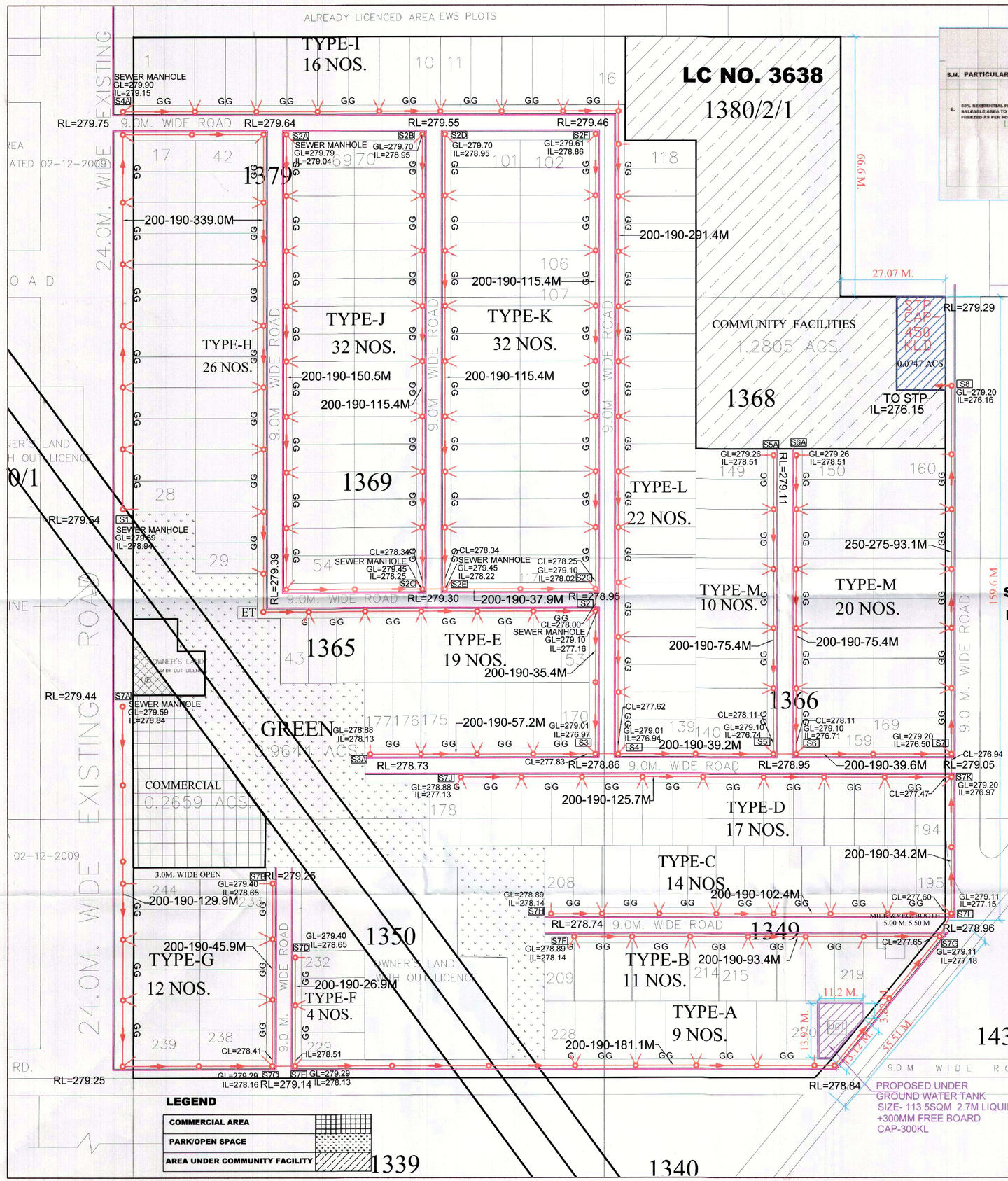

S.N.	PARTICULARS	PLOT NOS.(AREA IN SQM.)			REQUIRED	PROPOSED
					50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY	
1.	50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY 1382	TYPE-A	9 NOS.	1049.31	(50%)	3.8126 ACS. (50.32 %)
		TYPE-B	5 NOS.	557.60		
		TYPE-C	14 NOS.	1653.12		
		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.				

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 (3294 / 12.7661)	= 258 PPA (>240 < 400)

MANHOLE SIZE:- DEPTH

1. CIRCULAR MANHOLE 900MM DIA UP TO 1650MM
2. CIRCULAR MANHOLE 1200mm DIA 1650mm TO 2300mm
3. CIRCULAR MANHOLE 1500mm DIA 2300mm TO 9000mm

PIPE SIZE-SLOPE-LENGTH

LEGENDS:-

	SEWER LINE
	SEWER MANHOLE

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) WIDTH	DEPTH	AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
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	1076.09 SQM. 0.2659 ACS.
TOTAL AREA					7.8419 ACS.

To be read with Licence No. 28 of 2019 Dated 29/08/2018 LC-3638

That this Layout plan of Residential area measuring 12.7661 acres (Drawing No. STCP-4804 dated 11.02.2018) comprised of licence which is issued for setting up of Affordable Residential Plotted Colony in respect of lands 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:

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 60% 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 size 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 not 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 developer shall abide by the directions of the DTCP in the modification of layout plans of the colony.
5. That the commercial site in the colony shall be kept free for alternative 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 or make provision for adjustment of the alignment of the peripheral roads, internal road reservation as for proper integration of the planning in consult of the adjacent area.
7. That no permanent structure/ access gates/ Boom Barrier/ Barrier/ Barrier/ Barrier shall be allowed in the 18 meters wide sector road if applicable.
8. All gross betts presented in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other gross betts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer as the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement 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 licensed area.
10. No site will darken an access more than 9 metres wide road/ road is minimum clear width of 9 metres between the boundary walls of the sites.
11. The access site have permission for permissible 40 units commercial site shall be deemed to be open space.
12. The portions of the sector development plan roads (green betts 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 first of Section 3(3)(c)(i) of the Act Rule of 1965.
13. That the 24.0 M wide road shown as being constructed outside the licensed area shall be constructed by the developer at 75% of the standard footage when constructed.
14. That you will have no objection to the regularization of the boundaries of the licence through gift and take with the land pool 45/54 A, finally also be subject to the consent 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 in applicable.
16. That the contractor/owner shall use only light emitting Diode lamps (LEDs fitting for external lighting as well as Campus lighting.
17. That the contractor/owner shall ensure the installation of Solar Photovoltaic Power Pack as per the provisions of notification 22/5/2/2015-DRecer dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
18. That the contractor/owner shall comply with the checklists issued vide Notifications No. 23/0/2016-5P dated 31.10.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

LC-3638

LEGEND

COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITY	

(SEWERAGE)
LAYOUT PLAN

SCALE 1:500 DATE 27-08-2018

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

ARCHITECT

PROMOTERS/COMP. AUTHORITY