

DETAIL OF PLOTS

CATEGORY	SIZE (IN M X M)		AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
	WIDTH	DEPTH			
TYPE-A	6.09	16.00	97.44	28	2728.32
TYPE-B	5.95	16.00	95.20	27	2570.40
TYPE-C	6.77	14.00	94.78	7	663.46
TYPE-D	7.53	14.00	105.42	12	1265.04
TYPE-E	7.78	14.00	108.92	12	1307.04
TYPE-F	7.13	14.00	99.82	15	1497.30
TYPE-G	7.32	14.00	102.48	15	1537.20
TYPE-H	7.25	13.00	94.25	14	1319.50
TYPE-I	7.18	13.00	93.34	13	1213.42
TYPE-J	7.10	18.5	131.35	10	1313.50
TYPE-K	5.81	14.50	84.25	34	2864.50
TYPE-L	5.81	14.00	81.34	8	650.72
TYPE-M	6.08	14.00	85.12	19	1617.28
TOTAL AREA UNDER PLOTS				214	20547.68
					5.0775 ACS.
COMMERCIAL					1544.502
					0.3816 ACS.

S.N.	PARTICULARS	PLOT AREAS					REQUIRED	PROPOSED
		CATEGORY	SIZE (IN M X M)		AREA IN SQM.	NO. OF PLOTS	AREA IN SQM.	
1.	10% RESIDENTIAL PLOTTED AREA TO BE FREED AS PER POLICY	TYPE-G	7.32	14.00	102.48	13	1332.24	(80%)
		TYPE-H	7.25	13.00	94.25	14	1319.50	
		TYPE-I	7.18	13.00	93.34	13	1213.42	
		TYPE-J	7.1	18.5	131.35	10	1313.50	
		TYPE-K	5.81	14.50	84.25	34	2864.50	
		TYPE-L	5.81	14.00	81.34	8	650.72	
		TYPE-M	6.08	14.00	85.12	19	1617.28	
		TOTAL AREA UNDER PLOTS					111	10311.16
								2.5479 ACS. (50.16%)

NO.OF PLOTS = 214
POPULATION (@ 13.5 PLOT) = 2889
DENSITY OF POPULATION/ ACRE = 241.84 PPA SAY 242 PPA (2889 / 11.9458)
(>240 < 400)

SERVICES
UG STP (SEWER TREATMENT PLANT) = 148.526 SQM.(0.0367 ACS.)
WATER WORKS PROVIDED - UGT = 106.016 SQM.
E.T. (ELECTRIC TRANSFORMER) = 2.0M X 2.0M
MILK BOOTH AND VEGETABLE BOOTH - 1 NO. 5.00MX 5.50 M.

5.75M. SET BACK FROM LT LINE

COMMUNITY FACILITIES
1.2024 ACS.

COMMERICAL
0.3816 ACS.

(SS-4)
TR-5
40.97 M.

ELECTRICAL LEGEND:-

SYMBOL	DESCRIPTION	QUANTITY
	ELECTRICAL SUB STATION	08 NOS.
	DOUBLE POLE STRUCTURE	08 NOS.
	LOCAL FEEDER PILLAR'S	23 NOS.
	11KV UNDER GROUND H.T CABLE	
	UNDER GROUND L.T CABLE	

LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 11.9458 ACS. (LC NO. 3537) UNDER DDJAY, SECTOR-20, VILLAGE KHERA, TEHSIL- JAGADHRI YAMUNA NAGAR DISTRICT- YAMUNA NAGAR HARYANA, DEVELOPED BY ANSAL HOUSING & CONSTRUCTION LTD.

SCHEME MIGRATION UNDER DDJAY
LC NO-3638 (12.7661 ACS.)
SCHEME-2
LICENCE GRANTED

9.0M. WIDE ROAD

9.0M. WIDE ROAD

9.0 M. WIDE ROAD

PROPOSED UNDER GROUND WATER TANK
SIZE- 82.8 SQM. 3.7M LIQUID DEPTH
+300MM FREE BOARD
CAP-300KL



SCHEME BOUNDARY

To be read with Licence No. 36 of 2019 Dated 31/08/2019 LC-3537

- That this Layout plan for an area measuring 11.9458 acres (Drawing No. DTCP-7032 dated 27.06.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Doen Dayal Jan Awas Yojna) being developed by Ansal Housing & Construction Ltd. in revenue estate of Village Khera, Tehsil Jagadhri Yamuna Nagar, Sector-20, Distt. Yamuna Nagar 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 DTCP 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 this 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 lines of Section 3(3)(a)(ii) of the Act No 8 of 1975.
 - That the odd site 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 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.
 - 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.22/52/2005-SP dated 21.03.2015 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 31.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

SKATTA PAUL
JO (H&C)
SANTU SINGHA
ATP (H&C)
PRITAM BHARADWAJ
DTP (H&C)
V. S. SINGH
DTP (H&C)
JITENDER (SHAG)
BP (H&C)
L. MANMATH PRASAD (H&C)
DTP (H&C)

HT & LT DISTRIBUTION SYSTEM LAYOUT
SCALE 1:600
DATE 06-08-2019

ANSAL HOUSING & CONSTRUCTION LTD.
606, 6TH FLOOR INDRA PRAKASH
21 BARAKHAMBHA ROAD
NEW DELHI - 110 001

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