

LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY
 MEASURING AREA - 12.20833 ACS.
 UNDER DDJAY, SECTOR-36, KASBA KARNAL,
 DISTRICT-KARNAL, HARYANA
 DEVELOPED BY ANSAL HOUSING & CONSTRUCTION LTD.

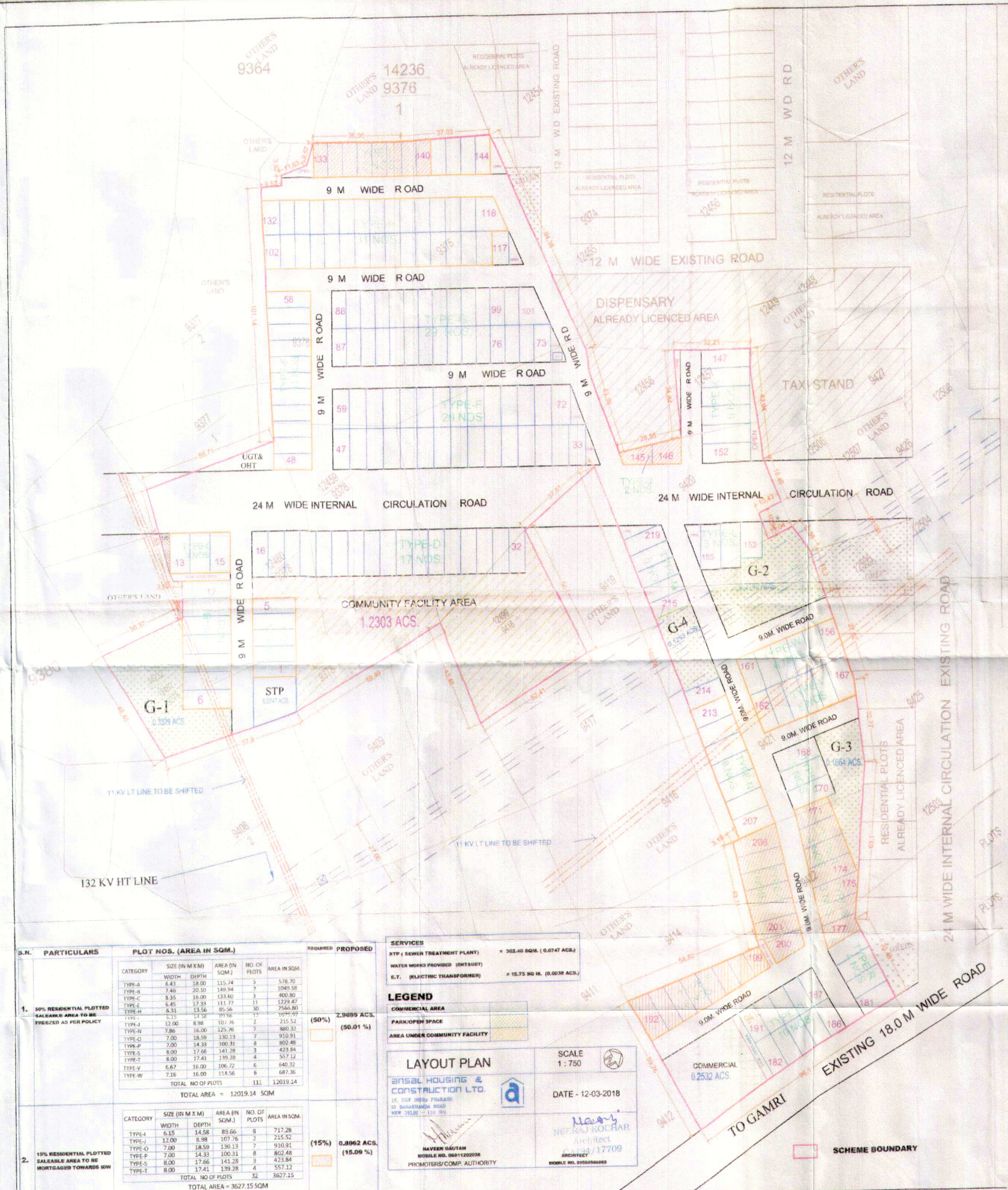
AREA CALCULATIONS		
PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	12.20833	100.0 %
AREA UNDER UD	0.00919	
NET PLANNED AREA	12.19914	
AREA UNDER RESIDENTIAL PLOTS	5.9384	48.67 %
AREA UNDER COMMERCIAL	0.2532	2.07 %
TOTAL SALEABLE AREA	6.1916	50.75 %
AREA UNDER PARKS	0.9386	7.68 %
COMMUNITY FACILITY AREA	1.2303	10.07 %

DETAIL OF GREEN / PARK
 G-1 = 0.3129 ACS. + G-2 = 0.3140 ACS. G-3 = 0.1664 ACS.
 G-4 = 0.1253 ACS.
 TOTAL = 0.9386 ACS.

CATEGORY	SIZE IN (M X M)		AREA IN (SQM.)	NO. OF PLOTS	AREA IN (SQM.)
	WIDTH	DEPTH			
TYPE-A	6.43	18.00	115.74	5	578.70
TYPE-B	7.46	20.10	149.94	7	1049.58
TYPE-C	8.35	16.00	133.60	3	400.80
TYPE-D	6.70	18.00	120.60	17	2050.20
TYPE-E	6.45	17.33	111.77	11	1229.47
TYPE-F	7.01	16.00	112.16	29	3252.64
TYPE-G	6.00	15.00	90.00	29	2610.00
TYPE-H	6.31	13.56	85.56	31	2652.36
TYPE-I	6.15	14.58	89.66	12	1075.92
TYPE-J	12.00	8.98	107.76	2	215.52
TYPE-K	7.47	20.00	149.40	6	896.40
TYPE-L	8.27	18.00	148.86	3	446.58
TYPE-M	7.00	16.70	116.90	5	584.50
TYPE-N	7.86	16.00	125.76	8	1006.08
TYPE-O	7.00	18.59	130.13	7	910.91
TYPE-P	7.00	14.33	100.31	8	802.48
TYPE-Q	7.10	14.35	101.88	10	1018.80
TYPE-R	7.75	15.89	123.14	4	492.56
TYPE-S	8.00	17.66	141.28	3	423.84
TYPE-T	8.00	17.41	139.28	4	557.12
TYPE-U	8.00	18.75	150.00	3	450.00
TYPE-V	6.67	16.00	106.72	6	640.32
TYPE-W	7.16	16.00	114.56	6	687.36

TOTAL AREA UNDER PLOTS	219	24032.14 SQM.
COMMERCIAL	1	1024.93 SQM.
		0.2532 ACS.

NO. OF PLOTS = 219
 POPULATION @ 13.5 PLOT = 2956.5
 DENSITY OF POPULATION/ACRE = 242 PPA
 (2956.5 / 12.20833) (>240 < 400)



S.N.	PARTICULARS	PLOT NOS. (AREA IN SQM.)	NUMBER PROPOSED
1.	50% RESIDENTIAL PLOTTED SALEABLE AREA TO BE FINANCED AS PER POLICY	TYPE-A	5
		TYPE-B	7
		TYPE-C	3
		TYPE-D	17
		TYPE-E	11
		TYPE-F	29
		TYPE-G	29
		TYPE-H	31
		TYPE-I	12
		TYPE-J	2
		TYPE-K	6
		TYPE-L	3
		TYPE-M	5
		TYPE-N	8
		TOTAL NO. OF PLOTS	131
		TOTAL AREA	12019.14 SQM
2.	15% RESIDENTIAL PLOTTED SALEABLE AREA TO BE MORTGAGED TOWARDS HNW	TYPE-I	8
		TYPE-J	2
		TYPE-K	2
		TYPE-L	7
		TYPE-M	3
		TYPE-N	4
		TYPE-O	3
		TYPE-P	3
		TYPE-Q	4
		TYPE-R	3
		TOTAL NO. OF PLOTS	32
		TOTAL AREA	3627.15 SQM

SERVICES
 STP (SEWER TREATMENT PLANT) = 362.40 SQM. (0.0747 ACS)
 WATER WORKS PROVIDED (OHT/STP)
 E.T. (ELECTRIC TRANSFORMER) = 15.75 SQ M. (0.0028 ACS)

LEGEND
 COMMERCIAL AREA
 PARK/OPEN SPACE
 AREA UNDER COMMUNITY FACILITY

LAYOUT PLAN
 ANSAL HOUSING & CONSTRUCTION LTD.
 15, TOP WIND FLOOR, 51 BAHARAWALA ROAD, NEW DELHI - 110 002

SCALE: 1:750
 DATE: 12-03-2018

NAVEN SAGIAN
 MOBILE NO. 9911302008
 PROJECTS/COMP. AUTHORITY

HEERY
 NERAJ KOCHAR
 Architect
 9914177009
 ARCHITECT

- To be read with Licence No. 49 of 2018 Dated 12/07/2018.
- This Layout plan for an area measuring 12.20833 acres (Drawing No. DTP-5509 dated 15.06.2018) comprised of Resale which is issued in respect of Affordable Residential Plotted Colony (Under Dean Dayal Jan Awas Yojna) being developed by Ansal Housing & Construction Pvt. Ltd. in revenue estate of Village Kasba, Sector-36, Karnal, Distt. Karnal 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 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.
 3. 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.
 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 DTPC for the modification of layout plans of the colony.
 5. That the revenue rasta falling in 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 DTPC, 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.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. 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 agreements of the licensee.
 9. At the time of demarcation plan, if required percentage of open space is reduced, the same will be provided by the licensee.
 10. No plot shall have a frontage less than 9 metres wide road would mean a minimum clear width of 6 metres between the plots.
 11. The proposed plot shall be developed in accordance with the directions of the licensee to be given.
 12. The position of the water development plan roads/green belts as provided in the Development Plan if applicable, which is part of the licensed area shall be transferred free of cost to the government on the lines of Section 6(1)(a)(ii) of the Act No.8 of 1975.
 13. That the proposed plots are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage which is indicated.
 14. That you will have no objection to the regularization 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 condition of the complete regularization shall be binding on the licensee.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) for Internal lighting as well as Campus lighting.
 17. That the colonizer/owner shall install the Installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 15/4/2016-S Power dated 18/7/2016.
 18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Govt dated 13.03.2016 issued by Haryana Government Renewable Energy Department.
 19. That the colonizer/owner shall strictly comply with the directions issued vide notification No. 13/8/2018-CP dated 31.03.2018 issued by Haryana Government Renewable Energy Department, for enforcement of the Energy Conservation Building Code.

For Ansal Housing & Construction Ltd.
 Authorised Signatory