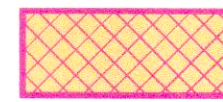

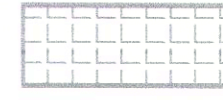


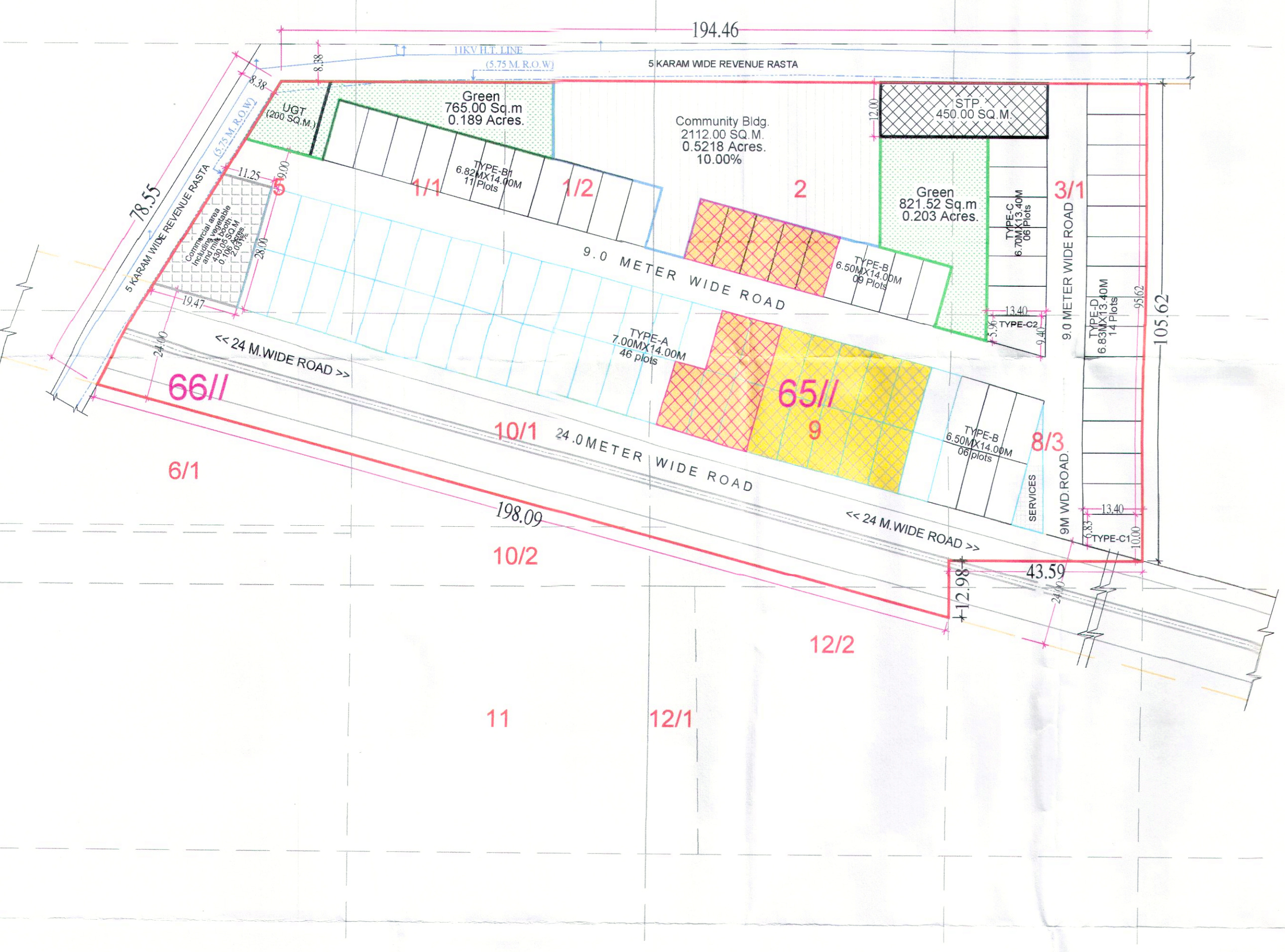


-  MORTGAGE PLOTS =10 NOS. AGAINST EDC.
-  MORTGAGE PLOTS 10 NOS. AGAINST IDW
-  COMMERCIAL PLOT
-  GREEN AREA
-  COMMUNITY BLDG.

MORTGAGED AREA 10 % OF TOTAL SALEABLE AREA AGAINST EDC					
i.e 10% OF 2.320 Acres=0.232 Acres					
DETAIL OF 10% EXTRA AREA TO BE MORTGAGED					
S.No of Plots & Types	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
5.Nos(Type-A)	7.00 X14.00	98.00	5	490.00	65//9
5.Nos(Type-B)	6.50 X14.00	91.00	5	455.00	65//2
Total 10% Extra Area of Mortgage Plots			10	945.00	0.234Acres
					10.086%

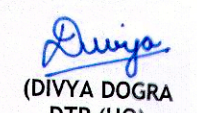
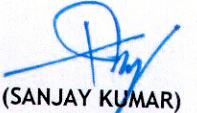

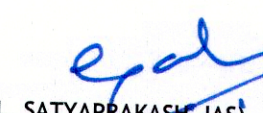
PLOT AREA OF NEW SCHEME APPLIED						
Area Under Plots Provided @ 42.43 % of Licenced Area					5.218	Acres
Area Under Commercial Provided @2.031% of Licenced Area					0.106	Acres
Total Saleable Area Achieved @ (44.461%)					2.320	Acres
Community Building Provided @ 10.00 % of Licenced Area					0.5218	Acres
Green Area Provided @ 7.512 % of Licenced Area					0.392	Acres
category	width	depth	Area	Number	Total Area	
Type-A	7.00	14.00	98.00	46	4508.000	
Type-B	6.50	14.00	91.00	15	1365.000	
Type-B1	6.82	14.00	95.48	11	1050.280	
Type-C	6.70	13.40	89.78	6	538.680	
Type-D	6.83	13.40	91.52	14	1281.308	
Type-C1	8.42	13.40	112.761	1	112.761	
Type-C2	7.68	13.40	102.91	1	102.912	
				94	8958.941	
Total area in Acres					2.214	Acres
Density Calculations for Plotted development 5.218 Acre						
Plots @ 13.5 Person per plots =94 X 13.5					1269.000	
Total Population in plotted residential area					1269.000	
Achieved Density Plotted area (1269/5.218)					243.19	P.P.A.
PERMISSIBLE GREEN AREA= 7.5 % of Licenced Area =0.075x5.218=0.39135 Acres						
PROPOSED GREEN AREA = 0.392Acres =0.392 / 5.218 X 100 = 7.512%						


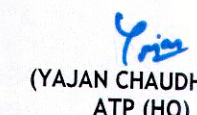


MORTGAGED AREA (10 %) OF TOTAL SALEABLE AREA AGAINST IDW					
i.e 10% OF 2.320 Acres = 0.232 Acres					
DETAIL OF 10% AREA TO BE MORTGAGED					
S.No of Plots & Types	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
10.Nos(Type-A)	7.00 X14.00	98.00	10	980.00	65//9
TOTAL AREA OF MORTGAGED PLOTS			10	980.00	0.242Acres
					10.431%

To be read with Licence No. 144 of 2023 Dated 11/07/2023


- That this Layout plan for an area measuring 5.285 acres (Drawing no. DTCP/14/00 dated 19/07/23) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Vijaylaxmi Infrabuild Pvt. Ltd. in the revenue estate of village-Mayna, in sector-22D, Rohtak is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
 - 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 licenced area.
 - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No. 6 of 1975.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

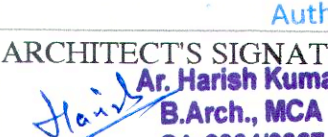
 (DIVYA DOGRA) DTP (HQ)
 (SANJAY KUMAR) STP (HQ)
 (P.S. SINGH) OFP (HR)
 (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

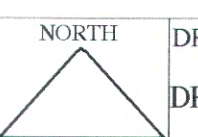
 (NARINDER KUMAR) JD (HQ)
 (YAJAN CHAUDHARY) ATP (HQ)

PROJECT:- PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING 5.218 ACRES AT SECTOR- 22D , ROHTAK , HARYANA FOR M/S.VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:- LAYOUT PLAN

NAME OF OWNER: VIJAYLAXMI INFRABUILD (P) LTD. OWNER'S SIGNATURE:  M/S.VIJAYLAXMI INFRABUILD PVT.LTD. Authorised Signatory

NAME OF ARCHITECT: ARCHITECT'S SIGNATURE:  Ar. Harish Kumar B.Arch., MCA CA-2004/3367

NORTH  DRG. NO. DATE:11/2022 SCALE:-1:1000 DRG. NO.01A DRAWN BY: