PLOTS AREA DETAILS				
E	7.30 X 19.35	141.26	20	2825.10
F	7.18 X 19.35	138.93	1	138.93
G	6.80 X 17.47	118.80	11	1306.76
H	6.80 X 17.51	119.07	10	1190.68
I	6.80 X 18.15	123.42	5	617.10
J1 TO J9	7.54 X 19.50	147.03	5	735.15
J1 TO J3	7.54 X 19.80	149.29	3	447.88
K	7.00 X 20.50	143.50	6	861.00
L	7.00 X 17.51	122.57	12	1470.84
M	7.00 X 17.41	121.87	12	1462.44
N1	7.83 X 11.53	90.438	1	90.45
N2	5 PER SITE	83.509	1	83.51
N3	5 PER SITE	85.063	1	85.06
N4	5 PER SITE	86.605	1	86.61
N5	5 PER SITE	88.147	1	88.15
N6	5 PER SITE	89.689	1	89.69
N7	5 PER SITE	91.230	1	91.23
N8	5 PER SITE	91.628	1	91.63
O	7.51 X 19.35	145.32	7	1017.23
P	6.99 X 17.47	122.12	24	2930.77
Q	6.95 X 14.92	103.69	8	829.55
Q1	7.50 X 13.88	103.88	9	934.88
R	7.50 X 16.00	120.00	11	1320.00
S	7.24 X 13.85	100.27	14	1403.84
T	6.94 X 19.33	134.29	3	402.87
T1	4 PER SITE	149.051	1	149.051
T2	4 PER SITE	114.52	1	114.52
T3	4 PER SITE	106.52	1	106.52
T4	4 PER SITE	98.483	1	98.49
T5	4 PER SITE	90.806	1	90.81
T6	4 PER SITE	83.055	1	83.06
U	8.40 X 17.85	149.94	6	899.64
V	8.59 X 11.30	97.07	3	291.20
W1	4 PER SITE	141.733	1	141.73
W2	4 PER SITE	138.76	1	138.76
W3	4 PER SITE	135.786	1	135.79
W4	4 PER SITE	132.812	1	132.81
W5	4 PER SITE	129.839	1	129.84
W6	4 PER SITE	126.856	1	126.86
W7	4 PER SITE	123.891	1	123.89
W8	4 PER SITE	120.917	1	120.92
X	7.83 X 15.17	118.78	6	712.69
	TOTAL		200.0	24425.07
TOTAL PLOT AREA & NO OF PLOTS (ALREADY APPROVED + NEW PLOTS)			428.0	50258.67

LAYOUT SUMMARY - 25.142 ACRES		
S. No.	PARTICULARS	AREA (IN ACRES)
	Already licensed granted Area	13.125
I	Area under 12.0M WIDE SERVICE ROAD NEAR GREEN BELT	0.246
II	AREA OF AESCAY (CENCED GIANTED	13.052
II	SQN OF 18.3M WIDE SERVICE ROAD NEAR GREEN BELT	0.023
IV	AREA UNDER UNDERTAKEN/ED	0.243
V	Additional area applied	12.017
IV	Net planned area under already licensed granted (A)	12.789
V	Total Area of Scheme(13.125+12.017)	25.142
VI	50% of Area under 12 m wide Service road part of green belt	0.580
V	Area under 12 m wide service road part of green belt	1.036
IX	Net planned area under additional land (B)	11.487
X	NET PLANNED AREA(already licence granted+additional land)=C	24.2760

DETAIL OF AREA STATISTICS			
S. No.	PARTICULARS	PREMISSIBLE	ACHEIVED
		(IN ACRES) %	(IN ACRES) %
I	AREA UNDER PLOTS	14.308 61.00%	12.414 51.14%
II	AREA UNDER COMMERCIAL	0.971 4.00%	0.365 2.93%
III	OPEN SPACE (On 12m Width Service area)	1.886 7.50%	1.889 7.53%
IV	AREA UNDER COMMUNITY FACILITY	2.514 10.00%	2.557 10.15%
VI	TOTAL SALEABLE AREA	15.729 65.00%	12.979 53.46%

ALREADY LICENCE GRANTED DENSITY CALCULATION		
S. No.	Description	Unit
1	Total Number of Plots	228 Plots
2	No. of persons in 1 plot	3.5 Persons
3	Total Number of Persons	3078 Persons
4	Net Planned Area	240.68 Acres
	Density Achieved	240.68 PPA

DENSITY CALCULATION FOR ADDITIONAL LAND		
S. No.	Description	No. Unit
1	Total Number of Plots	200 Plots
2	No. Of persons in 1 plot	3.5 Persons
3	Total Number of Persons	2800 Persons
4	Net Planned Area	315.40 Acres
	Density Achieved	315.40 PPA

DETAIL OF AREA UNDER SERVICES		
S. No.	Description	Area Units
1	Soak Pit/U/G Sewerage Treatment Plant (1 L.P.)	450.00 Sq. Mtr.

OWNER :	ARCHITECT :
	Ankur Jindal 7218/2

M/s. VIJAYLAXMI INFRABUILD PVT. LTD.

CLIENT

PROJECT
LAYOUT PLAN FOR AN ADDITIONAL AREA MEASURING 12.017 ACRES ADJOINING TO ALREADY LICENCED GRANTED AN AREA MEASURING 13.125 ACRES (LICENCE NO 60 OF 2018 DATED 07.09.2018) NOW TOTAL AREA 25.142 ACRES AT SECTOR 29, JHAJJAR, HARYANA.

(RAM AVTAR BASSI) (PARVEEN) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATTAL IAS)
JD (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCP (HR)

1. To be read with Licence no. 112 of 2026 dated 08/06/2026 LC-3355-R
2. This layout plan for an additional area measuring 12017 acres in the already licence granted area measuring 13.125 acres (Licence No. 60 of 2018 dated 07/09/2018) thereby making total site area 25.142 acres (Drawing No. DTCP-12275 Dated 08.06.2026) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Vijay Laxmi Infrabuild Pvt. Ltd. in Sector-29, Jhajjar is hereby approved subject to the following conditions:-
1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area in the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the zoning plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way or 30 metres or wider sector road it applicable.
8. All the roads provided in the layout plan within the licensed areas or the colony shall be developed by the colonizer. All other green falls outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9.0 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space from part of the licensed area shall be transferred free of cost to the government on the lines of Section 3 (3) (iii) of the
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which at No. 8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per 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.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

