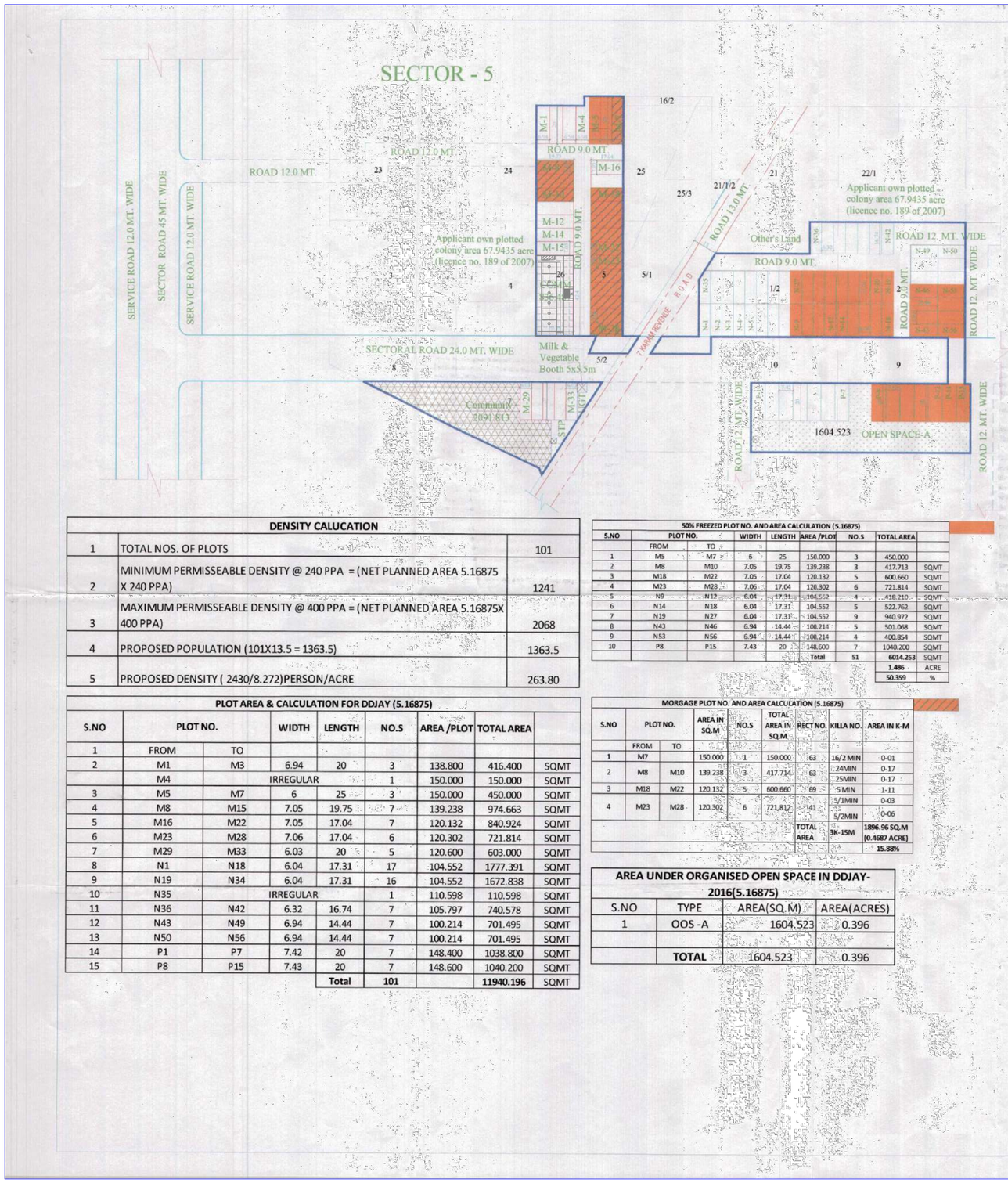
NAME OF PROJECT

M2K HARMONY
AFFORDABLE COLONY UNDER "DDJAY 2016"
SITUATED AT SECTOR 5, DHARUHERA, DIST. REWARI, HARYANA - 123106
OWNED BY ELITE HOMES PVT.LTD.

NAME OF DRAWING

LAYOUT PLAN



DETAIL OF AREA MEASURING 5.16875 ACRES UNDER DDJAY - 2016						
	DESCRIPTION	REQUIRED/PERMISSIBLE				
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)		
1	PROPOSED AREA THROUGH MIGRATION OF LICENCE NO. 189 OF 2007	9358.341	2.31250			
2	PROPOSED NEW ADDITIONAL AREA	11558.815	2.85625			
3	TOTAL AREA OF SCHEME UNDER DDJAY-2016 (1+2)	20917.156	5.16875			
4	TOTAL AREA UNDER SECTOR ROAD	0.000	0.0000	0.00%		
5	NET PLANNED AREA - (TOTAL AREA OF LAND LESS 50% AREA UNDER SECTOR ROAD)	20917.156	5.16875			

S.NO	PARTICULARS	REQUIRED			PROPOSED		
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)	AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1	SALEABLE AREA UNDER COMMERCIAL (A)	836.686	0.2068	4.000%	836.487	0.2067	3.999%
2	SALEABLE AREA UNDER RESIDENTIAL PLOTS (B)	12759.465	3.1529	61.000%	11940.196	2.9505	57.083%
	TOTAL SALEABLE AREA (A+B)	13596.151	3.3597	65.000%	12776.683	3.1572	61.082%
3	AREA UNDER COMMUNITY	2091.716	0.5169	10.000%	2091.813	0.5169	10.000%
4	AREA UNDER ORGANISED OPEN SPACE	1568.787	0.3877	7.500%	1604.523	0.3965	7.671%

To be read with Licence No. 23 of 2020 Dated 31/08/2020 LC-4116

That this **Layout plan** bearing Drawing No. DTCP-1526 dated [illegible] for Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna, 2016 over an area measuring 5.16875 acres(2.3125 acres migrated land and 2.85625 acres fresh land) under licence No. 189 of 2007 falling in Village Malpura and Garhi Alawalpur, Sector-5 Dharuhera, Distt. Rewari, Haryana being developed by Elite Homes Pvt. Ltd 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 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, 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 [illegible] 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 space.
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)(a)(iii) 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 21.03.2016 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.

(NEHA CHANDEL) JD (HQ) | (DINESH KUMAR) SO(HQ) | (DINESH KUMAR) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (DR. NIRMAL JYOT) STP (HQ) | (JITENDER SHAG) CTP(HF) | (K.MAKRAND PANDUSAIG, IAS) DTCP (HQ)

DENSITY CALUCATION		
1	TOTAL NOS. OF PLOTS	101
2	MINIMUM PERMISSEABLE DENSITY @ 240 PPA = (NET PLANNED AREA 5.16875 X 240 PPA)	1241
3	MAXIMUM PERMISSEABLE DENSITY @ 400 PPA = (NET PLANNED AREA 5.16875X 400 PPA)	2068
4	PROPOSED POPULATION (101X13.5 = 1363.5)	1363.5
5	PROPOSED DENSITY (2430/8.272)PERSON/ACRE	263.80

PLOT AREA & CALCULATION FOR DDJAY (5.16875)								
S.NO	PLOT NO.		WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA	
1	FROM	TO						
2	M1	M3	6.94	20	3	138.800	416.400	SQMT
	M4	IRREGULAR			1	150.000	150.000	SQMT
3	M5	M7	6	25	3	150.000	450.000	SQMT
4	M8	M15	7.05	19.75	7	139.238	974.663	SQMT
5	M16	M22	7.05	17.04	7	120.132	840.924	SQMT
6	M23	M28	7.06	17.04	6	120.302	721.814	SQMT
7	M29	M33	6.03	20	5	120.600	603.000	SQMT
8	N1	N18	6.04	17.31	17	104.552	1777.391	SQMT
9	N19	N34	6.04	17.31	16	104.552	1672.838	SQMT
10	N35	IRREGULAR			1	110.598	110.598	SQMT
11	N36	N42	6.32	16.74	7	105.797	740.578	SQMT
12	N43	N49	6.94	14.44	7	100.214	701.495	SQMT
13	N50	N56	6.94	14.44	7	100.214	701.495	SQMT
14	P1	P7	7.42	20	7	148.400	1038.800	SQMT
15	P8	P15	7.43	20	7	148.600	1040.200	SQMT
				Total	101		11940.196	SQMT

50% FREEZED PLOT NO. AND AREA CALCULATION (5.16875)									
S.NO	PLOT NO.		WIDTH	LENGTH	AREA /PLOT	NO.S	TOTAL AREA		
	FROM	TO							
1	M5	M7	6	25	150.000	3	450.000		
2	M8	M10	7.05	19.75	139.238	3	417.713	SQMT	
3	M18	M22	7.05	17.04	120.132	5	600.660	SQMT	
4	M23	M28	7.06	17.04	120.302	6	721.814	SQMT	
5	N9	N12	6.04	17.31	104.552	4	418.210	SQMT	
6	N14	N18	6.04	17.31	104.552	5	522.762	SQMT	
7	N19	N27	6.04	17.31	104.552	9	940.972	SQMT	
8	N43	N46	6.94	14.44	100.214	5	501.068	SQMT	
9	N53	N56	6.94	14.44	100.214	4	400.854	SQMT	
10	P8	P15	7.43	20	148.600	7	1040.200	SQMT	
					Total	51	6014.253	SQMT	
							1.486	ACRE	
							50.359	%	

MORGAGE PLOT NO. AND AREA CALCULATION (5.16875)								
S.NO	PLOT NO.		AREA IN SQ.M	NO.S	TOTAL AREA IN SQ.M	RECT NO.	KILLA NO.	AREA IN K-M
	FROM	TO						
1	M7		150.000	1	150.000	63	16/2 MIN	0-01
2	M8	M10	139.238	3	417.714	63	24MIN	0-17
							25MIN	0-17
3	M18	M22	120.132	5	600.660	69	5 MIN	1-11
4	M23	M28	120.302	6	721.812	41	5/1MIN	0-03
							5/2MIN	0-06
					TOTAL AREA		3K-15M	1896.96 SQ.M (0.4687 ACRE)
								15.88%

AREA UNDER ORGANISED OPEN SPACE IN DDJAY-2016(5.16875)			
S.NO	TYPE	AREA(SQ.M)	AREA(ACRES)
1	OOS -A	1604.523	0.396
	TOTAL	1604.523	0.396

SERVICES BLOCK

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

PROJECT
PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDJAY-2016" SECTOR-5 (AT-GHRHI ALWALPUR ,DHARUHERA DISTT.REWARI) HARYANA

For ELITE HOMES PVT. LTD.
AR AMANDEEP BANSAL CA/2015/72167
Authorised Signatory

OWNER | ARCHITECT

LAYOUT PLAN WITH AREA CHART

SCALE -
DRAWN BY
CHK BY
DATE

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