

LC NO. 3638

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

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)

1381/1

1381/2

1367

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

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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.

PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	12.7611	
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%

CATEGORY	SIZE (IN M X M)		AREA (IN SQM)	NO. OF PLOTS	AREA IN SQM.
	WIDTH	DEPTH			
TYPE-A	7.82	14.31	116.59	9	1049.31
TYPE-B	7.48	14.91	111.52	11	1276.72
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	7.25	16.40	118.63	24	2845.92
TYPE-G	7.72	17.17	132.55	12	1590.60
TYPE-H	7.90	16.00	126.40	26	3286.40
TYPE-I	7.75	17.50	135.63	16	2171.68
TYPE-J	7.07	16.00	113.12	32	3619.84
TYPE-K	7.07	17.87	126.34	32	4024.88
TYPE-L	7.05	18.49	130.35	22	2867.70
TYPE-M	7.63	18.48	140.20	30	4206.00

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. 23 of 2019 Dated 25/02/2019. LC-3638

That this Layout plan of balance area measuring 12.7661 acres (Crawling No. DTCP-4864 dated 11.02.2019) comprised of Sionce which is issued for setting up of Affordable Residential Potted Colony in respect of being developed by Ansol Housing & Construction Pvt. Ltd. is revenue estate of village-Khara, Sector-22, Tehsil-Nagardhi, Distt. Tumkur Nagar is hereby approved.

1. That this Leasehold shall be read in conjunction with the clauses appearing on the agreement described under Rule 11 and the Statutory 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 given as plotted for calculation of the area under plots.

3. That the development plans in force at all the Residential Plots and Commercial site shall be got approved from the State Department and commissions on other sites shall be governed by the Haryana Building Code, 2012 and the Zoning Plans approved by the Director, H.P. & Deputy 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 roads taking in the colony shall be kept free for circulation/throughway as shown in the layout plan.
6. That the collector shall abide by the directions of the DTCP, Hyderabad 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

7. That no property plot shall have access directly from the carriage way of 10 metres or wider sector road if applicable

6. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the organizer. All other green belts outside the licensed area shall be developed by the Maryana Urban Development Authority/colonizer in the directions of the Director, Town and Country planning, Maryana or in accordance with terms and conditions of the agreements of the licensee.

9. All the time of demonstration (i.e., if required percentage of organized open space is reduced, the same will be provided by the colonizer in the covered area).

10. No pier will serve an access from less than 9 metres wide road or will have a minimum clear width of 9 metres between the piers.

12. The portion of the site development plan roads /green belts as provided in the Development Plan if applicable, which form part of the Scored area shall be transferred free of cost to the government on the form of Section 3(2)(a)(ii) of the Act No.8 of 1980.

23. That the odd size plots are being reserved subject to the condition that these plots should not have a coverage of any more than 75% of the standard heritage when disturbed.

54. That you will have no objection to the regularisation 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.

35. That the rain water harvesting system shall be provided in per Central Ground Water Authority norms;Mazara from notification is applicable.

17. That the colonizer/franchisee shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.01.2025 issued by Karnataka Government Renewable Energy Department.

18. That the contractor/owner shall strictly comply with the directions issued vide Notification No. 23/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

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YOUIT PLAN

1:500 27-08-2018

HOUSING &
CONSTRUCTION LTD.

FLOOR INDIA PRANAY
AMBA ROAD

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MOTORS/COMP. AUTHORITY _____	_____	_____
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