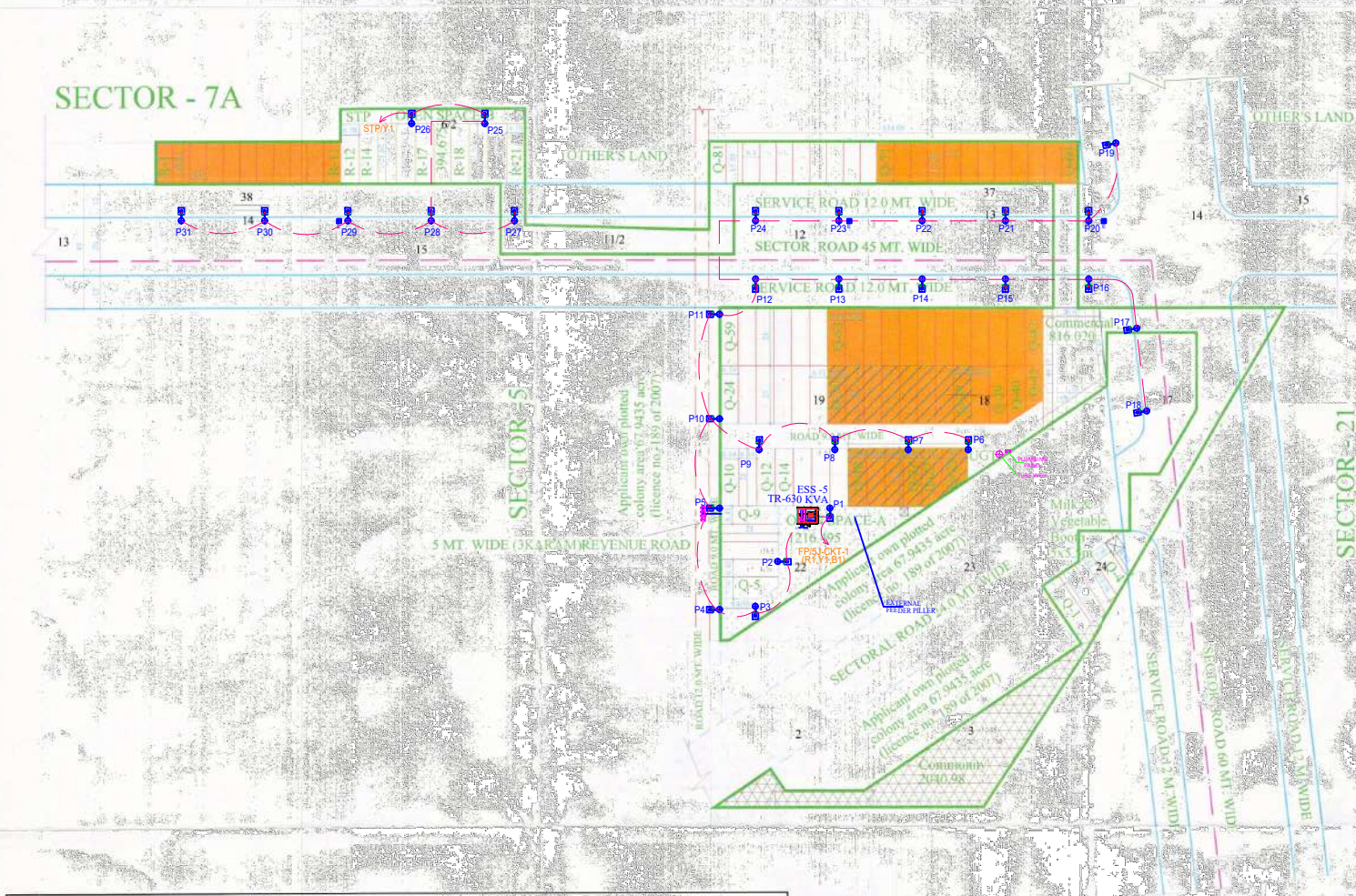


NAME OF PROJECT

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.

NAME OF DRAWING

PROPOSED - STREET LIGHTING PLAN



DETAIL OF AREA MEASURING 5.30625 ACRES UNDER DDJAY - 2016							
S.NO	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	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%
	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	0.5053	10.004%
4	AREA UNDER ORGANISED OPEN SPACE	1610.520	0.3980	7.500%	1611.17	0.3981	7.503%

DRG. NO. DTCP 7525 DATED: 03-09-2020

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

That 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:-

1. That this **Layout plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the **lateral agreement**.
2. That the plotted area of the colony shall not exceed 55% 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 DTCF for the modification of layout plans of the colony.
5. That the revenue raster 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 DTCF, 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 areas 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 in accordance with terms and conditions of the agreements of the colonizer.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer at his own cost.
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 3D(ii)(iii) of the Act No. 19 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 standards provision 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 provision of G.O. No.23/25/2005-Power 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. 15/2016-SP dated 13.02.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.









NEHA CHANDER (DINESH KUMAR) (BINESH KUMAR) (NARENDER KUMAR) (DHANU BHATNAGAR) (JITENDRA DHAR) (N. MAHESHWARI)
 ID (HQ) SD (HQ) ATP (HQ) OTP (HQ) STP (M) (HQ) CTP (IR) DTOP (HR)

DENSITY CALCULATION		
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




50 % FROZEE DLOT NO. AND AREA CALCULATION (S.36025)							
S.NO	PLOT NO.		WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA
	FROM	TO					
1	Q18	Q21	6.64	21	4	139.440	557.760 SQMT
2	Q22	Q23	IRREGULAR		1	149.143	149.143 SQMT
3	Q23	Q39	IRREGULAR		1	132.960	132.960 SQMT
4	Q30	Q39	6.51	21	30	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	12	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
					42		6218.182 SQMT
						1.537	ACRE
						50.31	%

MORTGAGE PLOT NO. AND AREA CALCULATION (5.30625)									
S.NO	PLOT NO.		AREA IN SQ.M	NO.S	AREA IN SQ.M	RECT.NO	KILLA NO.	AREA IN K-M	
	FROM	TO							
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

PLOT AREA & CALCULATION FOR DDJAY (5.30625)								
S.NO	PLOT NO.		WIDTH	LENGTH	NO.S	AREA /PLOT	TOTAL AREA	
	FROM	TO						
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, MKZ MALL, 16 MANGLAM PALACE DISTRICT CENTER ROHINI, NEW DELHI-95	
PROJECT PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDJAY-2016" SECTOR-5, 7A & 2I AT-GHRHI AIWALPUR,DHARUHERA DISTI.REWARJI HARYANA	
For ELITE HOMES PVT. LTD.  Authorized Signatory	 MAHENDRA KUMAR CA/2015/71216
OWNER ARCHITECT	
LAYOUT PLAN WITH AREA CHART	
SCALE : DRAWN BY _____ CHECKED BY _____ DATE _____	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 10px; text-align: center;"> N  </div> <div style="margin-left: 20px; font-size: 2em;">D1</div> </div>