

**TITLE LAY-OUT**

AREA DETAIL  
TOTAL AREA = 4.1K 07M  
OR 5.16875 ACRES

PERMISSIBLE PROPOSED

S/NO	NAME	PERMISSIBLE	PROPOSED
1	MIN AND MAX DENSITY	200 TO 400 PERSONS PER ACRE (PPA)	240 PPA
2	MAX AREA ALLOWED UNDER RES. & COMM PLOTS 65% OF LICENCED AREA	3,35,96 ACRES (65%)	2,84,41 ACRES (55.0247%)
3	AREA UNDER RESIDENTIAL USE	3,15,29 ACRES (61%)	2,63,76 ACRES (51.0297%)
4	AREA UNDER COMMERCIAL USE	0,20,65 ACRES (4%)	0,20,65 ACRES (3.995%)
5	MIN WIDTH OF INTERNAL ROAD IN THE COLONY	9.00 METRES	9.00 METRES
6	MIN. AREA UNDER ORGANISED OPEN SPACE 75% OF LICENCED AREA	0,38,75 ACER (7.5%)	0,39,18 ACER (7.58%)
7	AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY 10% OF LICENCED AREA	0,51,87 ACRE (10.0%)	0,51,69 ACRES (10.0%)
8	AREA TO BE FROZEN 50% OF RESIDENTIAL PLOTTED SALEABLE AREA	1,38,88 ACRE (50.0%)	1,32,16 ACRE (50.1%)
8	MIN. AREA UNDER SEWERAGE	100 SQM	100 SQM
9	MIN. AREA UNDER "UNIER" GROUND WATER TANK (UGT)	100 SQM	100 SQM
10	MIN. SIZE OF "MILK BOOTH"	5M X 5.5M	5M X 5.5M

**NOTES**

- THIS PLAN IS MADE FROM SYSTEM
- DO NOT SCALE THE PLAN
- ALL DIMENSIONS ARE TO BE IN METERS
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- THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED, COPIED, LOANED OR USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN
- ALL DIMENSIONS ARE TO BE IN METERS UNLESS OTHERWISE SPECIFIED

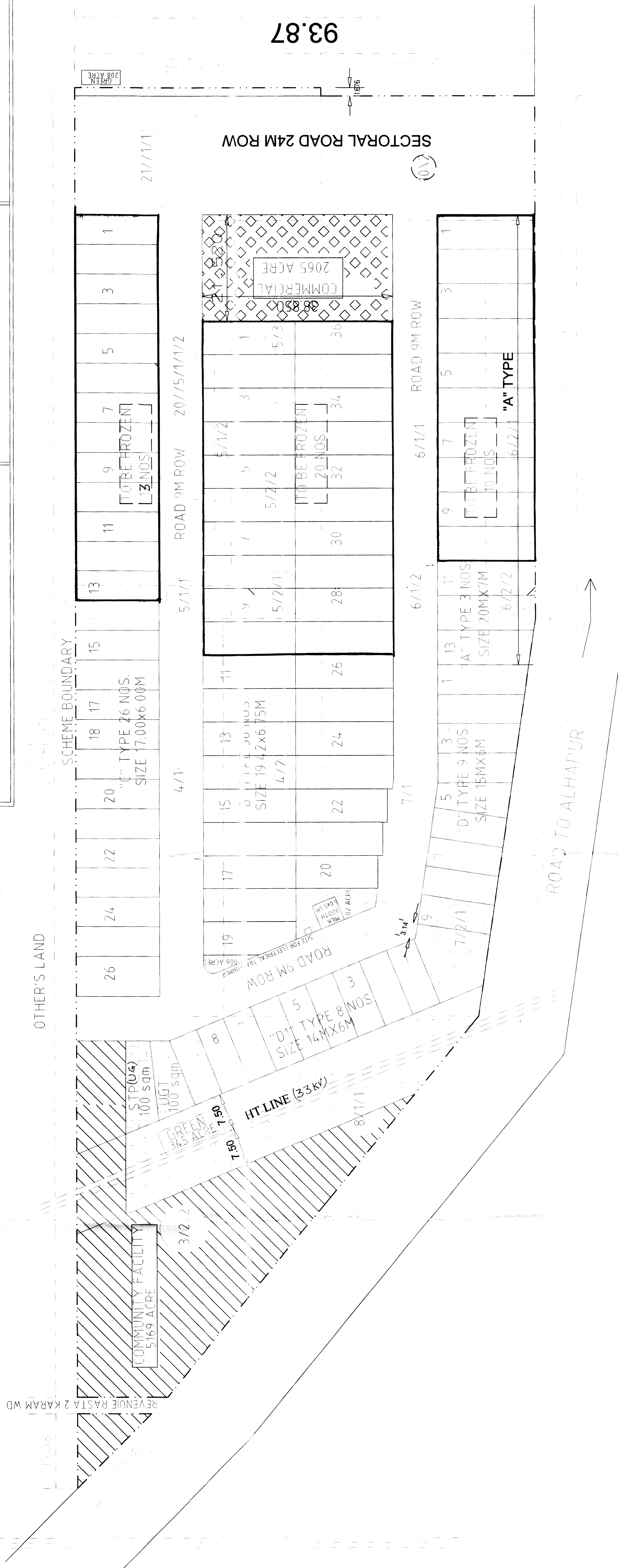
**DETAIL OF ORGANISED OPEN SPACES**

$= 0.345 + 0.02 + 0.006 + 0.0208 = 0.3918$  ACRES  
 DETAIL OF PLOTS TO BE FROZEN  
 "A" TYPE = 10 NOS X 14.00 X 6.00 SQM = 14,00,00 SQM  
 "B" TYPE = 20 NOS X 13.118 X 6.00 SQM = 2,62,236 SQM  
 "C" TYPE = 13 NOS X 10.2 X 6.00 SQM = 1,32,600 SQM  
 TOTAL 43 NOS = 5,34,836 SQM  
 OR 1,32,16 ACRES (50.10%)

**DETAIL OF PLOTS**

S. NO.	TYPE	SIZE IN METERS	AREA IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM
1	A	29.00 X 7.00	203.00	10	2,030.00
2	B	19.42 X 6.75	131.18	20	2,623.60
3	C	17.00 X 6.00	102.00	13	1,326.00
4	D	15.00 X 6.00	90.00	09	810.00
5	D1	14.00 X 6.00	84.00	08	672.00
TOTAL = 92 NOS					10,674,243 SQM (2,63,76 ACRES)

TOTAL NO. OF PLOTS x 13.5 PERSONS = 92 x 13.5 PERSONS = 1242 PERSONS  
 ACHIEVED = 1242 / 5.16875 ACRES = 240.29 PERSONS PER ACRE  
 SAY 240 PPA



**LAY-OUT PLAN**

**PROPOSED LAY-OUT PLAN OF RESIDENTIAL PLOTTED COLONY**  
 (UNDER DDJAY SCHEME) AT VILL. ALHAPUR, PALWAL, SECTOR - 6  
 for. M/s JONEJA INFRAPROJECTS PVT. LTD.

ARCH. SIGN. *Sunil Kumar*  
 OWNERS SIGN.

**VASTU CONSULTANTS**  
**ARCHITECTS AND ENGINEERS**  
 H-112, MALVIYA NAGAR, DELHI-110017  
 TELEPHONE: 011-26681328, Mob-9312258925  
 E-mail: sunilvastu66@yahoo.com

SCALE: 1:1000  
 DATE: JAN 19  
 DRAWN BY: NVN  
 DTCP 01

To be read with Licence No. 102... of 2019 dated 05/09/2019 LC-3981  
 This Lay-out plan for an area measuring 5.16875 acres (Drawing No. 9884 DTCP-dated 30.05.2019) comprising of license which is issued in respect of Affordable Residential Plootted Colony Under DDJAY Scheme is hereby approved for implementation subject to the following conditions:  
 1. This Lay-out Plan shall be read in conjunction with the clauses appearing on the agreement executed under the DDJAY Scheme.  
 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 common purposes shall be taken as planned for common purposes and shall be developed by the promoter.  
 3. From this department, and construction on these sites shall be governed by the Rayana Building Code, 2017 and the Rayana Urban Development Authority (UDA) Rayana.  
 4. For the purpose of the DTCP for the modification of layout plans of the colony, the collector shall submit a detailed layout plan showing the location of the plots, roads, and other facilities.  
 5. That the revenue rates falling in the colony shall be kept free for circulation/development as shown in the layout plan.  
 6. The collector shall abide by the directions of the DTCP, Rayana, 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 provision of the plots.  
 7. The promoter shall ensure that the plots are developed in accordance with the layout plan.  
 8. All green belts provided in the layout plan shall be developed in accordance with the layout plan.  
 9. The layout plan shall be developed by the Rayana Urban Development Authority/Collector, on the directions of the Director, Town and Country Planning, Rayana or in accordance with the terms and conditions of the agreement of the license.  
 10. The percentage of open spaces is reduced, the same will be provided by the collector in the licensed area.  
 11. The plot will have an access from less than 9 meters wide road would mean a minimum clear width of 6 meters.  
 12. The area reserved for common purposes shall be developed in accordance with the layout plan.  
 13. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Rayana Urban Development Authority Act, 2015.  
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