

Memo No. ZP-1985/JD(GK)/2025/ 14071

Dated:- 18/04/25

To

Jindal Infra Build Pvt. Ltd.  
CRS Infra Project Ltd.  
And Sh. Utsav Bhasin S/o Sh. Narender Kumar Bhasin  
In Collaboration with Jindal Infra Build Pvt. Ltd.  
Shop No. 37, First Floor, CSC Market, Block-A,  
Sarswati Vihar, Pitampura, Delhi-110034.

**Subject:-** Approval of revised layout plan of Affordable Residential Plotted Colony under DDJAY, 2016 over an area measuring 12.15625 acres (License No. 99 of 2023 dated 08.05.2023) in Sector-17, Sonipat being developed by M/s Jindal Infra Build Pvt. Ltd.

**Reference:-** Your application dated 08.01.2025 & 11.04.2025 on the subject cited matter.

The revised layout plan bearing drawing no. DTCP 11026 dated 18.04.2025 is approved in-principle for inviting objections/suggestions from the general public/existing allottees through public notice as per order dated 25.01.2021 and submit 2/3<sup>rd</sup> consent from existing allottees of the colony as per policy dated 24.04.2023 subject to the following conditions:-

- (i) You shall invite objections from general public regarding the said amendment in the revised layout plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to Senior Town Planner, Rohtak within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to Senior Town Planner, Rohtak.
- (iii) A copy of the earlier approved layout plan and the revised layout plan being approved in-principle shall be hosted on his website and site office for information of general public.
- (iv) You shall submit certificate from the Senior Town Planner, Rohtak about hosting the revised layout plan showing changes in the earlier approved layout plan on the website of the company.
- (v) To display the revised layout plan showing changes from the approved layout plan at his site office.
- (vi) That the allottees/general public may be granted 30 days time to file their objections in the office of the Senior Town Planner, Rohtak. During this 30 days period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Rohtak for reference of the allottees/general public.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Rohtak. The Senior Town Planner, Rohtak shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised layout plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the layout plan, which shall be binding upon the colonizer.

- (viii) You shall submit a report clearly indicating the objection if any, received by him from the allottees/general public and action taken thereof along with undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee/general public.
- (ix) You shall not give the advertisement for booking/sale of plots till the final approval of revised layout plan.
- (x) You shall submit 2/3<sup>rd</sup> consent from existing allottees of the colony as per policy dated 24.04.2023.

Thereafter, "Final" approval of the revised layout plan will be conveyed after examination of the objections as per policy dated 25.01.2021 and 2/3<sup>rd</sup> consent from existing allottees of the colony as per policy dated 24.04.2023.

A copy of the revised layout plan approved in-principle for inviting objections/suggestions from the general public/existing allottees through public notice as per order dated 25.01.2021 and submit 2/3<sup>rd</sup> consent from existing allottees of the colony as per policy dated 24.04.2023 is enclosed for further necessary action and for submission of necessary compliances.

  
(Jaideep)

District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1985/JD(GK)/2025/\_\_\_\_\_ Dated:-\_\_\_\_\_


A copy is forwarded to the Senior Town Planner, Rohtak with the request that after the end of thirty days period from the issue of advertisement seeking objections, ascertain that all existing allottees have been served the information about revision in revised layout plan. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.

  
(Jaideep)

District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1985/JD(GK)/2025/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to the District Town Planner, Sonipat with the request that after the end of thirty days period from the issue of advertisement seeking objections, ascertain that all existing allottees have been served the information about revision in revised layout plan. Any objections received within 30 days of publication of notice may be forwarded in the office of STP, Rohtak along with your comments on the same to enable final decision on the matter.


  
(Jaideep)

District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1985/JD(GK)/2025/\_\_\_\_\_ Dated:-\_\_\_\_\_

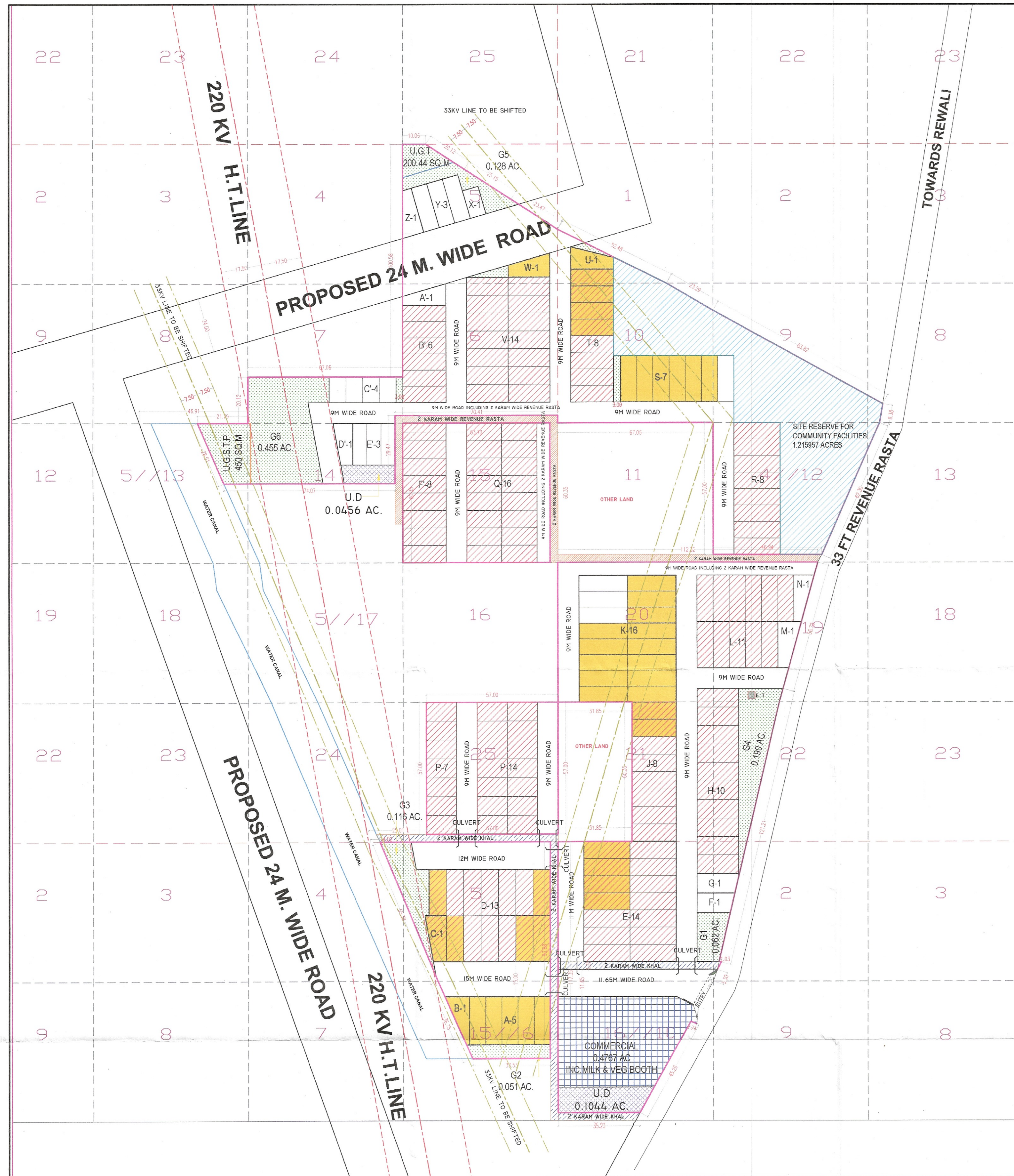
A copy is forwarded to Nodal Officer, IT Cell (HQ), Website Updation along with scanned approved in-principle revised layout plan in CD format with a request to host the list of such revised layout-cum-demarcation plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.

  
(Jaideep)

District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.





AREA STATEMENT				
TOTAL AREA OF THE SCHEME	=	12.15625	Acres	..... A
AREA UNDER U.D	=	0.15000	Acres	..... A
NET PLANNED AREA	=	12.00625	Acres	
		PERMISSIBLE (IN ACRE)	PROPOSED (IN ACRE)	(IN %)
AREA UNDER PLOTS		7.3238	6.1582	51.29 %
AREA UNDER COMMERCIAL		0.4803	0.4767	3.97 %
TOTAL SALEABLE AREA		7.8041	6.6349	55.26 %
AREA UNDER COMMUNITY FACILITY		1.215625	1.215957	10.003 %
AREA UNDER PLOTS				
TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	7.00 x 21.00	147.00	5	735.00 Sq.M
B	AS PER SITE	124.18	1	124.18 Sq.M
C	AS PER SITE	149.55	1	149.55 Sq.M
D	7.50 x 20.00	150.00	13	1950.00 Sq.M
E	7.42 x 20.00	148.40	14	2077.60 Sq.M
F	AS PER SITE	130.70	1	130.70 Sq.M
G	AS PER SITE	147.21	1	147.21 Sq.M
H	8.00 x 18.00	144.00	10	1440.00 Sq.M
J	7.54 x 19.15	144.39	8	1155.12 Sq.M
K	6.84 x 21.00	143.64	16	2298.24 Sq.M
L	7.00 x 20.00	140.00	11	1540.00 Sq.M
M	AS PER SITE	148.46	1	148.46 Sq.M
N	AS PER SITE	119.57	1	119.57 Sq.M
P	8.14 x 13.00	105.82	21	2222.22 Sq.M
Q	7.54 x 15.18	114.45	16	1831.20 Sq.M
R	7.12 x 20.04	142.68	8	1141.44 Sq.M
S	7.00 x 20.00	140.00	7	980.00 Sq.M
T	7.17 x 18.40	131.92	8	1055.36 Sq.M
U	AS PER SITE	138.36	1	138.36 Sq.M
V	7.72 x 18.00	138.96	14	1945.44 Sq.M
W	AS PER SITE	142.20	1	142.20 Sq.M
X	7.00 x 12.45	87.15	1	87.15 Sq.M
Y	7.00 x 19.80	138.60	3	415.80 Sq.M
Z	AS PER SITE	133.87	1	133.87 Sq.M
A'	AS PER SITE	125.22	1	125.22 Sq.M
B'	7.00 x 18.70	130.90	6	785.40 Sq.M
C'	7.23 x 11.12	80.39	4	321.56 Sq.M
D'	AS PER SITE	123.53	1	123.53 Sq.M
E'	6.10 x 18.00	109.80	3	329.40 Sq.M
F'	7.54 x 18.70	140.98	8	1127.92 Sq.M
TOTAL		187	=	24921.70 Sq.Mt
		OR	=	6.1582 Acres
DENSITY CALCULATION				
		=	187	x 18.00 @ Person's per Plot
TOTAL DENSITY		=	3366	+ 12.00625/Acres
		=	280.354	PPA Against 240 - 400 PPA permissible
AREA UNDER GREEN				
REQUIRED GREEN	=	0.911	Acres	7.50% of Total area of the Scheme
GREEN AREA PROPOSED				
G1	=	0.062		
G2	=	0.051		
G3	=	0.116		
G4	=	0.190		
G5	=	0.128		
G6	=	0.455		
TOTAL GREEN AREA ( ACRES)		=	1.002	Acres 8.24 %

LEGEND

- 1. SCHEME BOUNDARY SHOWN THUS
- 2. UGSTP AREA (450 SQMTS)
- 3. UGT AREA (200 SQMTS)
- 4. ET AREA (3MX3M)
- 5. GREEN AREA SHOWN THUS
- 6. COMMERCIAL AREA SHOWN THUS
- 7. COMMUNITY FACILITY SHOWN THUS

- 1. Revised area from earlier approved plan 18829.96 sq.m. shown thus
- 2. Plots freed till shifting of HT Line

SCALE:

NORTH:

Signature of Auth. Sign

Signature of Architect

REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER (DDJAY-2016) LICENSE NO.- 99 OF 2023 SCHEME OVER AN AREA 12.15625 AC., IN THE REVENUE ESTATE OF VILLAGE. GARH SHAJANPUR, SEC-17, TEHSIL AND DISTRICT. SONIPAT, HARYANA FOR M/S JINDAL INFRA BUILD PVT. LTD.