

**PROPOSED COMMERCIAL (SCO') IN RESIDENTIAL
PLOTTED COLONY (5.0 ACRE) UNDER DEEN DAYAL
JAN AWAS YOJNA IN SECTOR - 29 AT VILLAGE-
JAUNDHI, DISTT.- JHAJJAR (HARYANA)**

PROJECT REPORT

**DEVELOPED BY
M/S VIJAYLAXMI INFRABUILD PVT. LTD.**



BRIEF DESCRIPTION

A) PROJECT-

Commercial (SCO's) in affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna(DDJAY) on land ad-measuring 5.0 acres is located at sector 29,village Jhaundhi,Tehsil and District, Jhajjar.Village Jhaundhi of Haryana state situated on near Delhi-Rohtak road at a distance of 70 kms from Delhi.Jhajjar is a small town in the state of Haryana is known for its developing economy and industrial growth.The nearest airport is Indira Gandhi International Airport ,New Delhi which is 54 km away from Jhajjar.Today it counts amongst the fast developing regions of Haryana with focus on public welfare.In order to relieve the growing pressure of population in National capital region of Delhi ,it has been decided by Haryana Govt to establish various residential ,industrial and infrastructure sectors in village Jhaundhi,Distt Jhajjar.

B) LIST OF APPROVALS-

S.NO	LIST OF APPROVALS	DATE
1.	License No. 27 of 2019	24.02.2019
2.	Approval Layout Plan from DTCP -6810	24.02.2019
3.	Approval of Revised demarcation cum Layout Plan	17.08.2020.
4.	Zoning Plan (DRG. No. DTCP 7750)	22.04.2021
5.	Rera Registration No.(HRERA-PKL-JJR-220-2020) of affordable Residential Plotted Colony under DDJAY namely Vijaylaxmi Greens-I	03.11.2020
6.	Rera Registration of SCO's	Applied
7.	Site Plan of SCO's from DTCP (Drawing no-DTCP 7926(i))	22.09.2021
8.	Typical Plans of SCO's from DTCP (Drawing no-DTCP 7926(ii))	22.09.2021
9.	Typical Corner Plans of SCO's from DTCP (Drawing no-DTCP 7926(iii))	22.09.2021
10.	Electrical Scheme from UHBVN Ltd.	15.01.2021

C) AREAS-

Area under commercial Site (SCO's)	- 0.152 Acres
Permissible Ground Coverage of SCO's (35%)	-0.05327 Acres
Proposed Ground Coverage of SCO's (34.94%)	-0.0531 Acres
Permissible FAR (150%)	-0.2283 Acres
Proposed FAR (G+ 2)(100.49%)	-0.15 Acres
Constructed FAR at site (G+ 1)	-0.1029 Acres
Balance proposed FAR (For Future Expension)	-0.0471 Acres

D) AREA DETAIL OF SINGLE SCO'S:-

FLOORS	LENGTH	WIDTH	AREA	NO.OF SCO'S	AREA
	IN MTS.	IN MTS.	IN SQ.M.		IN SQ.M.
BASEMENT	4.48	7.5	33.6		
GROUND FLOOR	4.48	7.5	33.6		
FIRST FLOOR	4.48	7.5	33.6		
SECOND FLOOR	4.48	7.5	33.6		
TOTAL FAR OF SINGLE SCO'S(GF+FF+SF)			100.8		
AREA DETAIL OF PUBLIC UTILITY			13.316		
GROUND COVERAGE OF SCO'S			33.6	6	201.6
AREA DETAIL OF PUBLIC UTILITY			13.316	1	13.316
	TOTAL PROPOSED GROUND COVERAGE				214.916
PROPOSED FAR OF SCO'S			100.8	6	604.8
AREA DETAIL OF PUBLIC UTILITY			13.316	1	13.316




SUMMARY OF CONSTRUCTION COST
6 NOS. SCO'S

S.NO.	ITEM	COST (LAKH)
1	Internal roads and pavements	--
2	Water supply system	15
3	Storm water drainage	
4	Electricity supply system	13
5	Sewage treatment & Garbage disposal	--
6	Street lighting	--
7	Fire Fighting	--
8	Play grounds and parks	--
9	Club House/ Community Centre	Plot to be handed over to Govt.
10	Shopping Area (SCO's)	131
11	Boundary wall	--
12	Hard Landscape	--
13	Play Equipment	--
14	Security System	--
15	DWC	--
16	Others	6
	Grand Total	165 Lakhs

Note:-

- **-- Part of Residential Plotted Colony under Deen Dayal Jan Awas Yojna(DDJAY) on land ad-measuring 5.0 acres.**

All Common Services for SCO's will be part of affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna(DDJAY) on land ad-measuring 5.0 acres (Vijaylaxmi Greens -I)


