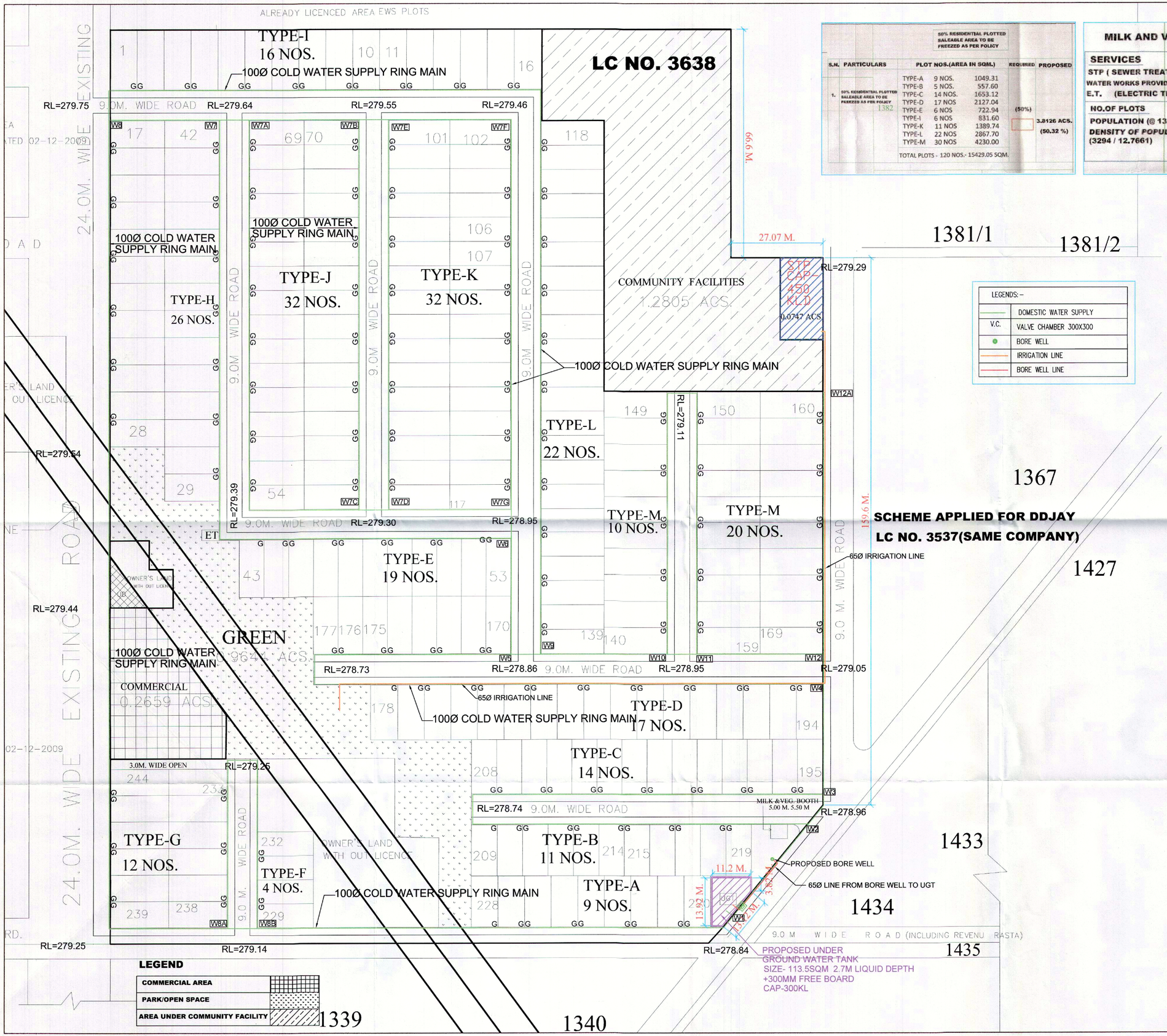


**LEGEND**

| | |
|---|---|
| COMMERCIAL AREA | |
| PARK/OPEN SPACE | |
| AREA UNDER COMMUNITY FACILITY | |

50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREEZED AS PER POLICY

| 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. | | | |

**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) |

| LEGENDS:- | |
|---|---|
| | DOMESTIC WATER SUPPLY |
| V.C. | VALVE CHAMBER 300X300 |
| | BORE WELL |
| | IRRIGATION LINE |
| | BORE WELL LINE |

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 | 7.39 | 16.00 | 118.08 | 14 | 1653.12 |
| TYPE-D | 7.82 | 16.00 | 125.12 | 17 | 2127.04 |
| TYPE-E | 7.25 | 15.62 | 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. |

To be read with licence no. 29 of 2019 Dated 29/08/2019 LC-3638

This the Layout plan of licensed area measuring 12.7661 acres (Drawing No. DTCP-4094 dated 11.02.2019) comprised of Scheme 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:

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the Addendum agreement.
2. That the planned 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 planned 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 the Directorate and concerned as per these sites shall be governed by the relevant Building Code, 2017 and the Zonal 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 for the modification of revenue plans of the colony.
5. That the revenue rasta within 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, external road development or for proper integration of the planning proposals of the adjoining areas.
7. That no projecting/permanent structures access directly from the carriage way of 18 metres or wider sector road if applicable.
8. All green belts proposed 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/concerned 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 plot will derive its access from less than 9 metres wide road except in a minimum area width of 9 metres between the plots.
11. No access strip road and access the permitted 4% under commercial use shall be deemed to be open space.
12. The portion of the active recreational open space green belts as proposed in the Development Plan if applicable, which forms part of the licensed area shall be transferred free of cost to the government as the terms of Section 3(3)(b)(ii) of the Act which of 1975.
13. That the colonizer shall ensure that the electrical cables in close proximity than these where should not exceed a voltage of not exceed 25% of the standard transmission under consumption.
14. That you will have no objection in the regularization of the boundaries of the colonies through give and take with the land owners which is finally able to serve 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 scheme shall be provided as per Central Ground Water Authority notification or applicable.
16. That the colonizer/developer shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
17. That the colonizer/developer shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of notification 22/2/2015-Office of Govt. Dated 3.03.2016 issued by the Haryana Government Renewable Energy Department.
18. That the colonizer/developer shall notify company with the directions issued vide Notification No. 15/5/2016-SP dated 31.10.2017 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(WATER SUPPLY)
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