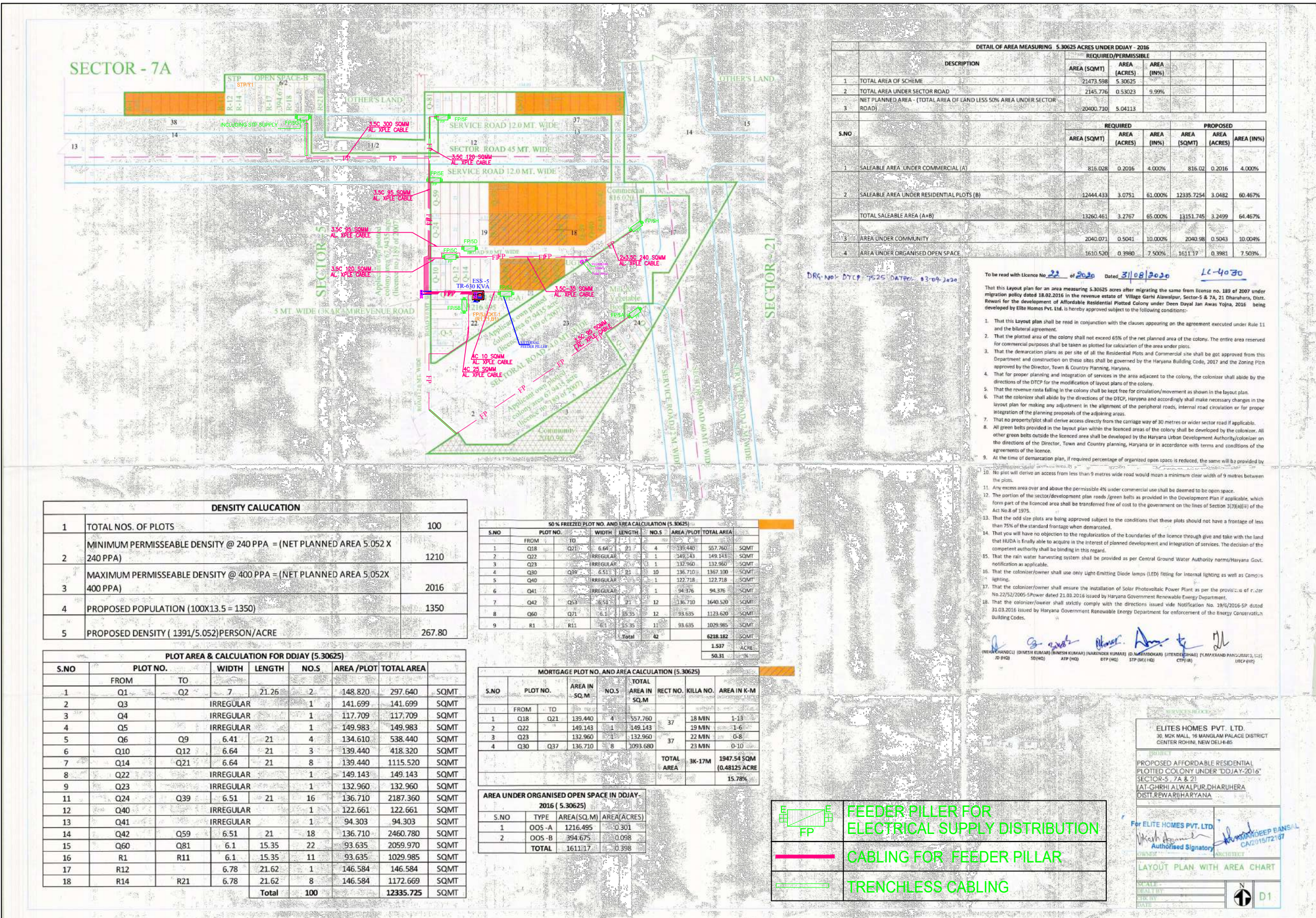


**M2K HARMONY - 2**  
**AFFORDABLE COLONY UNDER "DDJAY 2016"**  
**SITUATED AT SECTOR 5, 7A & 21 DHARUHERA, DIST. REWARI, HARYANA - 123106**  
**OWNED BY ELITE HOMES PVT.LTD.**

**PROPOSED - ELECTRICITY SUPPLY PLAN**



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 SECTOR ROAD)	2040.710	5.04113	

S.NO	DESCRIPTION	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%
	<b>TOTAL SALEABLE AREA (A+B)</b>	<b>13260.461</b>	<b>3.2767</b>	<b>65.000%</b>	<b>13151.745</b>	<b>3.2499</b>	<b>64.467%</b>
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	7.508%

DRG No: DTCF 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, Dist. Rewari for the development of Affordable Residential Plotted Colony under Deem 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 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 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.
- The 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)(i) 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 provision of e. Govt. No.22/52/2005-SP 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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 5.052 X 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	21.26	4	139.440	557.760
2	Q22				1	149.143	149.143
3	Q23				1	132.960	132.960
4	Q30	Q39	6.51	21.16	10	136.710	1367.100
5	Q40				1	122.718	122.718
6	Q41				1	94.376	94.376
7	Q42	Q53	6.51	21.16	12	136.710	1640.520
8	Q60	Q71	6.1	15.35	12	93.635	1123.620
9	R1	R11	6.1	15.35	11	93.635	1029.985
Total						42	6218.182
							1.537
							50.31

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

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 MN	1-13
2	Q22		149.143	1	149.143	37	19 MN	1-6
3	Q23		132.960	1	132.960	37	22 MN	0-8
4	Q30	Q37	136.710	8	1093.680		23 MN	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



**ELITE HOMES PVT. LTD.**  
 30, MOK MALL, 16 MANGLAM PALACE DISTRICT CENTER ROHINI, NEW DELHI-85

PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDJAY-2016" SECTOR-5, 7A & 21 (AT GHRHI ALWALPUR, DHARUHERA, DIST. REWARI, HARYANA)

For ELITE HOMES PVT. LTD. Authorised Signatory: *[Signature]* CA/2015/72/17

LAYOUT PLAN WITH AREA CHART

SCALE: 1:1000  
 DATE: / /

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