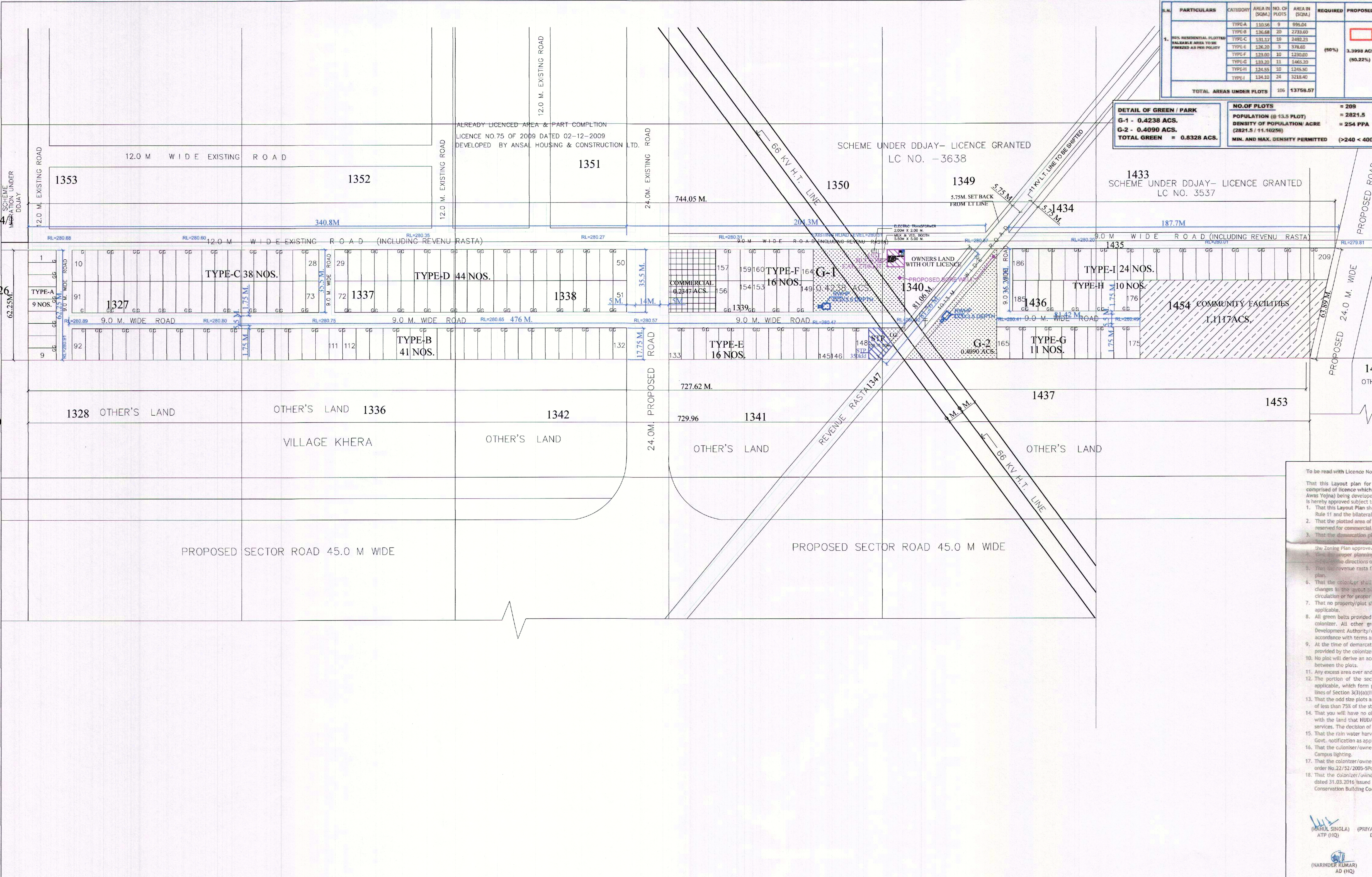




LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 11.1026 ACS. UNDER DDJAY, SECTOR-20, VILLAGE KHERA TEHSIL- JAGADHRI YAMUNA NAGAR DISTRICT- YAMUNA NAGAR HARYANA, DEVELOPED BY ANSAL HOUSING & CONSTRUCTION LTD.			
AREA CALCULATIONS			
PARTICULARS	IN ACRES	IN %AGE	
TOTAL AREA OF THE SCHEME	11.1026	100.0 %	
AREA UNDER RESIDENTIAL PLOTS	6.7697	60.97 %	
AREA UNDER COMMERCIAL	0.2347	2.11 %	
TOTAL SALEABLE AREA	7.004	63.08 %	
AREA UNDER PARKS	0.8328	7.50 %	
COMMUNITY FACILITY AREA	1.1117	10.01 %	

DETAIL OF PLOTS				
CATEGORY	SIZE (IN M X M)	AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
TYPE-A	6.91 16.00	110.56	9	995.04
TYPE-B	7.70 17.75	136.68	41	5603.88
TYPE-C	7.39 17.75	131.17	38	4984.46
TYPE-D	7.55 17.75	134.01	44	5896.44
TYPE-E	7.11 17.75	126.20	16	2019.20
TYPE-F	6.93 17.75	123.00	16	1968.00
TYPE-G	7.40 18.00	133.20	11	1465.20
TYPE-H	7.22 17.25	124.55	10	1245.50
TYPE-I	7.45 18.00	134.10	24	3218.40
TOTAL AREAS UNDER PLOTS			209	27396.12
COMMERCIAL				949.88 SQM. 0.2347 ACS.

To be read with Licence No. 12 of 2018 Dated 11/10/2018.

This layout plan for an area measuring 11.1026 acres (Drawing no. DTPC-7379 dated 17.02.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Ansal Housing & Construction Ltd. in Village Khera, Sector-20, Yamuna Nagar is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 45% 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.
3. That the demarcation plans as per site of all the Residential Plots and Commercial Plots shall be got approved by the District Collector, Yamuna Nagar.
4. That the Zoning Plan approved by the District Collector, Town & Country Planning, Haryana.
5. That the master planning and integration of services in the area indicated in the layout plan shall be in accordance with the directions of the DTPC for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTPC, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. 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.
10. 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.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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(3)(a)(ii) of the Act No. 8 of 1975.
14. That the odd site 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.
15. 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. 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.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARINDER SINGLA) ADP (HQ) (PRIYAM BHATTARAJ) DTP (HQ) (DEEPA SINGH) STP (HQ) (JITENDER) SHAG CTP (HR) (KUNAKRISHN PANDURANG, IAS) DTPC (HR)

(NARINDER KUMAR) AD (HQ)

LEGEND

COMMERCIAL AREA

PARK/OPEN SPACE

AREA UNDER COMMUNITY FACILITY

SERVICES

STP (SEWER TREATMENT PLANT) = 150.75 SQM. (0.339 ACS.)

WATER WORKS PROVIDED - (INT. & EX. IN SQM.)

E.T. (ELECTRIC TRANSFORMER PROVIDED: 2.0 M X 2.0 M) - 1 NO.

MILK & VEG. BOOTH- 5.50 M X 5.50 M. - 1 NO.

ROAD & GREENERY

ANSHAL HOUSING & CONSTRUCTION LTD.

FOR ANSAL HOUSING & CONSTRUCTION LTD.

(AUTOMATICALLY GENERATED)

DATE: 15/02/2019

SCALE: 1:1000

DATE: 15/02/2019

ARCHITECT: CA/93/1878