

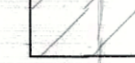

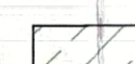

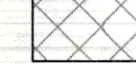
Layout Plan of Affordable Residential Plotted colony under Deen Dayal Jan Awas Yojna Policy 2016, over an Area Measuring 10.5 acres (through Migration Policy from their existing licence no. 149 of 2014 dated 04-09-2014 granted for land measuring 64.406 acres) in the revenue estate of village Bhatauli, Sector-20, Tehsil - Jagadhri, Dist. - Yamuna Nagar - M/s Ajitesh Buildcon Pvt. Ltd. & Others


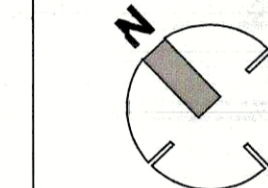
Total area	= 10.50 acres
Area Under 12 m Wide Service Road	= 0.00899acre
50% Benefit of the 12 m Wide Service Road	= 0.00449 acre
Net Planned Area	= 10.5-0.00899+0.00449 = 10.4955 acre
Residential	= 5.07 acres (48.36%)
Commercial	= 0.241 acres (2.30%)
Community Facilities	= 1.053 acres (10.03%)
Green	= 1.179 acres (11.23%)
Saleable Area	= 5.3168 acres (50.66%)

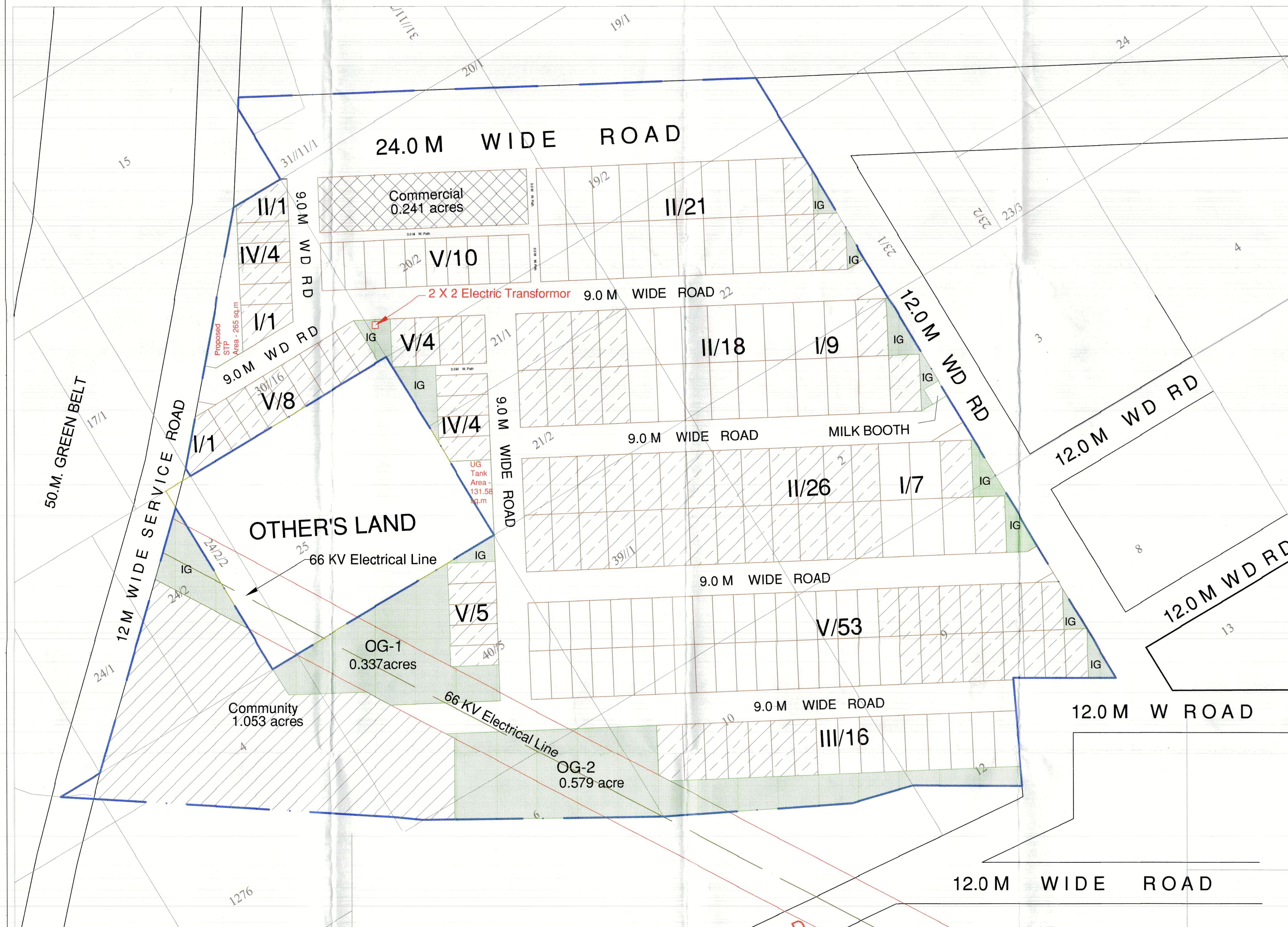
DETAILS OF PLOTS					FREEZEED AREA PLOTDETAIL	
PLOT TYPE	SIZE (m)	AREA (sq.m.)	Nos	AREA (sq.m.)	Nos	AREA (sq.m.)
I	9.0 x 16.5	148.50	18	2673.0	6	891.0
II	8.0 x 16.5	132.00	66	8712.0	38	5016.0
III	6.5 x 16.5	107.25	16	1716.0	07	750.75
IV	6.0 x 15.0	90.00	08	720.0	08	720.0
V	6.0 x 14.0	84.00	80	6720.0	35	2940.0
Total			188	20541.0 sq.m. =5.07 Acres	94	10317.75 sq.m. =2.549 Acres

Required Organised Green	= 0.7871 acre (7.5%)
Proposed Organised Green	
OG-1	= 0.337 acre
OG-2	= 0.579 acre
Total	= 0.337+0.579 = 0.916 acre (8.72%)

Total Population = 188 X 13.5 = 2538 Person
Proposed Density = 2538/10.4955 = 241.817 PPA
1 Milk & Vegetable Booths = 27.50 sq.m

LEGEND:
 Community Facilities
 Green
 Freeze Area
 Site Boundary
 Commercial

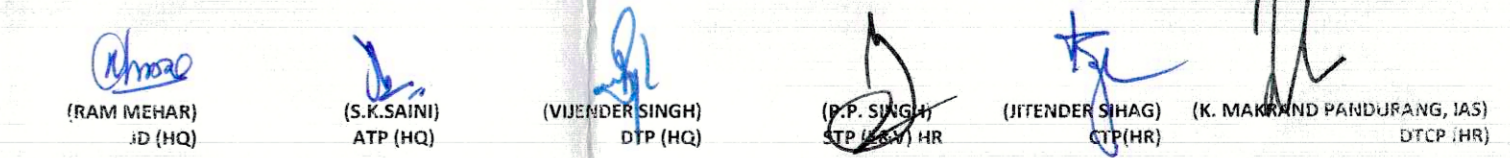
PROJECT TITLE: SUNCITY PLOTTED SCHEME, JAGADHRI, YAMUNA NAGAR	OWNER: FOR ANSAL HOUSING & CONSTRUCTION LTD.
SCALE: 1:1000	SHEET TITLE: LAYOUT PLAN
SHEET NO.: DDJAY-GJAGIPL/1	ARCHITECT & TOWN PLANNER:  Sheshank Patil Architect & Town Planner CA/2009/35563, AITP/2013/216
DEVELOPED BY: Ansal Housing & Constructions Ltd. in collaboration with Ajitesh Buildcon Pvt. Ltd. & Others LGF-10, VASANT SQUARE MALL, PLOT-A, SECTOR-20, POCKET-V, COMMUNITY CENTRE, VASANT KUNJ, NEW DELHI -110070	



To be read with Licence No. S3 of 2019 Dated 07/03/2019 LC-3663

This Layout plan for an area measuring 10.50 acres (Drawing No. DTCP-6859 dated 22.02.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ajitesh Buildcon Pvt. Ltd. & others in revenue estate of Village Bhatauli, Sector- 20, Tehsil Jagadhri, Dist. Yamuna Nagar is hereby approved subject to the following conditions:-

- That this layout cum-demarcation 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 size 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 area 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/join 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(ii) 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 HUDA 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-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.


 (RAM MEHAR) J0 (HQ)
 (S.S.SAINI) ATP (HQ)
 (VIVEK PRINGH) DTP (HQ)
 (P.P. SINGH) R0 (HQ)
 (RITENDER SHARMA) (HQ)
 (M. MANOJ PANDURANG, IAS) DCP (HQ)