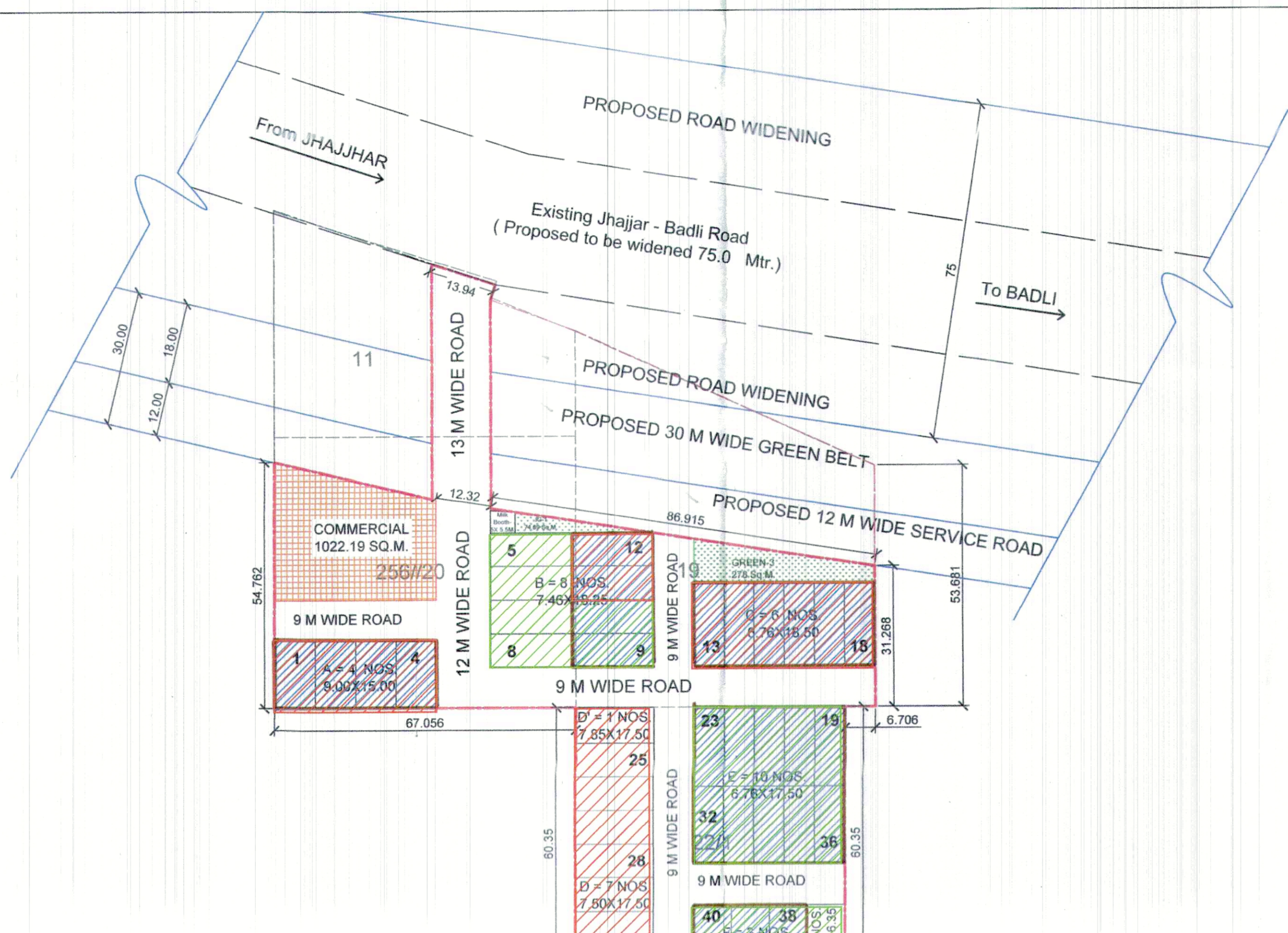


To be read with Licence No. 138 of 2022 Dated 09/09/2022 LC-4729  
 That this layout plan for an area measuring 8.13125 acres (Drawing No. 8607 Dated 13-09-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Smt. Sudesh Devi W/o Sh. Ajmer, Smt. Kitabo Devi W/o Sh. Prem Singh, Smt. Babita W/o Sh. Jagjit, developed by Smt. Dharam Lal, Sh. Ankit S/o Sh. Surinder Singh, Sh. Vijay Pal S/o Sh. Satbir in Collaboration with Oxygreens Infrastructure Pvt. Ltd. in the revenue estate of village Jhajjar, Sector-20, 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 of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
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 of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana and 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 meters wide road would mean a minimum clear width of 9 meters between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sectoral/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
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 licence through give and take with the land that HSPV 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DN) PRAKASHI ATP (HQ) (RAB) VA GUPTA DTP (HQ) (SUN) ITA SETHI STP (HQ) Bhunesh Kumar CTP(I&M) (T.L. SA) PRAKASH, IAS PGDTP (HR) (DINESH) ZUMAR SD (HQ) (RAJESH) DUTT JD (HQ)



AREA STATEMENT FOR DEEN DAYAL AWAS YOJANA

APPLIED LAND AREA	AREA	PERCENTAGE	PROPOSED AREA	PERCENTAGE
ACRES	SQ. MT.	%	ACRES	%
AREA UNDER 30 METER WIDE GREEN BELT AND 75 METER ROAD	10.15	124.8	0.15	1.8
BALANCE AREA	7.9825	97.1	7.9825	97.1
50% AREA UNDER 30 METER WIDE GREEN BELT AND 75 MTR ROAD	0.075	0.91	0.075	0.91
NET PLANNED AREA	7.9825+0.075 = 8.0575	98.01	8.0575	98.01
NET PLANNED LAND AREA	8.05625	97.96	8.05625	97.96

PLOT AREA DETAILS

TYPE	SIZE	LENGTH	PLOT AREA (SQ. M.)	PLOT AREA (SQ. YD.)	PLOT NOS.	NO OF PLOTS	TOTAL AREA UNDER PLOTS (SQ.M.)	
A	9.00 X 15.00	15.00	135.00	161.46	1 to 4	4	540.00	
B	7.46 X 18.25	18.25	136.15	162.83	5 to 12	8	1089.15	
C	6.76 X 18.50	18.50	125.06	149.57	13 to 18	6	750.36	
D	7.50 X 17.50	17.50	131.25	156.97	19 to 24	6	787.50	
E	6.76 X 17.50	17.50	118.30	141.49	25 to 30	6	709.80	
F	8.50 X 16.35	16.35	138.98	166.22	31 to 36	6	833.88	
G	6.40 X 12.76	12.76	81.66	97.66	37 to 42	6	489.96	
H	7.75 X 19.00	19.00	147.25	176.11	43 to 48	6	883.50	
I	7.75 X 18.25	18.25	141.44	170.02	49 to 54	6	848.64	
J	6.76 X 17.93	17.93	121.21	144.97	55 to 60	6	727.26	
K	6.76 X 19.00	19.00	128.44	153.61	61 to 66	6	770.64	
L	7.50 X 18.27	18.27	137.03	163.89	67 to 72	6	822.18	
L1	7.50 X 18.00	18.00	135.00	161.46	73 to 78	6	810.00	
L2	7.27 X 18.00	18.00	130.86	156.51	79 to 84	6	785.16	
M	7.50 X 13.29	13.29	99.68	119.22	85 to 90	6	598.08	
M1	7.17 X 13.29	13.29	95.29	113.97	91 to 96	6	571.74	
N	7.00 X 12.00	12.00	84.00	100.46	97 to 102	6	504.00	
N1	6.77 X 12.00	12.00	81.24	97.16	103 to 108	6	487.44	
P	7.00 X 14.96	14.96	104.72	125.24	109 to 114	6	628.32	
P1	6.77 X 14.96	14.96	101.28	121.13	115 to 120	6	606.48	
TOTAL PLOT AREA						145	17828.42	
							Acres	4.406
							%	54.68

DENSITY CALCULATION

NO. OF PLOTS 145

145 X 1.15 = 165.75 PERSONS / 8.05625 TOTAL SITE AREA

242.97 / ACRES

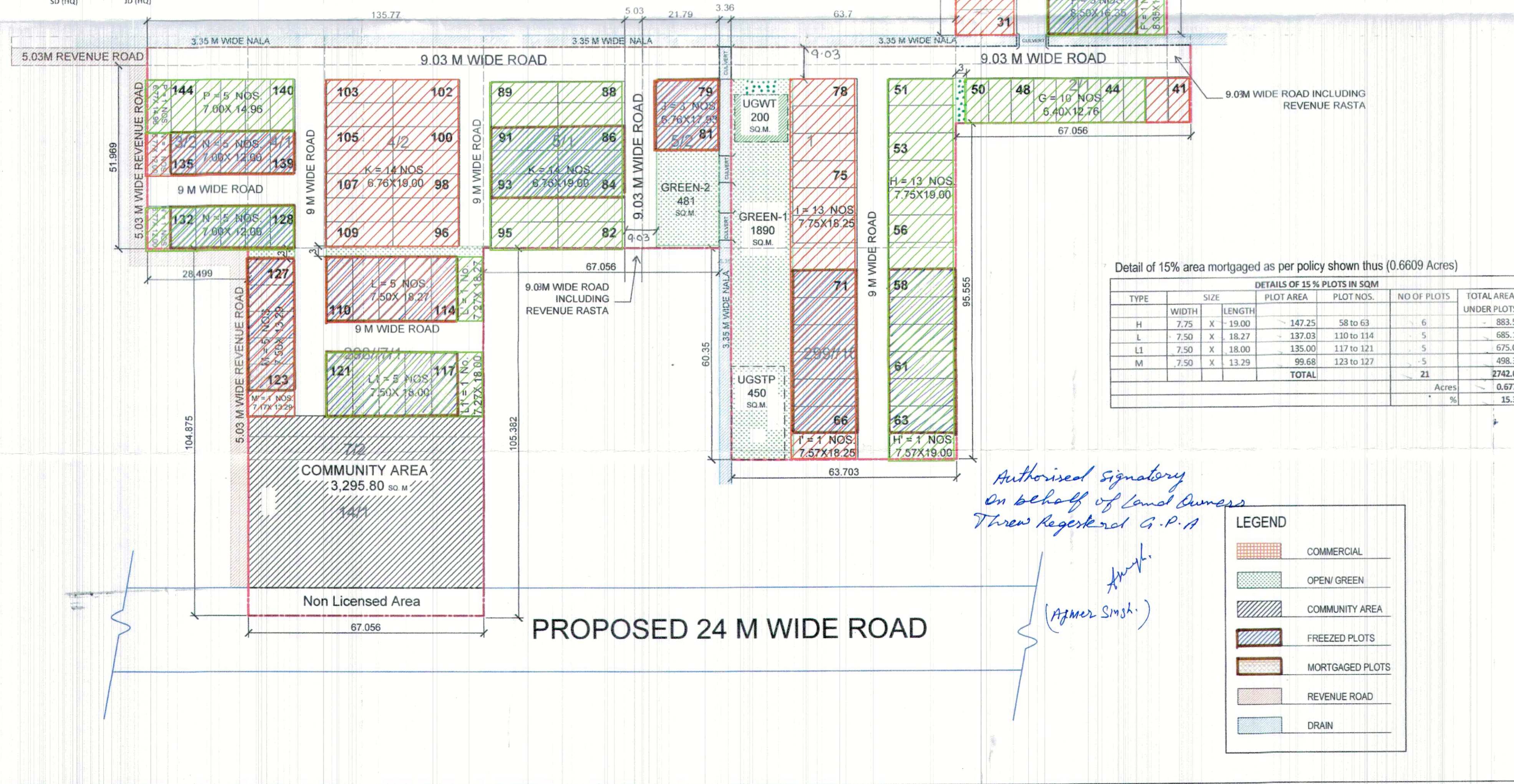
SAV 242 PPA

DETAILS OF 50% AREA FREED AS PER POLICY SHOWN THUS (2.203 ACRES)

TYPE	SIZE	LENGTH	PLOT AREA	PLOT NOS.	NO OF PLOTS	TOTAL AREA UNDER PLOTS	
A	9.00 X 15.00	15.00	135.00	1 to 4	4	540.00	
B	7.46 X 18.25	18.25	136.15	5 to 12	8	1089.15	
C	6.76 X 18.50	18.50	125.06	13 to 18	6	750.36	
E	6.76 X 17.50	17.50	118.30	19 to 24	6	709.80	
F	8.50 X 16.35	16.35	138.98	25 to 30	6	833.88	
H	7.75 X 19.00	19.00	147.25	31 to 36	6	883.50	
I	7.75 X 18.25	18.25	141.44	37 to 42	6	848.64	
J	6.76 X 17.93	17.93	121.21	43 to 48	6	727.26	
K	6.76 X 19.00	19.00	128.44	49 to 54	6	770.64	
L	7.50 X 18.27	18.27	137.03	55 to 60	6	822.18	
L1	7.50 X 18.00	18.00	135.00	61 to 66	6	810.00	
M	7.50 X 13.29	13.29	99.68	67 to 72	6	598.08	
N	7.00 X 12.00	12.00	84.00	73 to 78	6	504.00	
N1	6.77 X 12.00	12.00	81.24	79 to 84	6	487.44	
P	7.00 X 14.96	14.96	104.72	85 to 90	6	628.32	
P1	6.77 X 14.96	14.96	101.28	91 to 96	6	606.48	
TOTAL					73	8999.75	
						Acres	2.223
						%	50.45

DETAILS OF 15% AREA MORTGAGED AS PER POLICY SHOWN THUS (0.6609 ACRES)

TYPE	SIZE	LENGTH	PLOT AREA	PLOT NOS.	NO OF PLOTS	TOTAL AREA UNDER PLOTS	
H	7.75 X 19.00	19.00	147.25	58 to 63	6	883.50	
L	7.50 X 18.27	18.27	137.03	110 to 114	5	685.13	
L1	7.50 X 18.00	18.00	135.00	117 to 121	5	675.00	
M	7.50 X 13.29	13.29	99.68	123 to 127	5	498.38	
TOTAL					21	2742.00	
						Acres	0.6775
						%	15.37



LAYOUT 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.

DRAWING TITLE	NORTH	DRG. NO.
SITE PLAN	W N E S	
SCALE - 1:500	DATE - MARCH - 2022	
ARCHITECT	OWNER	
YASH PRATAP SINGH SHEKHAWAT Architect CA/2012/56590	For Oxygreens Infrastructure Pvt. Ltd. Director	
YASH PRATAP SINGH SHEKHAWAT (CA/2012/56590)		