



DESCRIPTION	REQUIRED/PERMISSIBLE		
	AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1 TOTAL AREA OF SCHEME	21473.598	5.30625	
2 TOTAL AREA UNDER SECTOR ROAD	2145.776	0.53023	9.99%
3 NET PLANNED AREA - (TOTAL AREA OF LAND LESS 50% AREA UNDER SECTOR ROAD)	20400.710	5.04113	

S.NO	REQUIRED			PROPOSED		
	AREA (SQMT)	AREA (ACRES)	AREA (IN%)	AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1 SALEABLE AREA UNDER COMMERCIAL (A)	816.028	0.2016	4.000%	816.02	0.2016	4.000%
2 SALEABLE AREA UNDER RESIDENTIAL PLOTS (B)	12444.433	3.0751	61.000%	12335.7254	3.0482	60.467%
TOTAL SALEABLE AREA (A+B)	13260.461	3.2767	65.000%	13151.745	3.2499	64.467%
3 AREA UNDER COMMUNITY	2040.071	0.5041	10.000%	2040.98	0.5043	10.004%
4 AREA UNDER ORGANISED OPEN SPACE	1610.520	0.3980	7.500%	1611.17	0.3981	7.503%

DRG. NO. DTCP 7525 DATE: 03-04-2020

To be read with Licence No. 22 of 2020 Dated 31/08/2020 LC-4030

This Layout plan for an area measuring 5.30625 acres after migrating the same from license no. 189 of 2007 under migration policy dated 18.02.2016 in the revenue estate of Village Garhi Alawalpur, Sector-5 & 7A, 21 Dharuhera, Distt. Rewari for the development of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna, 2016 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 plot.
- 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 directions of the colony shall be developed by the colonizer.
- 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 within the licenced area.
- 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)(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 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/G/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NEHA CHANDOL) (DINESH KUMAR) (BINESH KUMAR) (NARENDER KUMAR) (D. N. NIMBIKAR) (JITENDER HAG) (C. M. KRAND PANGORAN) (S. S. S) (D. H. Q) (S. D. H. Q) (A. P. H. Q) (D. P. H. Q) (S. P. H. Q) (C. P. H. Q) (D. T. C. P. H. Q)

1	TOTAL NOS. OF PLOTS	100
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 5.052 X 240 PPA)	1210
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 5.052X 400 PPA)	2016
4	PROPOSED POPULATION (100X13.5 = 1350)	1350
5	PROPOSED DENSITY (1391/5.052)PERSON/ACRE	267.80

S.NO	FROM	TO	WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA	
1	Q18	Q21	6.64	21	4	139.440	557.760	SQMT
2	Q22		IRREGULAR		1	149.143	149.143	SQMT
3	Q23		IRREGULAR		1	132.960	132.960	SQMT
4	Q30	Q39	6.51	21	10	136.710	1367.100	SQMT
5	Q40		IRREGULAR		1	122.718	122.718	SQMT
6	Q41		IRREGULAR		1	94.376	94.376	SQMT
7	Q42	Q53	6.51	21	12	136.710	1640.520	SQMT
8	Q60	Q71	6.1	15.35	12	93.635	1123.620	SQMT
9	R1	R11	6.1	15.35	11	93.635	1029.985	SQMT
						Total	6218.182	SQMT
							1.537	ACRE
							50.31	%

S.NO	FROM	TO	AREA IN SQ.M	NO.S	TOTAL AREA IN SQ.M	RECT NO.	KILLA NO.	AREA IN K-M
1	Q18	Q21	139.440	4	557.760	37	18 MIN	1-13
2	Q22		149.143	1	149.143		19 MIN	1-6
3	Q23		132.960	1	132.960	37	22 MIN	0-8
4	Q30	Q37	136.710	8	1093.680		23 MIN	0-10
						TOTAL AREA	3K-17M	1947.54 SQM (0.48125 ACRE)
								15.78%

S.NO	TYPE	AREA(SQ.M)	AREA(ACRES)
1	OOS-A	1216.495	0.301
2	OOS-B	394.675	0.098
TOTAL		1611.17	0.398

S.NO	FROM	TO	WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA		
1	Q1	Q2	7	21.26	2	148.820	297.640	SQMT	
2	Q3		IRREGULAR		1	141.699	141.699	SQMT	
3	Q4		IRREGULAR		1	117.709	117.709	SQMT	
4	Q5		IRREGULAR		1	149.983	149.983	SQMT	
5	Q6	Q9	6.41	21	4	134.610	538.440	SQMT	
6	Q10	Q12	6.64	21	3	139.440	418.320	SQMT	
7	Q14	Q21	6.64	21	8	139.440	1115.520	SQMT	
8	Q22		IRREGULAR		1	149.143	149.143	SQMT	
9	Q23		IRREGULAR		1	132.960	132.960	SQMT	
11	Q24	Q39	6.51	21	16	136.710	2187.360	SQMT	
12	Q40		IRREGULAR		1	122.661	122.661	SQMT	
13	Q41		IRREGULAR		1	94.303	94.303	SQMT	
14	Q42	Q59	6.51	21	18	136.710	2460.780	SQMT	
15	Q60	Q81	6.1	15.35	22	93.635	2059.970	SQMT	
16	R1	R11	6.1	15.35	11	93.635	1029.985	SQMT	
17	R12		6.78	21.62	1	146.584	146.584	SQMT	
18	R14	R21	6.78	21.62	8	146.584	1172.669	SQMT	
						Total	100	12335.725	SQMT

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, 7A & 21 (AT-GHRHI ALWALPUR, DHARUHERA DISTT. REWARI) HARYANA

For ELITE HOMES PVT. LTD.
 Authorised Signatory
 ARCHITECT

SCALE: DEALT BY: DATE: N D1