

14/10/2020

To,

The Executive Director
Haryana Real Estate Regulatory Authority, Panchkula
Mini Secretariat (2nd and 3rd Floor), Sector 1, Panchkula

Dear Sir,

Sub : RERA Registration of the project namely "Vijaylaxmi Greens – 1" (Temp ID: RERA-PKL-832-2020)

We have applied online on 8th Sep 2020 for RERA registration of our aforesaid Project. Whereas, the hard copy of all the relevant documents were submitted to your office on 21/09/2020.

With respect to the above, following documents/information were found to be deficient. In view of the same please find our reply as under:

- i) Quarterly schedule of expenditure to be incurred on the Project is attached herewith as Annexure 1.
- ii) The Company submitted the Service Plan estimates for its approval. The Services field report sent from Chief Engineer, HSVP, Panchkula to the Director, Town & Country Planning, vide their dated 29/9/2020. A copy of the Letter dated 29/9/2020 is attached herewith as Annexure 3.
- iii & iv) DTCP vide its letter dated 6/1/2020 provisionally approved revised Layout cum Demarcation Plan bearing Drg. No. DTCP – 7322 dated 31/12/2019. Further, DTCP vide its letter dated 17/8/2020 confirmed final approval of the aforesaid revised Layout cum Demarcation Plan (Drg. No. DTCP – 7322). A copy of the said letter dated 17/8/2020 alongwith the copy of the final Layout cum Demarcation Plan (also submitted online) is attached herewith as Annexure 3.
- iii) The FAR for commercial area is 1.75. Accordingly, the fee is also calculated and deposited on the basis of 1.75 FAR for commercial area. Details of fee calculated and deposited is attached herewith as Annexure 4.

Request you to kindly do the needful at the earliest.

For Vijaylaxmi Infrabuild Private Limited
For Vijaylaxmi Infrabuild Private Limited

Authorised Signatory


Authorised Signatory

Encl a/a

VIJAYLAXMI INFRABUILD PRIVATE LIMITED

Corporate & Communication Office : Plot No. - 28, Sector-4, IMT Manesar, Gurugram, Haryana - 122050, India.
Ph : 0124-4659300 •E-mail : roc@askbrake.com

Regd. Office : Flat No. - 104, 929/1, Naiwala, Faiz Road, Karol Bagh, New Delhi-110005 Tel. - 011-28758433, •CIN : U45400DL2013PTC253148

SCHEDULE OF EXPENDITURE TO BE MADE IN EACH QUARTER (RS. IN LAKH)

Particulars	Total Expenditure on Infrastructure	Expenditure incurred till the date of application	Expenditure to be made in each quarter											
			Oct-Dec 20-21	Jan-March 21-22	April-June 21-22	Jul-Sep 21-22	Oct-Dec 21-22	Jan-March	Grand Total					
Road & Pavements	79	26	34	8	4	4	3							
Water supply system	54	36	12	3	1	1	1							
Storm water drainage	26	19	5	0.5	0.5	0.5	0.5							
Electrical supply system	114	--	74	16	8	8	8							
Sewerage treatment & garbage disposal	58	15	28	6	3	3	3							
Street lighting	15	---	10	2	1	1	1							
Fire fighting	--		-	--										
Play grounds & parks	38	--	27	5	2	2	2							
Community center			Plot to be handed over to Govt.											
Shopping area		--	-	--										
Boundary wall	74	74	-	--										
Hard landscape	--	--	-	--										
Play equipment	--	--	-	--										
Security system	--	---	-	--										
DWC	13	11	1.0	0.5	0.5	--	---							
Others	33	--	22	5	2	2	2							
TOTAL	504	181	213	46.0	22.0	21.5	20.5							

For Vijaylaxmi Infrabuild Private Limited


 Authorised Signatory



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
VIKAS PRADHIKARAN

Tel : 2572449
Fax : 2564655
Website : www.hsvp.org.in
Email : cencrhsvp@gmail.com

Address: C-3, HSVP, HQ Sector-6
Panchkula

From

The Engineer in Chief,
HSVP, Panchkula.

To

✓ The Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No: - EIC/SE(HQ)/SDE(W)/2020/ 153848

Dated:- 29/09/2020

SUB:

Approval of service plan estimates of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) measuring 5.00 acres area falling in the revenue estate of Village Jaundhi, Sec-29, Jhajjar (Haryana) being developed by Vijaylaxmi Infrabuild Pvt. Ltd. (License No. 27 of 2019 dated 24.02.2019).

Ref:-

Please refer to your office memo no. ZP-1346/ AD(NA)/2019/368 dated 06.01.2020 vide which approved the revised layout cum demarcation plans of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) cited in the subject above were approved by your office.

The rough cost estimate/service plans for providing Public Health/B&R services to be provided by the colonizer by M/S. Vijaylaxmi Infrabuild Pvt. Ltd. falling in Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) on the land measuring 5.00 acres area falling in the revenue estate of Village Jaundhi, Sector-29, Jhajjar(Haryana), have been received from Superintending Engineer, HSVP Circle-I- vide his memo no.149569 dated 21.09.2020. The same have been checked and corrected wherever necessary and are sent herewith for execution as well as for Bank Guarantee purpose, subject to the following comments:-

SFI

SF(HQ)

1. EXTERNAL DEVELOPMENT CHARGES:-

The colonizer will have to pay the proportionate cost of external development charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting horticulture and Mtc. thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority /State Govt. and will be binding upon the colonizer.

2. MAINTENANCE OF SERVICES:-

The mtc. charges for various services like water supply, sewerage, storm water drainage, roads, Hort., street lighting etc. etc. and resurfacing of roads has been included in the estimate as per detail given in the estimate and the total cost works out to **Rs.155.44 lacs**. As they are liable to maintain the estate developed by them as per HSVP norms for ten years.

3. DENSITY/AREA/POPULATION:-

The overall density of the Affordable Residential Plotted Colony works out to **241 PPA** considering 13.5 person per plot. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct

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

Regd.

Memo No. ZP-1346/JD(RD)/2020/ 14377 Dated 17-08-2020

To

Vijay Laxmi Infrabuild Pvt. Ltd.,
Regd. Office: Flat no. 104, 929/1,
Naiwala, Faiz Road, Karol Bagh,
New Delhi-110005.


Subject:- Approval of revised layout-cum-demarcation plan for an measuring 5.0 acres (License No. 27 of 2019 dated 24.02.2019) granted for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna in the revenue estate of Village-Jaundhi, Sector-29, Jhajjar, District-Jhajjar being developed by Vijay Laxmi Infrabuild Pvt. Ltd.

Reference: In continuation to this office memo no.368 dated 06.01.2020 on the subject cited above and consequent report received from STP, Rohtak vide his office memo No. 936 dated 16.03.2020 and DTP, Jhajjar office Endst no. 706 dated 19.02.2020.

In continuation of the in-principle approval of revised layout plan conveyed by this office vide memo dated 06.01.2020 (referred above) and subsequent issuance of advertisements in the Newspapers on 09.01.2020 seeking objection on the said revised layout plan.

It has now been confirmed by DTP, Jhajjar & STP, Rohtak received vide letter under reference that no objection has been received from allottees on the said revision of layout.

Accordingly, the revised layout plan bearing Drg. No. DTCP-7322 dated 31.12.2019 shall be considered as approved for all facts and purposes with the condition that you shall get execute the revised mortgaged deed as per the area indicated in the revised layout-cum-demarcation plan and submit the same in the department within 15 days.



(Savita Jindal)

District Town Planner (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh.

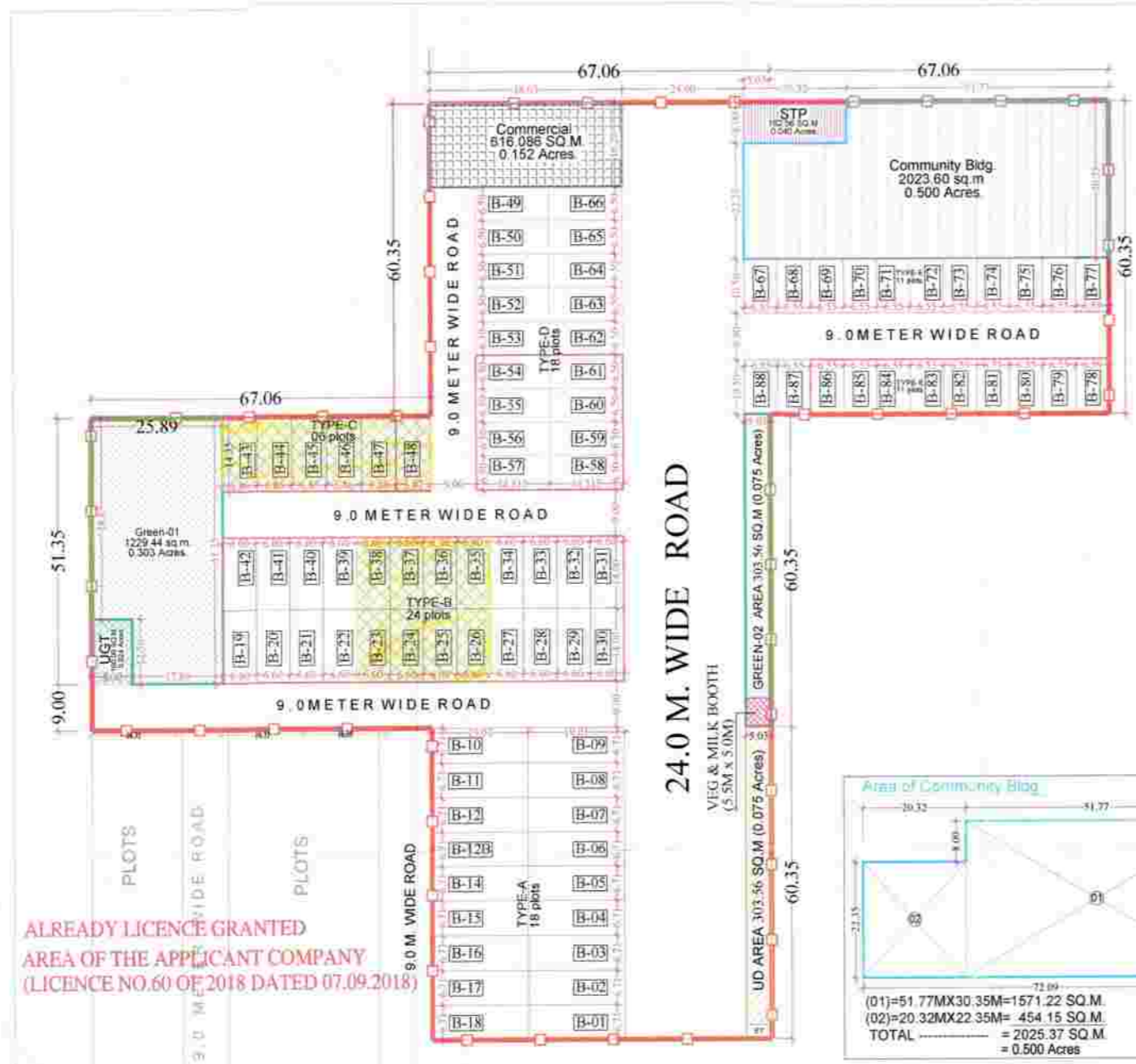
Endst. No. ZP-1346/JD (RD)/2020/ _____ Dated _____

A copy is forwarded to the following for information and necessary action please:-

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

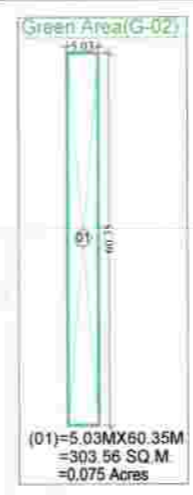
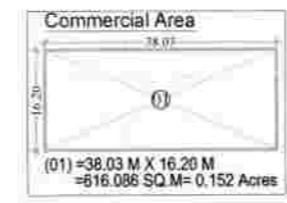
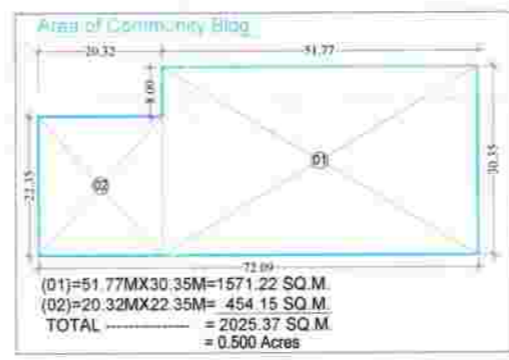

(Savita Jindal)

District Town Planner, (HQ)
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

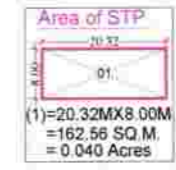
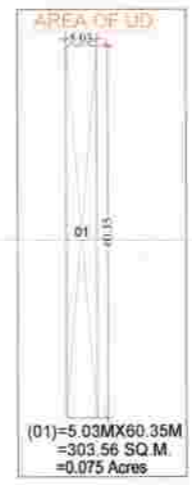


ALREADY LICENCE GRANTED
AREA OF THE APPLICANT COMPANY
(LICENCE NO.60 OF 2018 DATED 07.09.2018)

- FROZEN PLOTS 47 Nos.
- MORTGAGE PLOTS 14 NOS.
- COMMERCIAL PLOT
- GREEN AREA
- COMMUNITY BLDG.



Total Green Area
G-01 =1229.44 SQ M
G-02 = 303.56 SQ M
Total =1533.00 SQ M
= 0.378 Acres
= 7.56%



PLOT AREA OF SCHEME APPLIED FOR DEMARCATION - (A)	8.000	Acres
AREA UNDER UNDETERMINED - (B)	0.075	Acres
NET PLANNED AREA (A - B)	4.925	Acres
Area Under Plots Provided (at 72%)	2.658	Acres
Area Under Commercial Provided @ 3.00% of Licensed Area	0.152	Acres
Total Saleable Area Achieved @ 144.812%	2.207	Acres
Community Building Provided @ 10.00 % of Licensed Area	0.500	Acres
Green Area Provided @ 7.56 % of Licensed Area	0.378	Acres
Density Calculations for Plotted development 5.00 Acres	1188.000	P.P.A.
Plots @ 13.5 Person per Plot @ 88 X 12.5	1188.000	P.P.A.
Total Population in plotted residential area	241.215	P.P.A.
Achieved Density /Plotted area (1188/4.925)	241.215	P.P.A.
PERMISSIBLE GREEN AREA = 7.5 % of Licensed Area = 0.075 X 8.00 = 0.600 Acres		
PROPOSED GREEN AREA = 0.378 Acres = 0.378 / 0.600 = 63.00 %		

Plot No.	Area (sq. m)	Area (Acres)	Total Area (sq. m)	Total Area (Acres)
TYPE - A				
B-01 to B-18	18	8.71	157.56	3.59
TOTAL	18	8.71	157.56	3.59
TYPE - B				
B-19 to B-42	24	8.80	211.60	4.82
TOTAL	24	8.80	211.60	4.82
TYPE - C				
B-43 to B-47	5	6.86	34.30	0.78
TOTAL	5	6.86	34.30	0.78
TYPE - D				
B-48 to B-58	11	8.80	96.80	2.21
TOTAL	11	8.80	96.80	2.21
TYPE - E				
B-59 to B-78	20	8.80	176.00	4.00
TOTAL	20	8.80	176.00	4.00
TYPE - F				
B-79 to B-88	10	8.80	88.00	2.00
TOTAL	10	8.80	88.00	2.00
TOTAL	88	8316.84	1888.26	42.81

PLOT CALCULATIONS (5.00 ACRES)		
Total Scheme Area:	5.000	(In Acres)
Area under Undetermined land:	0.075	
Net Planned Area:	4.925	
Area under Plotted:	2.055	
Area under Commercial:	0.152	
Total Saleable Area:	2.207	(at 144.81%)

FREZZED AREA (50 %) OF TOTAL SALEABLE PLOTTED AREA					
i.e 50% OF 8316.56 SQ.M.= 4158.28 SQ.M.					
DETAIL OF 50% AREA TO BE FREZZED					
S.No of Plots	Size of Plots (in (in SQ.M.))	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in	Khasra Detail
B19 to B24	6.60 X 14.00	92.40	6	554.40	47//17
B25 to B36	6.60 X 14.00	92.40	12	1108.80	47//16
B37 to B42	6.60 X 14.00	92.40	6	554.40	47//17
B43, B47	6.86 X 14.35	98.44	5	492.21	47//17
B48	6.87 X 14.35	98.58	1	98.58	47//17
B54 & B55	6.50 X 14.515	94.35	2	188.70	47//15
B56 to B59	6.50 X 14.515	94.35	4	377.39	47//16
B60 & B61	6.50 X 14.515	94.35	2	188.70	47//15
B78	6.59 X 10.50	69.20	1	69.20	48//11/2
B79 & B80	6.55 X 10.50	68.78	2	137.55	48//11/2
B81 to B86	6.55 X 10.50	68.78	6	412.65	48//11/1
TOTAL AREA OF FREZZED PLOTS			47	4182.56	1.034 ACS

MORTGAGED AREA (15 %) OF TOTAL SALEABLE PLOTTED AREA					
i.e 15% OF 8316.56 SQ.M.= 1247.484 SQ.M.					
DETAIL OF 15% AREA TO BE MORTGAGED					
S.No of Plots	Size of Plots (in (in SQ.M.))	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in	Khasra Detail
B23, B24	6.60 X 14.00	92.40	2	184.80	47//17
B25, B26	6.60 X 14.00	92.40	2	184.80	47//16
B35, B36	6.60 X 14.00	92.40	2	184.80	47//16
B37, B38	6.60 X 14.00	92.40	2	184.80	47//17
B43, B47	6.86 X 14.35	98.44	5	492.21	47//17
B48	6.87 X 14.35	98.58	1	98.58	47//17
TOTAL AREA OF MORTGAGED PLOTS			14	1329.99	0.33ACS

RES. NO. 5747 7.22.2020 DATED: 3/2/20

REVISION: LAYOUT CUM DEMARCATION PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAIN AWAS YOUNA (DDJAY) ON LAND AREA MEASURING 5.00 ACRES AT SECTOR-29, VILLAGE JAUNDHI, TEHSIL & DISTRICT BHILAIAR.

DRAWING TITLE: LAYOUT CUM DEMARCATION PLAN
NAME OF OWNER: NISADVIJAYAXMI INFRABUILD PVT. LTD.
VIAVIJAYAXMI INFRABUILD (P) LTD.

NAME OF ARCHITECT: HARPREET SINGH (B.Archt.)
REGN. NO. GA199823194

SIGNATURE: [Signature]
DATE: 07/02/2020
DRG. NO. 02D

(NARENDER KUMAR) AD(HQ) (DINESH KUMAR) SD(HQ) (JAI DEEP) ATP (HQ) (SAVITA JINDAL) DTP(HQ) (P. P. SINGH) STP(E&V) (JITENDER SHAG) CTP(HR) (K. MAKRAND PANDURANG, IAS) DTCP(HR)

Details Of Fee

Particulars	Area in Acres	SQM in 1 Acre	FAR	Area in SQM	Rate/SQM	Amount
Residential Plot	4.848	4,047	1	19,619.18	5	98,096
Commercial Plot	0.152	4,047	1.75	1,076.46	10	10,765
	5.000			20,696		108,861

R/Off

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DD in Favour Of Haryana Real Estate Regulatory Authority

109,000

For Vijaylaxmi Infrabuild Private Limited


Authorised Signatory