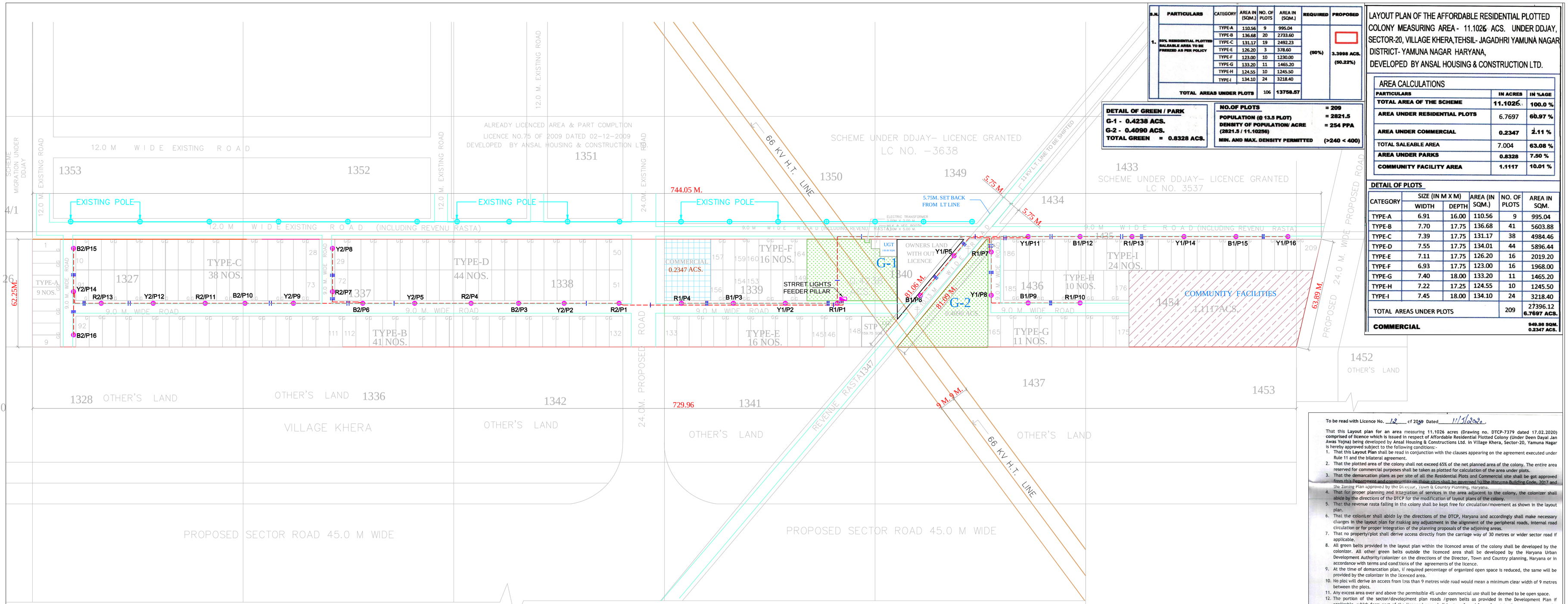

S.N.	PARTICULARS	CATEGORY	AREA IN (SQM.)	NO. OF PLOTS	AREA IN (SQM.)	REQUIRED	PROPOSED
1.	90% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY	TYPE-A	110.56	9	995.04	(90%)	3.3998 ACS. (80.22%)
		TYPE-B	136.68	20	2733.60		
		TYPE-C	131.17	19	2492.23		
		TYPE-E	126.20	3	378.60		
		TYPE-F	123.00	10	1230.00		
		TYPE-G	133.20	11	1465.20		
		TYPE-H	124.55	10	1245.50		
		TYPE-I	134.10	24	3218.40		
	TOTAL AREAS UNDER PLOTS			106	13758.57		

DETAIL OF GREEN / PARK
G-1 - 0.4238 ACS.
G-2 - 0.4090 ACS.
TOTAL GREEN = 0.8328 ACS.

NO.OF PLOTS	
	= 209
POPULATION (@ 13.5 PLOT)	= 2821.5
DENSITY OF POPULATION/ ACRE (2821.5 / 11.10256)	= 254 PPA
MIN. AND MAX. DENSITY PERMITTED	(>240 < 400)

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) WIDTH	SIZE (IN M X M) DEPTH	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 6.7697 ACS.
COMMERCIAL					949.98 SQM. 0.2347 ACS.

To be read with Licence No. 12 of 2020 Dated 11/5/2020.

That this **Layout plan** for an area measuring 11.1026 acres (Drawing no. DTCP-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 & Constructions 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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 agreements of the licence.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(MANOJ SINGLA) ATP (HQ) | (PRIYAM BHARDWAJ) DTP (HQ) | (JITENDER SHAG) CTP (HR) | (K.MAKRAND PANDURANG, IAS) DTCP (HR) | (NARINDER KUMAR) AD (HQ)

ELECTRICAL LEGEND:-

SYMBOL	DESCRIPTION	QUANTITY
	6.0 METER HEIGHT PEDASTAL TYPE ITAM CODE :- 0010140020 (57W)	32 NOS.
	STRRET LIGHTS FEEDER PILLAR	01 NO.
	STRRET LIGHTS CABLE	
	4x10 SQ. MM. AL. ARMD. CABLE	
	4x6 SQ. MM. AL. ARMD. CABLE	
	4x4 SQ. MM. AL. ARMD. CABLE	

LEGEND

COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITY	

SERVICES
STP (SEWER TREATMENT PLANT) = 159.75 SQM.(0.0395 ACS.)
WATER WORKS PROVIDED - UGT- 100.00 SQM.)
E.T. (ELECTRIC TRANSFORMER PROVIDED- 2.0 M.X2.0 M.) - 1 NO.
MILK & VEG. BOOTH- 5.50M X 5.00 M. - 1 NO.

STREET LIGHTING LAYOUT	SCALE 1:1000	DATE 15-02-2018

ANSAL HOUSING & CONSTRUCTION LTD.
606, 6TH FLOOR INDRA PRAKASH
21 BARAKHAMBA ROAD
NEW DELHI – 110 001

For ANSAL HOUSING & CONSTRUCTION LTD.
(AUTHORISED SIGNATORY)
NAVEEN GOPALTWAL 09811202936
PROMOTERS/ COMP. AUTHORITY

BANPHOOL RAGHUVANSI
Architect
CA/93/16179
ARCHITECT