



DENSITY CALCULATION		
1	TOTAL NOS. OF PLOTS	101
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 5.16875 X 240 PPA)	1241
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 5.16875 X 400 PPA)	2068
4	PROPOSED POPULATION (101 X 13.5 = 1363.5)	1363.5
5	PROPOSED DENSITY (2430/8.272) PERSON/ACRE	263.80

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

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

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

DETAIL OF AREA MEASURING 5.16875 ACRES UNDER DDJAY - 2016					
S.NO	DESCRIPTION	REQUIRED/PERMISSIBLE			
		AREA (SQ.M)	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 (SQ.M)	AREA (ACRES)	AREA (IN%)	AREA (SQ.M)	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

This Layout Plan bearing Drawing No. DTCP/1524 dated 24/12/2019 for Affordable Residential Plotted Colony under Deen Dyal Jan Awasth 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 Garh Alwalpur, Sector-5 Dharuhera, Distt. Rewari, Haryana being developed by Elite Homes Pvt. Ltd. is hereby approved subject to the following conditions:-

- That this Layout 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 rates 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 metres 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 at their own cost.
- 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.
- 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)(ii) 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 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/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-SPower 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.

IN CHARGE (DINESH KUMAR) (DINESH KUMAR) (BISHESH KUMAR) (NAARENDER KUMAR) (DIP. NARAYAN) (DITENDRA SHARMA) (K.M. RAJENDRA PANDURANG) (IAS) (D) (HD) (SD) (ATP) (HD) (DTP) (HD) (STP) (HD) (HD) (CTP) (HD) (DEP) (HD)

SITE LAYOUT PLAN OF STORM WATER

LEGEND :-

SYMBOL	DESCRIPTION
→	STORM LINE
□	CATCH BASIN
●	STORM MANHOLE

SERVICES BLOCK

**ELITE 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-S JAT-GHRRI ALWALPUR, DHARUHERA DISTT. REWARI, HARYANA**

For ELITE HOMES PVT. LTD.  
 Authorised Signatory  
**AMANDEEP BANSAI**  
 CA/2/115/72167  
 ARCHITECT

LAYOUT PLAN WITH AREA CHART

SCALE: 1:1000  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: [Signature]

D1

