



To be read with Licence No. 07 of 2024 Dated 22/1/2024 LC-5258

That this layout plan for an area measuring 15.09375 acres (Drawing no. 9963 Dated 22/01/24) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Alex Housing falling in the revenue estate of village-Kheri Ranghran, in Sector-12, Yamunanagar 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 DGTCP 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 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.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 terms or section 3(3)(a)(iii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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) fitting 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.72/S2/2005-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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAHUL SINGLA) DTP (HQ) (DIWYA DOGRA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P.S. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP (HR) (SATYA PAL) JD(HQ)

AREA STATEMENT					
TOTAL SITE AREA	15.09375	ACRES	=	61,082.142	
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	1.509	6108.214	6108.098	1.509	10.000%
GREEN AREA UNDER PARKS 7.5%	1.132	4581.161	4582.10	1.132	7.502%
AREA UNDER COMMERCIAL 4%	0.604	2443.286	1221.643	0.302	2.000%
AREA UNDER PLOTS	9.207	37260.11	34025.099	8.408	55.704%
TOTAL SALEABLE AREA	9.811	39703.392	35246.742	8.710	57.704%
SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)	AREA (SQ.M.)	NO OF	TOTAL AREA (SQ.M.)	
A	7.317	14.620	106.975	45	4813.85 SQ.M.
B	7.610	16.079	122.361	9	1101.25 SQ.M.
C	8.225	17.453	143.551	5	717.75 SQ.M.
C1	AS PER DETAIL		149.837	1	149.84 SQ.M.
D	8.168	18.000	147.024	36	5292.86 SQ.M.
D1	7.351	18.000	132.318	79	10453.12 SQ.M.
D2	7.800	18.000	140.400	14	1965.60 SQ.M.
D3	AS PER DETAIL		124.607	1	124.61 SQ.M.
E	7.651	17.137	131.115	7	917.81 SQ.M.
F	7.476	14.572	108.940	40	4357.61 SQ.M.
G	8.078	18.517	149.580	8	1196.64 SQ.M.
G1	7.500	13.282	99.615	2	199.23 SQ.M.
G2	7.500	18.517	138.878	1	138.88 SQ.M.
G3	7.000	18.517	129.619	1	129.62 SQ.M.
H	7.044	14.500	102.138	4	408.55 SQ.M.
I	7.842	17.121	134.263	5	671.31 SQ.M.
I 1	AS PER DETAIL		148.815	1	148.82 SQ.M.
J	8.078	16.483	133.150	2	266.30 SQ.M.
J1	7.367	16.483	121.430	8	971.44 SQ.M.
			269.000		34,025.099 SQ.M.
				8.4078	ACRES
DENSITY					
TOTAL POPULATION	269.000	X	13.5	3631.5	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA		
ACHIEVED DENSITY		240.60	PPA		

GREEN AREA DETAIL		
TYPE	AREA (SQ.M.)	AREA (IN ACRE)
Green-1	436.887	0.108
Green-2	497.514	0.123
Green-3	201.530	0.050
Green-4	680.760	0.168
Green-5	291.715	0.072
Green-6	200.422	0.050
Green-7	1214.600	0.300
Green-8	314.774	0.078
Green-9	443.182	0.110
Green-10	300.718	0.074
TOTAL	4582.10	1.132

- LEGEND:-**
- SITE BOUNDARY FOR DDJAY COLONY
 - COMMUNITY SITE
 - COMMERCIAL PLOT
 - GREEN/PARK AREA
 - FROZEN PLOTS DUE TO 11 KV HT LINE
 - PAVED PATHWAY

NOTE :-

- LOCATION OF STP/UGT CAN BE MODIFIED AS PER REQUIREMENT OF HSVP
- LOCATION OF ELECTRICAL TRANSFORMER CAN ALSO BE MODIFIED AS PER REQUIREMENT OF HV/PNL/DHVPNL
- PRIMA-FACIE NO PLOT IS EFFECTED BY HT LINES. HOWEVER, AT THE TIME OF DEMARCATION PLAN IF ANY PLOT EFFECTED BY ANY HT LINE THEN THE SAME SHALL BE FREEZE ACCORDINGLY.

PROJECT
LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 ON THE LAND MEASURING 15.09375 ACRES AT VILLAGE KHERI RANGHRAN, SECTOR-12, TESHIL-JAGADHARI, DISTRICT-YAMUNAGAR. BEING DEVELOPED BY ALEX HOUSING.

OWNER

ARCHITECT :-

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