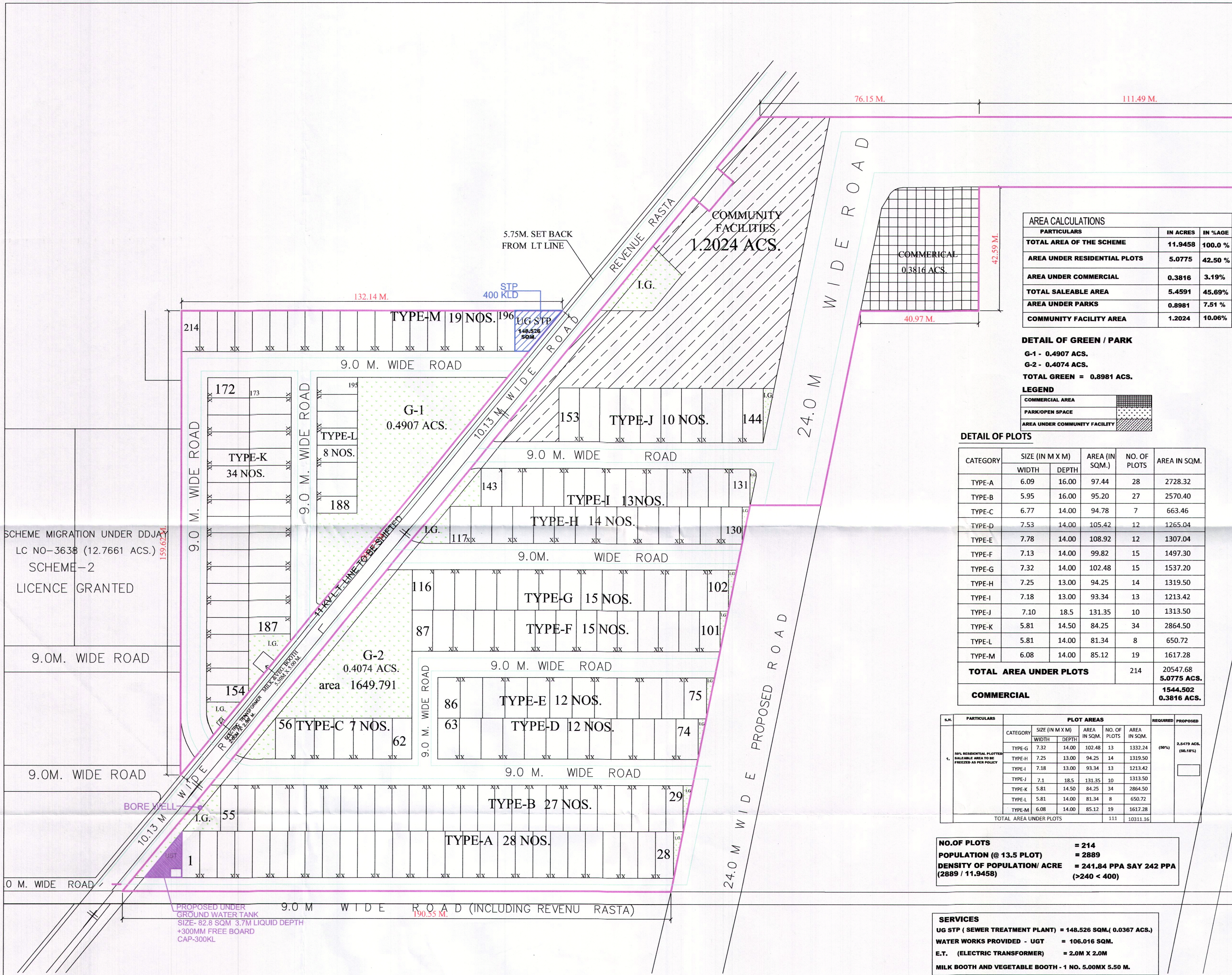


LAYOUT PLAN OF THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING AREA - 11.9458 ACS. (LC NO. 3537) UNDER DDJAY, SECTOR-20, VILLAGE KHERA, TEHSIL- JAGADHRI YAMUNA NAGAR DISTRICT- YAMUNA NAGAR HARYANA, DEVELOPED BY ANSAL HOUSING & CONSTRUCTION LTD.



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.

LEGEND	
COMMERCIAL AREA	
PARK/OPEN SPACE	
AREA UNDER COMMUNITY FACILITY	

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
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.	RESIDENTIAL PLOTTED SALEABLE AREA TO BE FREED AS PER POLICY	TYPE-G	7.32 14.00	102.48	13	1332.24	(99%) 2,5479 ACS. (96.16%)
		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 = 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.

SECTOR ROAD 12.0 M. WIDE  
GREEN BELT 30 M WIDE  
PROPOSED ROAD 60.0 M. WIDE

To be read with Licence No. 98 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 Doyal Jan Area 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 lateral 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, 2013 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 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.
  6. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
  7. All green belts provided in the layout plan within the licensed area 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 licence.
  8. 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 licensed area.
  9. 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.
  10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
  11. The portion of the development plan roads, green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(1)(a)(ii) of the Act No 8 of 1975.
  12. That the odd site plots are being approved subject to the conditions that these plots should not have a frontage less than 75% of the standard frontage when demarcated.
  13. 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.
  14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as per...
  15. That the colonizer/owner shall use only Light Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
  16. 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.
  17. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2015-SP dated 31.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

APPROVED BY THE DIRECTOR, TOWN & COUNTRY PLANNING, HARYANA

ROAD & GREENERY SCALE 1:600 DATE 06-08-2019

ANSAL HOUSING & CONSTRUCTION LTD.  
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BARPHOOL RAGHUVANSHI  
ARCHITECT  
C489/18178  
ARCHITECT



SCHEME BOUNDARY