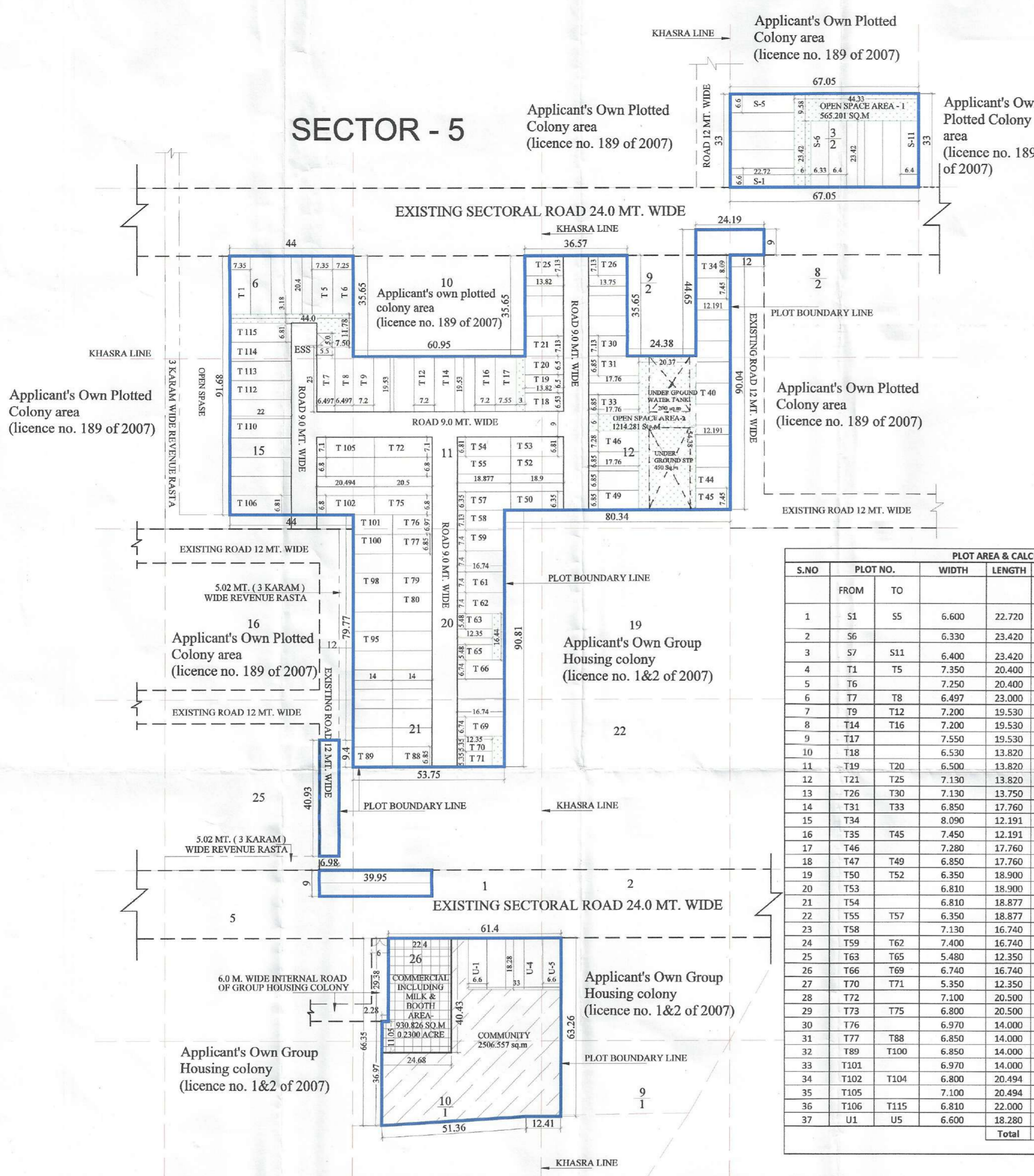


SECTOR - 5



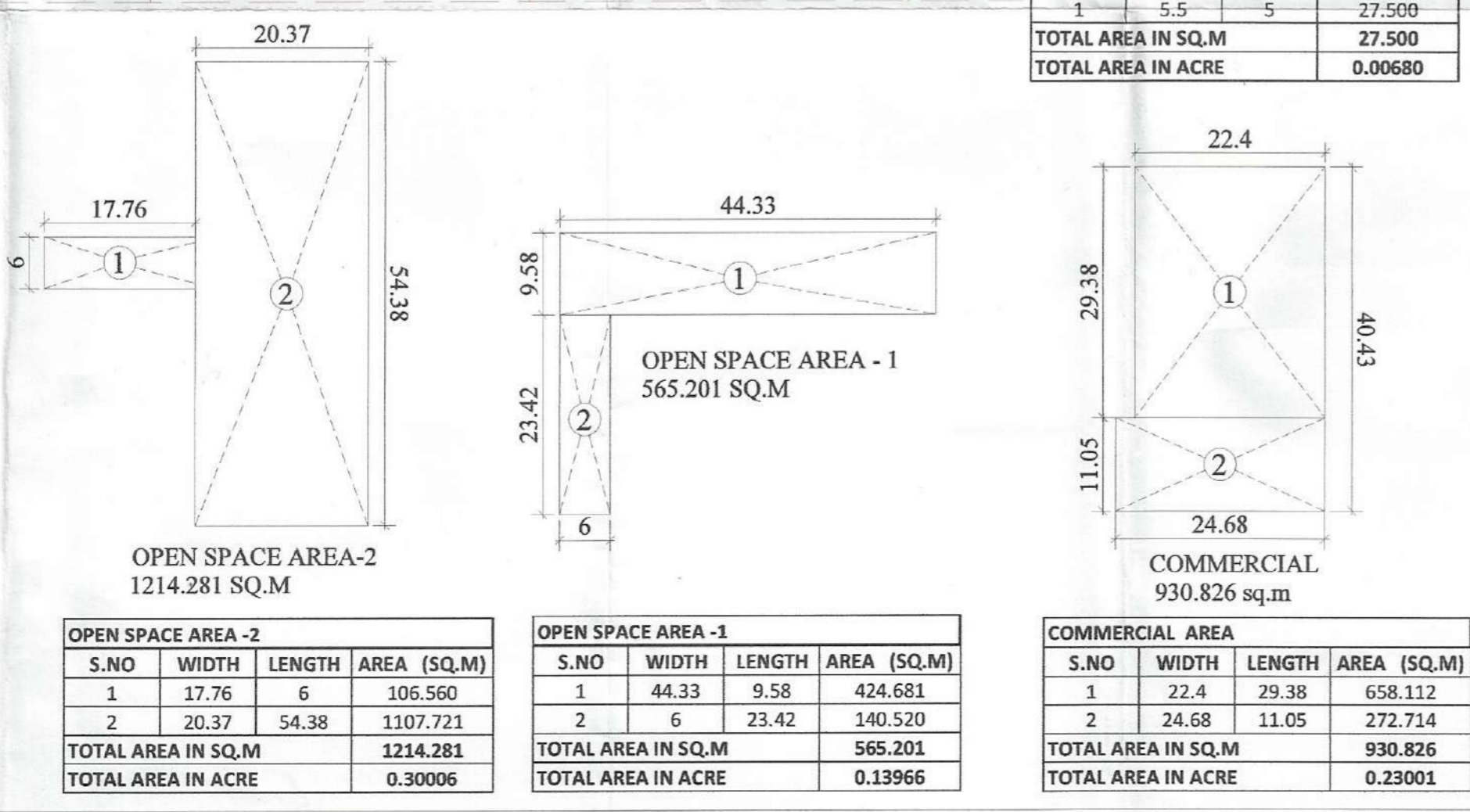
S.NO	DESCRIPTION	REQUIRED/PERMISSIBLE		
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1	TOTAL AREA OF SCHEME UNDER DDJAY-2016	25065.177	6.19375	
2	TOTAL AREA UNDER SECTOR ROAD	0.000	0.00000	
3	NET PLANNED AREA (01 - 50% OF 02)	25065.177	6.19375	

S.NO	PARTICULARS	REQUIRED			PROPOSED		
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)	AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1	SALEABLE AREA UNDER COMMERCIAL (A)	1002.607	0.2478	4.000%	930.826	0.2300	3.714%
2	SALEABLE AREA UNDER RESIDENTIAL PLOTS (B)	15289.758	3.7782	61.000%	15289.153	3.7780	60.997%
	TOTAL SALEABLE AREA (A+B)	16292.365	4.0259	65.000%	16219.979	4.0080	64.711%
3	AREA UNDER COMMUNITY	2506.518	0.6194	10.000%	2506.564	0.6194	10.000%
4	AREA UNDER ORGANISED OPEN SPACE	1879.888	0.4645	7.500%	2003.702	0.4951	7.994%
5	AREA FOR UGT (PROVIDED IN UNDER GROUND STRUCTURE)	200.000			200.000		
6	AREA FOR STP (PROVIDED IN UNDER GROUND STRUCTURE)	450.000			450.000		
7	MILK & VEG BOOTH (5.0 x 5.5) PROVIDED IN COMMERCIAL AREA	27.500			27.500		
8	ESS (5.0 x 5.5)	27.500			27.500		

1	TOTAL NOS. OF PLOTS	130
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 6.19375 X 240 PPA)	1487
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 6.19375 X 400 PPA)	2478
4	PROPOSED POPULATION (130X13.5 = 1350)	1755
5	PROPOSED DENSITY (1755/6.19375)PERSON/ACRE	283.35

S.NO	PLOT NO.	WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA		
							FROM	TO
1	S1	55	6.600	22.720	5	149.952	749.760	SQMT
2	S6	511	6.330	23.420	1	148.249	148.249	SQMT
3	S7	T5	6.400	23.420	5	149.888	749.440	SQMT
4	T1	T5	7.350	20.400	5	149.940	749.700	SQMT
5	T6	T8	7.250	20.400	1	147.900	147.900	SQMT
6	T7	T8	6.497	23.000	2	149.431	298.862	SQMT
7	T9	T12	7.200	19.530	4	140.616	562.464	SQMT
8	T14	T16	7.200	19.530	3	140.616	421.848	SQMT
9	T17	T17	7.550	19.530	1	147.452	147.452	SQMT
10	T18	T18	6.530	13.820	1	90.245	90.245	SQMT
11	T19	T20	6.500	13.820	2	89.830	179.660	SQMT
12	T21	T25	7.130	13.820	5	98.537	492.683	SQMT
13	T26	T30	7.130	13.750	5	98.038	490.188	SQMT
14	T31	T33	6.850	17.760	3	121.656	364.968	SQMT
15	T34	T34	8.090	12.191	1	98.625	98.625	SQMT
16	T35	T45	7.450	12.191	11	90.823	999.052	SQMT
17	T46	T46	7.280	17.760	1	129.293	129.293	SQMT
18	T47	T49	6.850	17.760	3	121.656	364.968	SQMT
19	T50	T52	6.350	18.900	3	120.015	360.045	SQMT
20	T53	T53	6.810	18.900	1	128.709	128.709	SQMT
21	T54	T54	6.810	18.877	1	128.552	128.552	SQMT
22	T55	T57	6.350	18.877	3	119.869	359.607	SQMT
23	T58	T58	7.130	16.740	1	119.356	119.356	SQMT
24	T59	T62	7.400	16.740	4	123.876	495.504	SQMT
25	T63	T65	5.480	12.350	3	67.678	203.034	SQMT
26	T66	T69	6.740	16.740	4	112.828	451.310	SQMT
27	T70	T71	5.350	12.350	2	66.073	132.145	SQMT
28	T72	T72	7.100	20.500	1	145.550	145.550	SQMT
29	T73	T75	6.800	20.500	3	139.400	418.200	SQMT
30	T76	T76	6.970	14.000	1	97.580	97.580	SQMT
31	T77	T88	6.850	14.000	12	95.900	1150.800	SQMT
32	T89	T100	6.850	14.000	12	95.900	1150.800	SQMT
33	T101	T101	6.970	14.000	1	97.580	97.580	SQMT
34	T102	T104	6.800	20.494	3	139.359	418.078	SQMT
35	T105	T105	7.100	20.494	1	145.507	145.507	SQMT
36	T106	T115	6.810	22.000	10	149.820	1498.200	SQMT
37	U1	U5	6.600	18.280	5	120.648	603.240	SQMT
					Total	130	15289.153	SQMT
							3.778	ACRE

S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	5.5	5	27.500
TOTAL AREA IN SQ.M			27.500
TOTAL AREA IN ACRE			0.00680

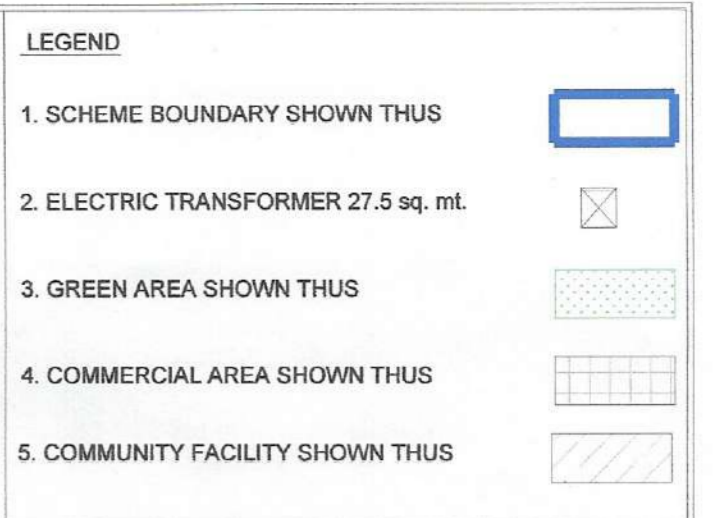


S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	7.5	11.78	88.350
2	5.5	6.78	37.290
3	3.18	31	98.580
TOTAL AREA IN SQ.M			224.220
TOTAL AREA IN ACRE			0.05541

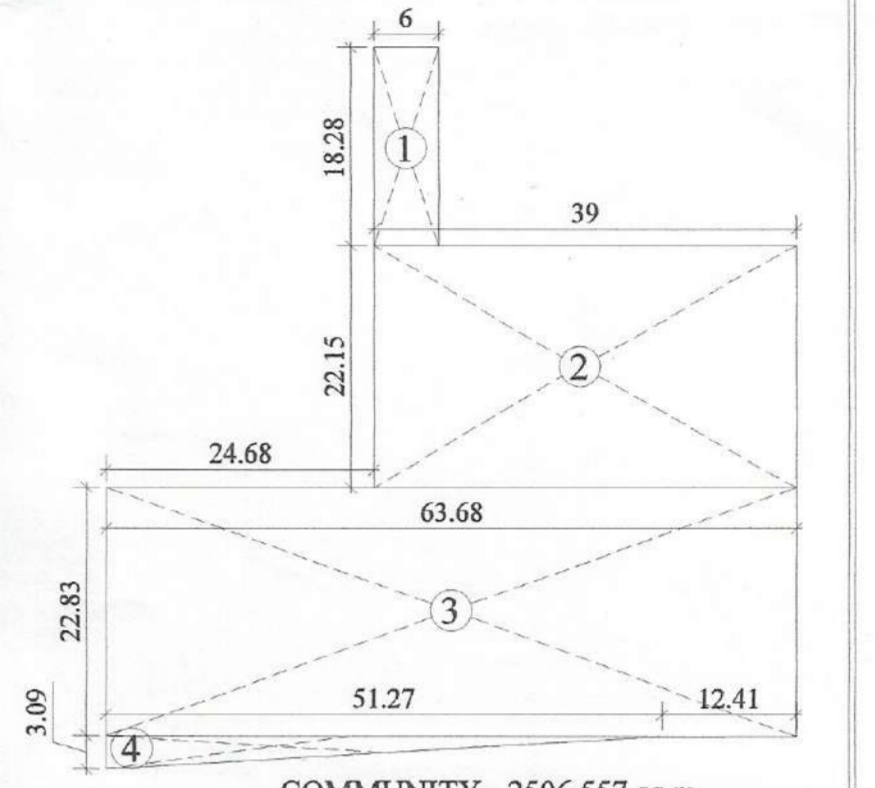
S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	17.76	6	106.560
2	20.37	54.38	1107.721
TOTAL AREA IN SQ.M			1214.281
TOTAL AREA IN ACRE			0.30006

S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	44.33	9.58	424.681
2	24.68	23.42	140.520
TOTAL AREA IN SQ.M			565.201
TOTAL AREA IN ACRE			0.13966

S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	22.4	29.38	658.112
2	24.68	11.05	272.714
TOTAL AREA IN SQ.M			930.826
TOTAL AREA IN ACRE			0.23001



REQUIRED OPEN SPACE @ 7.5% OF NPA	0.46453	ACRE	OR IN SQ.M	1879.888
OPEN SPACE PROVIDED				
OPEN SPACE - 1	0.1397	ACRE	OR IN SQ.M	565.201
OPEN SPACE - 2	0.3001	ACRE	OR IN SQ.M	1214.281
OPEN SPACE - 3	0.0554	ACRE	OR IN SQ.M	224.220
TOTAL OPEN SPACE PROVIDED	0.4951	ACRE	OR IN SQ.M	2003.702



S.NO	WIDTH	LENGTH	AREA (SQ.M)
1	6	18.28	109.680
2	39	22.15	863.850
3	63.68	22.83	1453.814
4	0.5	51.27	79.212
TOTAL AREA IN SQ.M			2506.557
TOTAL AREA IN ACRE			0.61938

That this Layout-cum-Demarcation Plan of Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 6.19375 acres (Drawing No. DTCP/1199/ Dated 17-02-24) (License no. 181 of 2024 dated 09.12.2024) in sector-5, Dharuhera, District-Rewari being developed by Elite Homes Pvt. Ltd. in collaboration with Land owners falling in the sector-32, Rewari is hereby approved subject to the following conditions:-

- That this Layout-cum-Demarcation 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 meters 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 meters 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 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)(a)(iii) of the Act no. 8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 coloniser/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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.

(DIVYA DOGRA) DTP (HQ)
 (VIJENDER SINGH) STP (HQ)
 (BHUVNESH KUMAR) CTP (HR.)
 (AMIT KHATRI, IAS) DTCP (HR.)
 (GURPREET) JD (HQ)
 (SHALLU DHIMANI) ATP (HQ)

ELITES HOMES PVT. LTD.
SHOP-30, M2K MALL, 16 MANGLAM PALACE
DISTRICT CENTER ROHINI, NEW DELHI-85

PROJECT
AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDJAY-2016" OVER AN AREA MEASURING 6.19375 ACRES UNDER LICENCE NO. 181 OF 2024, AT GHRHI ALWALPUR, SECTOR-5, DHARUHERA, DISTT.-REWARI, HARYANA

OWNER: AR. AMANDEEP BANSAL CA/2015/72167
ARCHITECT

LAYOUT CUM DEMARICATION PLAN

SCALE -
DEALT BY:
CHK BY:
DATE :-

