



SERVICES

UG STP (SEWER TREATMENT PLANT) = 144.00 SQM. (0.0355 ACS.)
 WATER WORKS PROVIDED - UGT - 117.96 SQM.
 E.T. (ELECTRIC TRANSFORMER PROVIDED - 2.0 M.X2.0 M.) - 1 NO.
 MILK BOOTH- 5.50M X 5.00 M. - 1 NO.

DETAIL OF GREEN / PARK

G-1 - 0.3248 ACS.
 G-2 - 0.3691 ACS.
TOTAL GREEN = 0.6939 ACS.

LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 9.19791 ACS. UNDER DDJAY, SECTOR-20, VILLAGE KHERA, TEHSIL- JAGADHRI YAMUNA NAGAR DISTRICT- YAMUNA NAGAR HARYANA, DEVELOPED BY ANSAL HOUSING & CONSTRUCTION LTD.

S.N.	PARTICULARS	PLLOT NOS.(AREA IN SQM.)	REQUIRED	PROPOSED
1.	99% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREED AS PER POLICY	TYPE-A- 02 NOS 286.72 SQM. TYPE-B- 07 NOS 2005.32 SQM. TYPE-C- 20 NOS 2775.50 SQM. TYPE-G- 34 NOS 4853.36 SQM. TYPE-H- 10 NOS 972.40 SQM. TYPE-I- 04 NOS 457.60 SQM. TOTAL 87 NOS. 10953.00SQM.	(90%)	2.7085 ACS. (90.4%)

AREA CALCULATIONS

PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	9.19791	100.0 %
AREA UNDER RESIDENTIAL PLOTS	5.3467	58.13 %
AREA UNDER COMMERCIAL	0.2236	2.43%
TOTAL SALEABLE AREA	5.5703	60.56%
AREA UNDER PARKS	0.6939	7.54%
COMMUNITY FACILITY AREA	0.9230	10.03%

DETAIL OF PLOTS

CATEGORY	SIZE (IN M X M)		AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
	WIDTH	DEPTH			
TYPE-A	8.96	16.00	143.36	04	573.44
TYPE-B	7.40	15.94	117.96	17	2005.32
TYPE-C	7.74	17.93	138.78	38	5273.64
TYPE-D	7.24	20.70	149.87	10	1498.70
TYPE-E	7.30	18.71	136.58	15	2048.70
TYPE-F	8.00	16.00	128.00	34	4352.00
TYPE-G	8.19	16.00	131.04	34	4455.36
TYPE-H	8.00	14.30	97.24	10	972.40
TYPE-I	8.00	14.30	114.40	04	457.60
TOTAL AREA UNDER PLOTS				166	21637.16
COMMERCIAL				1	904.929 SQM. 0.2236 ACS.

NO. OF PLOTS = 166
POPULATION (@ 13.5 PLOT) = 2241
DENSITY OF POPULATION ACRE = 243.84 SAY 244 PPA (241 / 9.19791)
 (240 < 400)

- To be read with Licence No. 11 of 2019 Dated 11/11/2020
- This Layout plan for an area measuring 9.19791 acres (Drawing No. DTCP-7378 dated 17.02.2020) submitted in accordance with the provisions of the provisions of the Affordable Residential Plotted Colony (Urban Development) Act, 1975 being developed by Ansal Housing & Construction Ltd. in Village Khera, Sector-20, District Yamuna Nagar 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 43% of the total 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 the 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 raster 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 licensed area 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 license.
 - 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 access 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 30(a)(ii) of the Act No.8 of 1975.
 - That the sold law 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 license through gullies and take over of the roads in the colony on the basis of the approved layout plan and integration of services. The decision of the competent authority shall be binding on the parties.
 - 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 comply with the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2020-2021 dated 31.03.2021 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/12016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

LEGEND

COMMERCIAL AREA	
PARK-OPEN SPACE	
AREA UNDER COMMUNITY FACILITY	

SCHEME BOUNDARY



LAYOUT PLAN

SCALE 1/750 DATE 14-02-2018

ANSAL HOUSING & CONSTRUCTION LTD.
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 For ANSAL HOUSING & CONSTRUCTION LTD.

BANPHOOL RAGHU/ANSHI
 Architect
 CA/9/3181979

ARCHITECT

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