



S.N.	PARTICULARS	PLOT NOS.(AREA IN SQM.)	REQUIRED	PROPOSED			
1.	50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY 1382	TYPE-A 9 NOS.	1049.31	(50%)	3,8126 ACS. (50.32 %)		
		TYPE-B 5 NOS.	557.60				
		TYPE-C 14 NOS.	1653.12				
		TYPE-D 17 NOS.	2127.04				
		TYPE-E 6 NOS.	722.94				
		TYPE-I 6 NOS.	831.60				
		TYPE-K 11 NOS.	1389.74				
		TYPE-L 22 NOS.	2867.70				
		TYPE-M 30 NOS.	4230.00				
		TOTAL PLOTS - 120 NOS.- 15429.05 SQM.					

LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 12.7661 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	12.7661	
AREA UNDER UD	0.0199	
NET PLANNED AREA	12.7462	100.0 %
AREA UNDER RESIDENTIAL PLOTS	7.5760	59.43 %
AREA UNDER COMMERCIAL	0.2659	2.08 %
TOTAL SALEABLE AREA	7.8419	61.51%
AREA UNDER PARKS	0.9644	7.55 %
COMMUNITY FACILITY AREA	1.2805	10.03%

DETAIL OF GREEN / PARK GREEN = 0.9644 ACS.

DETAIL OF PLOTS					
CATEGORY	SIZE (IN M X M)		AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
	WIDTH	DEPTH			
TYPE-A	7.82	14.91	116.59	9	1049.31
TYPE-B	7.48	14.91	111.52	11	1226.72
TYPE-C	7.38	16.00	118.08	14	1653.12
TYPE-D	7.82	16.00	125.12	17	2127.04
TYPE-E	7.25	16.62	120.49	19	2289.31
TYPE-F	6.99	16.40	114.63	4	458.52
TYPE-G	7.72	17.17	132.55	12	1590.60
TYPE-H	7.90	16.00	126.40	26	3286.40
TYPE-I	7.92	17.50	138.60	16	2217.60
TYPE-J	7.07	16.00	113.12	32	3619.84
TYPE-K	7.07	17.87	126.34	32	4042.88
TYPE-L	7.05	18.49	130.35	22	2867.70
TYPE-M	7.63	18.48	141.00	30	4230.00

TOTAL AREA UNDER PLOTS	244	30659.04
		7.5760 ACS.
COMMERCIAL	1	1076.08 SQM.
		0.2659 ACS.
TOTAL AREA		7.8419 ACS.

MILK AND VEG. BOOTH- 1NO. 5.0 MX 5.50 M.

SERVICES
 STP (SEWER TREATMENT PLANT) = 302.50 SQM. (0.0747 ACS.)
 WATER WORKS PROVIDED - UGT
 E.T. (ELECTRIC TRANSFORMER) = 2.0MX 2.0M.

NO. OF PLOTS = 244
POPULATION (@ 13.5 PLOT) = 3294
DENSITY OF POPULATION/ ACRE = 258 PPA
 (3294 / 12.7661)

SCHEME APPLIED FOR DDJAY LC NO. 3537(SAME COMPANY)

- To be read with Licence No. 28 of 2019 Dated 25/08/2019. LC - 3638
- That this Layout plan of balance area measuring 12.7661 acres (Drawing No. DTCP-6804 dated 11.02.2019) comprised of license which is issued for setting up of Affordable Residential Plotted Colony in respect of being developed by Ansal Housing & Construction Pvt. Ltd. in revenue estate of Village-Khera, Sector-20, Tehsil-Jagadhri, Distt. 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 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 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.
 - 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 rasta 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 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 agreement 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 which means 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 position of the sewer development (green belts) as provided in the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(3)(ii) of the Act No.6 of 1975.
 - That the odd size plots are being approved subject to the conditions that these plots should not be a fraction of less than 75% of the standard footage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land near 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) lighting 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. 29/6/2016-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

LAYOUT PLAN

SCALE 1 : 600 DATE 27-08-2018

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

Neeraj ARCHITECT

PROMOTERS/COMP. AUTHORITY

SCHEME BOUNDARY

66 KV ELECTRIC LINE

12.0M. WIDE EXISTING RD.

24.0M. WIDE EXISTING ROAD

9.0 M. WIDE ROAD (INCLUDING REVENU RASTA)