

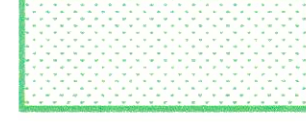



-  MORTGAGE PLOTS =19 NOS. AGAINST IDW.
-  COMMERCIAL PLOT
-  GREEN AREA
-  COMMUNITY BLDG.

GREEN AREA DETAIL
ORGANISED GREEN AREA
 G1= 542.35 SQ.M.=0.134 ACRES
 G2= 1671.52 SQ.M.=0.413 ACRES
 G3= 1011.47 SQ.M.=0.249 ACRES
 = 3225.34 SQ.M.=0.796 ACRES

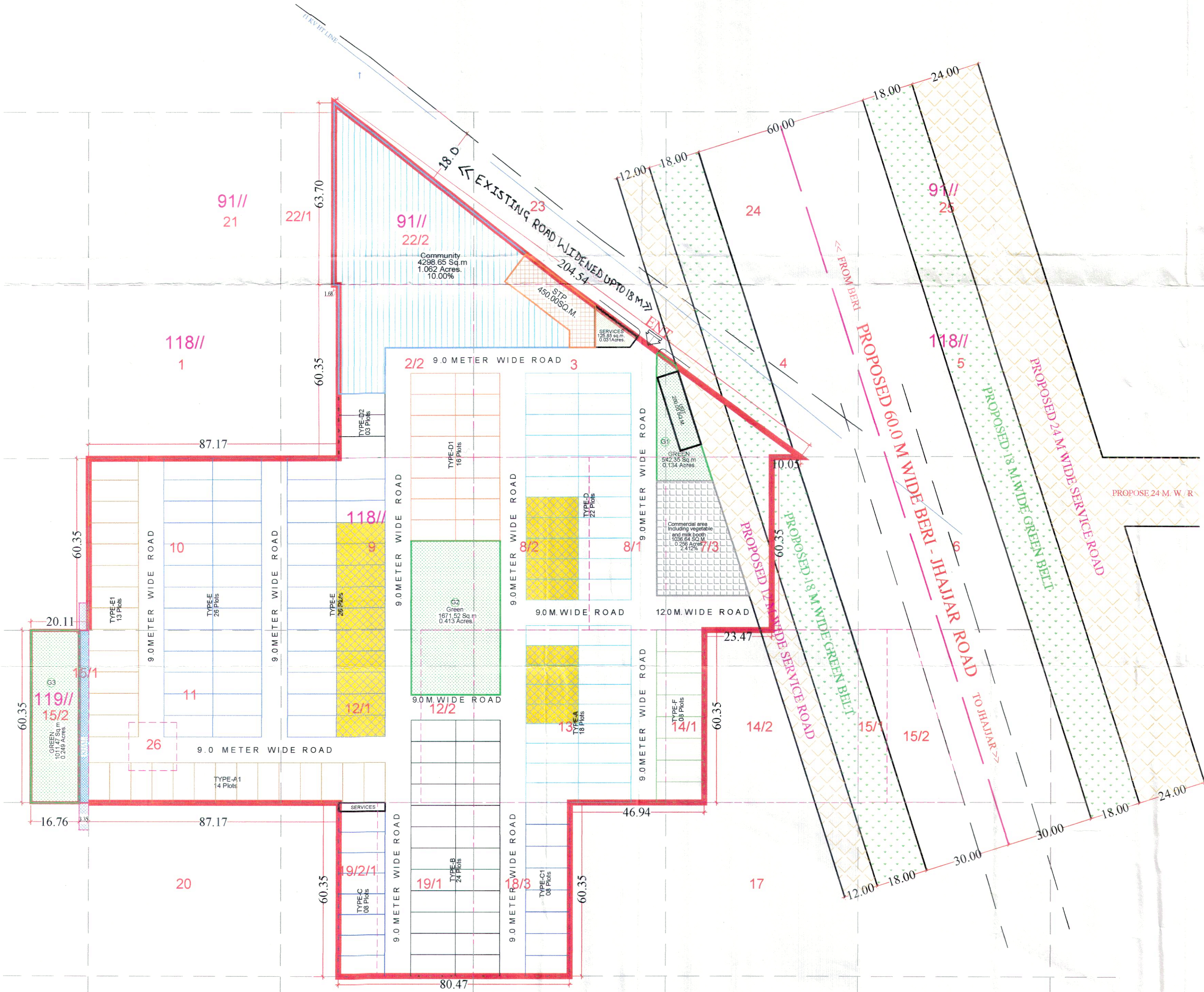
To be read with Licence No. 217 of 2023 Dated 25-10-2023

That this Layout plan for an area measuring 10.6125 acres (Drawing no. DTCP dated) 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 Sector-12A, Jhajjar 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 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.8 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 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.
- 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Signature)
 (DIVYA DOGRA DTP (HQ)) (SANJAY KUMAR STP (HQ)) (B.P. SINGH CTP (HR)) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

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



Total Area of Scheme	10.6125	Acres
Area under falls in 12mtr. wide service road(part of 30m wide green belt	0.23 (A)	Acres
Area under falls in 18mtr. wide green belt(part of 30m wide green belt	0.09(B)	Acres
(A +B)	0.32	Acres
Balance Area	10.2925(X)	Acres
50% Area under falls under 12 mtr. wide service road and 18 mtr. wide green belt (part of 30 mtr. Wide green belt)	0.16 (Y)	Acres
Net Planned Area (X+Y)	10.4525	Acres
Area Under Plots Provided @ 53.796% of net planned Area	5.623	Acres
Area Under Commercial Provided @2.412% of Licenced Area	0.256	Acres
Total Saleable Area Achieved @ (56.245%) of net Planned Area	5.879	Acres
Community Building Provided @ 10.00 % of Licenced Area	1.062	Acres
Green Area Provided @ 7.500% of Licenced Area	0.796	Acres

category	width	depth	Area	Number	Total Area
Type-A	6.87	18.36	126.13	18	2270.398
Type-A1	7.38	14.00	103.32	14	1446.480
Type-B	7.42	15.50	115.01	24	2760.240
Type-C	7.17	16.10	115.44	8	923.496
Type-C1	7.60	15.37	116.81	8	934.496
Type-D	7.20	18.36	132.19	22	2908.224
Type-D1	7.30	15.50	113.15	16	1810.400
Type-D2	7.50	16.10	120.75	3	362.250
Type-E	7.52	17.00	127.84	52	6647.680
Type-E1	7.50	17.27	129.53	13	1683.825
Type-F	7.60	16.600	126.16	8	1009.280
TOTAL AREA IN SQ.M.				186	22756.769
Total area in Acres					5.623
Acres					

Density Calculations for Plotted development 10.6125 Acre

Plots @ 13.5 Person per plots =186 X 13.5	2511
Total Population in plotted residential area	2511
Achieved Density of Plotted area (2511/10.4525)	240.230 P.P.A.
PERMISSIBLE GREEN AREA= 7.5 % of Licenced Area =0.075X10.6125=0.796 Acres	
PROPOSED GREEN AREA = 0.796Acres =0.796 / 10.6125 X 100 = 7.500%	

MORTGAGE AREA (10% OF TOTAL SALEABLE AREA AGAINST IDW)
 i.e 10% OF 5.879 Acres=0.5879 Acres

DETAIL OF 10% AREA TO BE MORTGAGE

No of Plots & Type	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
4 Nos.(Type-A)	6.87 X18.36	126.13	4	504.52	118//13
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//12/1
5 Nos.(Type-E)	7.52 X17.00	127.84	5	639.20	118//9
5 Nos.(Type-D)	7.20 X18.36	132.19	5	660.96	118//8/2
TOTAL AREA OF MORTGAGE PLOTS			19	2443.88	0.603Acres
					10.257%

PROJECT:-
 PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING 10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:-	LAYOUT PLAN
NAME OF OWNER	VIJAYLAXMI INFRABUILD (P) LTD.
NAME OF ARCHITECT	Ar. Harish Kumar B.Arch., MCA CA-2004/3367
NORTH	DRG. NO. 01A
DATE:02/2023	SCALE:-1:1000
	DRAWN BY: