

That this Layout plan bearing Drawing No. DTPC/2526 dated 14/07/2017 for Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna, 2016 over an area measuring 5.16875 acres (3,121.25 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 DTPC for the modification of layout plans of the colony.
5. That the revenue **ratio 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 DTPC, 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 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 agreement 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~~ the owner of the plot.
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 licensed 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.2252/2005-SPOWER dated 21.03.2016 issued by the Haryana Government Renewable Energy Department for Haryana.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5-P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.









(Jeyaraj Chandan) (Jeyaraj Chandan) (Jeyaraj Chandan) (Jeyaraj Chandan) (Jeyaraj Chandan) (Jeyaraj Chandan) (Jeyaraj Chandan)

JO (HQ) SD(HQ) SD(HQ) ATP (HQ) DTP (HQ) CEN. INDORE STP (AN) (HQ) CITIENDE (SHAH) (TDP) (HP) (K. MAHARAJA PANDURAJ, IAS) DTP (HQ)





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MORTGAGE PLOT NO. AND AREA CALCULATION [5.16875]								
S.NO	PLOT NO.		AREA IN SQ.M	NO.5	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
3	M18	M22	120.132	-5	600.660	69	25MIN	0-17
4	M23	M28	120.302	6	721.812	41	5/1MIN	1-11
							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

SITE LAYOUT PLAN OF SEWERAGE LINE

LEGEND :-

SYMBOL	DESCRIPTION
	SEWAGE LINE
	STP OVERFLOW PIPE
	SEWER MANHOLE
	SEWER MANHOLE


 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. ⁷
Ar. Amandeep Bansal
 Authorised Signatory AR. AMANDEEP BANSA
 CA/2015/72167

LAYOUT PLAN WITH AREA CHART

SCALE -		D1
DEALT BY		
CHK BY		
DATE		

