LEGEND

COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITY	

LAYOUT PLAN	SCALE 1 : 750	DATE 06-08-2019

ansal housing & construction ltd.
606, 6TH FLOOR INDRA PRAKASH
21 BARAKHAMBA ROAD
NEW DELHI - 110 001

NAVEEN GAUTAM
MOBILE NO. 09560566055
PROMOTERS/COMP. AUTHORITY

BANPHOOL RAGHUVANSHI
ARCHITECT
CA/93/16179
ARCHITECT

1383 1382 1380/2 1381/1 1381/3 1381/2 1368 1367 1366 1349 1340 1436 1454 1426 1427 1428 1429 1422 1420 1419 1423 1424 1425 1430/1 1430/2 1431 1432 1433 1434 1435 1455 1456 182 18/1 19 20 34 12

76.15 M. 111.49 M. 139.55 M. 42.59 M. 40.97 M. 67.33 M. 132.14 M. 159.62 M. 135.92 M. 190.55 M.

REVENUE RASTA

5.75M. SET BACK FROM LT LINE

F.G. COMMUNITY FACILITIES 1.2024 ACS.

COMMERICAL 0.3816 ACS.

TYPE-M 19 NOS.

UG STP 148.526 SQM.

9.0 M. WIDE ROAD

10.13 M WIDE ROAD

24.0 M WIDE ROAD

TYPE-J 10 NOS.

TYPE-K 34 NOS.

TYPE-L 8 NOS.

G-1 0.4907 ACS.

TYPE-I 13NOS.

TYPE-H 14 NOS.

TYPE-G 15 NOS.

TYPE-F 15 NOS.

G-2 0.4074 ACS. area 1649.791

TYPE-E 12 NOS.

TYPE-C 7 NOS.

TYPE-D 12 NOS.

TYPE-B 27 NOS.

TYPE-A 28 NOS.

UGT 106.016 SQM.

F.G.

ELECTRIC TRANSFORMER 2.0M X 2.0M

MILK BOOTH AND VEGETABLE BOOTH 5.0M X 5.0M

11 KV LT. LINE TO BE SHIFTED

24.0 M WIDE PROPOSED ROAD

SECTOR ROAD 12.0 M. WIDE

GREEN BELT 30 M WIDE

PROPOSED ROAD 60.0 M. WIDE

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

DETAIL OF PLOTS

CATEGORY	SIZE (IN M X M) WIDTH	DEPTH	AREA (IN SQM.)	NO. OF PLOTS	AREA IN SQM.
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	CATEGORY	SIZE (IN M X M) WIDTH	DEPTH	AREA IN SQM.	NO. OF PLOTS	AREA IN SQM.	REQUIRED	PROPOSED
1.	90% RESIDENTIAL PLOTTED SALEABLE AREA TO BE PRICED AS PER POLICY	TYPE-G	7.32	14.00	102.48	13	1332.24	(90%)	2.5479 ACS. (50.15%)
		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		

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

SCHEME BOUNDARY

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.

AREA CALCULATIONS

PARTICULARS	IN ACRES	IN %AGE
TOTAL AREA OF THE SCHEME	11.9458	100.0 %
AREA UNDER RESIDENTIAL PLOTS	5.0775	42.50 %
AREA UNDER COMMERCIAL	0.3816	3.19%
TOTAL SALEABLE AREA	5.4591	45.69%
AREA UNDER PARKS	0.8981	7.51 %
COMMUNITY FACILITY AREA	1.2024	10.06%

DETAIL OF GREEN / PARK

G-1 - 0.4907 ACS.
G-2 - 0.4074 ACS.

TOTAL GREEN = 0.8981 ACS.

LC-3537

To be read with Licence No. 98 of 2019 Dated 31/08/2019.

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 Deen 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:-

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 purpose 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 DTCP 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 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.
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 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.
9. 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.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open spaces.
12. 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 lines of Section 3(3)(b)(i) of the Act No.8 of 1975.
13. 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.
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 decision of the competent authority shall be binding in this regard.
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) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2013 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SATYA PAL) JD (HQ) | (ANIL SINGLA) ATP (HQ) | (PRIYAM BHARDWAJ) DTP (HQ) | (JITENDER DHAKA) DTP (UB) | (M. MAKRAND PANDURANG, IAS) DTCP (UB)