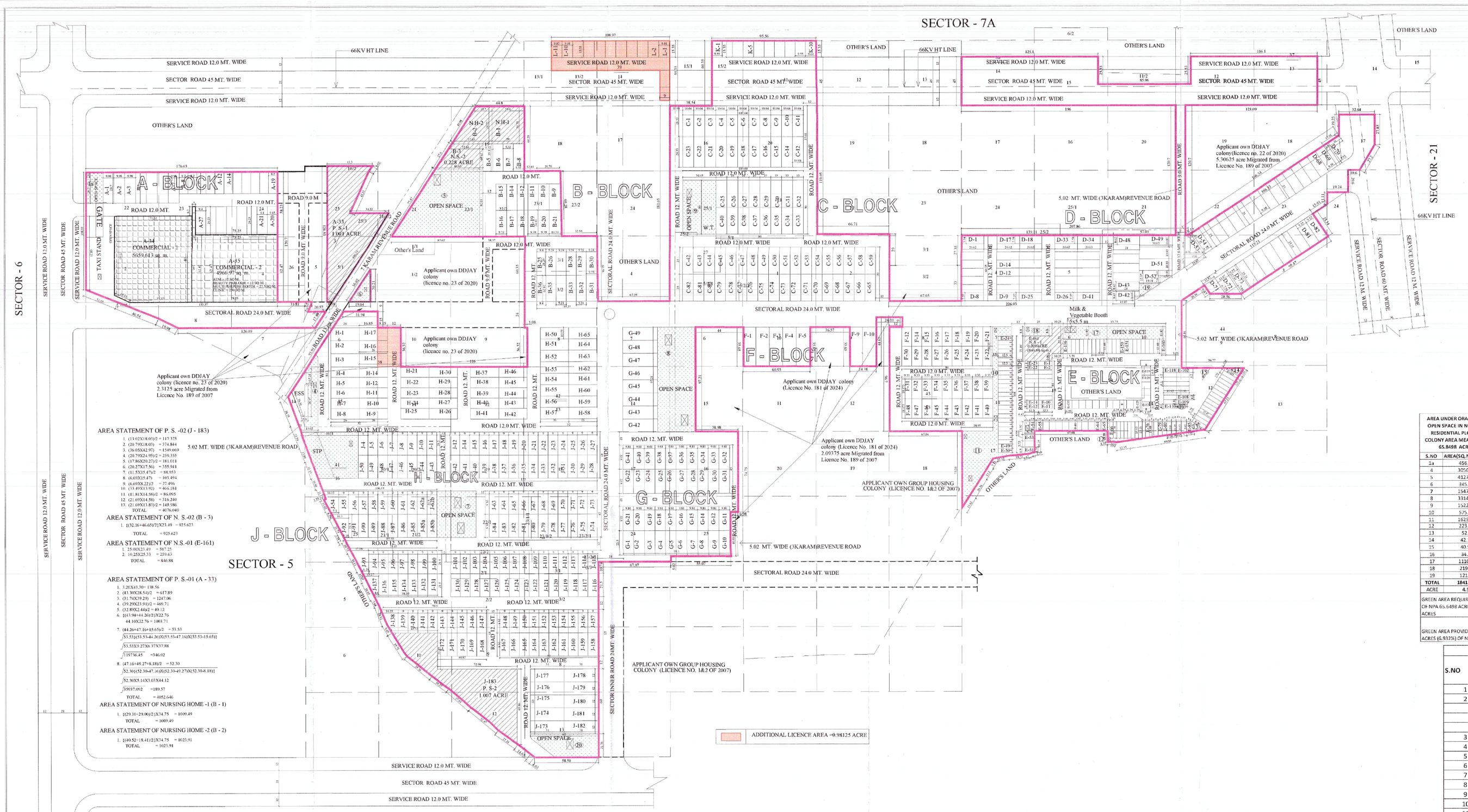

DETAIL OF LICENCE LAND BY LICENCE NO. 189 OF 2007 AND 06 OF 2020							
S.NO	DESCRIPTION	REQUIRED/PERMISSIBLE					
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)			
1	ORIGNAL LICENCED AREA (LICENCE NO. 189 OF 2007)	301818.120	74.5810				
2	ADDITIONAL LICENCE AREA (LICENCE NO. 6 OF 2020)	3970.972	0.98125				
3	TOTAL LICENCE AREA (1+2)	305789.091	75.56225				
4	MIGRATED AREA UNDER DDJAY (Licence No. 23 OF 2020) FROM LICENCE NO. 189 OF 2007	9358.341	2.31250				
5	MIGRATED AREA UNDER DDJAY (LICENCE No. 22 OF 2020) FROM LICENCE NO. 189 OF 2007	21473.598	5.30625				
6	PROPOSED MIGRATION IN DDJAY APPLICATION FROM LICENCE NO. --- OF 2024	8473.092	2.09375				
7	BALANCE AREA OF LICENCE NO. 189 OF 2007 AND LICENCE NO. 06 OF 2020 (3-(4+5+6)	266484.061	65.84975				
8	AREA FALLING WITHIN SECTOR ROAD ALONG WITH SERVICE ROAD IN LICENCE NO. 189 OF 2007 ACQUIRED BY HSIIDC/TRANSFERRED FREE OF COST TO GOVT.	16642.671	4.11250				
9	AREA FALLING WITHIN SECTOR ROAD ALONG WITH SERVICE ROAD IN LICENCE NO. 6 OF 2020 ACQUIRED BY HSIIDC/TRANSFERRED FREE OF COST TO GOVT.	1618.740	0.40000				
10	50% AREA WITHIN SECTOR ROAD ALONG WITH SERVICE ROAD IN LICENCE NO. 6 OF 2020 ACQUIRED BY HSIIDC/TRANSFERRED FREE OF COST TO GOVT. (50% OF 9)	809.370	0.20000				
11	NET PLANNED AREA OF COLONY (7-10)	265674.691	65.6498				
S.NO	PARTICULARS	REQUIRED			PROPOSED		
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)	AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1	SALEABLE AREA UNDER COMMERCIAL (A)	10626.988	2.6260	4.000%	10626.581	2.6259	4.000%
2	SALEABLE AREA UNDER RESIDENTIAL PLOTS & PHC PLOT (B)	132669.990	33.4814	51.000%	132372.796	32.7100	49.825%
3	TOTAL SALEABLE AREA (A+B)	143296.978	36.1074	55.000%	142999.377	35.3359	53.825%

AREA UNDER ORGNISED OPEN SPACE IN NORMAL RESIDENTIAL PLOTTED COLONY AREA MEASURING 65.8498 ACRES	
S.NO	AREA(SQ.M)
1a	456.056
4	3056.324
5	4327.912
6	845.984
7	1547.032
8	3314.365
9	1522.325
10	575.496
11	1623.297
12	223.144
13	52.16
14	42.141
15	40.927
16	84.878
17	1110.938
18	219.990
19	121.203
TOTAL	18417.076
ACRE	4.551
GREEN AREA REQUIRED @ 5% OF NPA 65.6498 ACRES =3.282 ACRES	
GREEN AREA PROVIDED =4.551 ACRES (6.9375) OF NPA	

POPULATION		
TOTAL NOS OF PLOTS	711	
GENERAL @ 13.5 person per plot	562 x 13.5	7587
EWS @ 9 person per plot	149 x 9	1341
TOTAL POPULATION		8928
PERMISSIBLE DENSITY PER ACRE	120 +/- 20%	144.00
PROPOSED DENSITY PER ACRE		135.58
DETAIL OF EWS	REQUIRED	PROVIDED
DETAIL OF EWS. PLOTS	142.20 (20%)	149 (20.75 %)
DETAIL OF N.P.N.L. PLOTS	177.75 (25%)	186 (26.16 %)
AREA STATEMENT OF COMMERCIAL AREA		
COMMERCIAL A-34	5659.613	
COMMERCIAL A-35	4966.970	
TOTAL COMMERCIAL AREA	10626.583	

AREA STATEMENT OF P. S. -02 (J - 183)

1. (1.02X18.01)/2 = 117.375
2. (20.79X18.01) = 374.844
3. (36.05X42.97) = 1549.069
4. (20.79X42.97)/2= 255.355
5. (17.80X20.27)/2 = 181.011
6. (20.27X17.36) = 351.941
7. (11.55X15.47)/2 = 88.953
8. (6.60X15.47) = 102.154
9. (6.60X6.22)/2 = 27.456
10. (15.49X13.91) = 215.459
11. (41.81X14.86)/2 = 86.095
12. (21.69X14.86) = 322.434
13. (21.69X13.89)/2 = 149.986
TOTAL = 4076.040

5.02 MT. WIDE (KARAM)REVENUE ROAD

AREA STATEMENT OF N. S. -02 (B - 3)

1. (132.26+46.65)/2)X25.49 = 925.625

TOTAL = 925.625

AREA STATEMENT OF N.S.-01 (E-161)

1. 25.00X21.49 = 537.25
2. 10.20X22.33 = 229.63

TOTAL = 766.88

AREA STATEMENT OF P. S.-01 (A - 33)

1. 1.20X0.30= 1.08.56
2. (41.30X28.56)/2 = 1457.89
3. (31.70X39.29) = 1247.06
4. (59.29X23.91)/2 = 669.71
5. (32.89X2.44)/2 = 40.12
6. (15.74+41.26)/2)X22.76 = 44.18X22.76 = 1005.71
7. (44.26+47.16+15.65)/2 = 53.53
(53.53+53.53+46.26)X53.53+47.16)X(53.53-53.53-15.65)/2
53.53X9.27X6.37X37.88
/19736.45 =346.02
8. (47.16+49.27+8.18)/2 = 52.30
(52.30)(52.30-47.16)X(52.30+49.27)X(52.30-8.18)/
52.30X5.14X3.03X44.12
/30637.09/2 =189.57
TOTAL = 1052.646

AREA STATEMENT OF NURSING HOME -1 (B - 1)

1. (929.10+239.06)/2)X14.75 = 1009.49
TOTAL = 1009.49

AREA STATEMENT OF NURSING HOME -2 (B - 2)

1. (149.52+18.41)/2)X14.75 = 1023.91
TOTAL = 1023.91

AREA STATEMENT OF TOTAL RESIDENTIAL PLOT & NH PLOT (AREA 65.84975 ACRES)										
S.NO	BLOCK	NO. OF PLOTS							TOTAL NO. OF PLOT	AREA	SQ.M
1	NH-1								1	1009.49	SQ.M
2	NH-2								1	1023.910	SQ.M
		i	ii	iii	iv	v	vi				
	SIZE	12x34.33	10.04x28.53	9.84x25	9x21.5	9.33x18.17	4x12.5				
	AREA	410.64 sq.m	259.44 sq.m	246 sq.m	193.5 sq.m	169.526 sq.m	50 sq.m				
3	A	1	6	8		11			26	5780.218	SQ.M
4	B			28					28	6475.818	SQ.M
5	C		22	52					74	19157.706	SQ.M
6	D		5	12	23	41			81	15739.775	SQ.M
7	E							159	159	7973.187	SQ.M
8	F	7				36			43	9146.634	SQ.M
9	G	8		40					48	11939.400	SQ.M
10	H	6	46						52	14317.680	SQ.M
11	J	10		4	165				179	36669.442	SQ.M
12	K					10			10	1466.846	SQ.M
13	L					11			11	1672.690	SQ.M
	TOTAL	32	79	144	188	109	159		711	132372.796	SQ.M

AREA STATEMENT OF BLOCK - A

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	A1		IRREGULAR		1	283.854	283.854
2	A2	A7	9.98	28.70	6	286.426	1718.556
3	A8	A12	8.2	20.00	5	164.000	820.000
4	A14	A19	8.2	20.000	6	164.000	984.000
5	A20		9.85	26.23	1	247.874	247.874
6	A21	A27	9.4	26.23	7	246.562	1725.934
			TOTAL		26		5780.218

AREA STATEMENT OF BLOCK - B

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	B5	B8	9.32	25.5	4	237.660	950.640
2	B9		IRREGULAR		1	241.940	241.940
3	B10	B15	9.79	24.11	5	236.037	1180.185
4	B16	B19	9.79	24.11	4	236.037	944.148
5	B20		9.79	24.11	1	236.037	236.037
6	B21		IRREGULAR		1	254.000	254.000
7	B25		8.4	24.29	1	204.036	204.036
8	B26	B29	9.24	24.29	4	224.440	897.758
9	B30		IRREGULAR		1	228.570	228.570
10	B31		IRREGULAR		1	236.710	236.710
11	B32	B35	9.24	24.29	4	224.440	897.758
12	B36		8.4	24.29	1	204.036	204.036
			TOTAL		28		6475.818

AREA STATEMENT OF BLOCK - C

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	C1	C12	10.04	28.53	12	286.441	3437.294
2	C14	C23	10.04	28.53	10	286.441	2864.412
3	C25	C40	10	25	16	250.000	4000.000
4	C42	C59	9.84	25	18	246.000	4428.000
5	C65	C82	9.84	25	18	246.000	4428.000
			TOTAL		74		19157.706

AREA STATEMENT OF BLOCK - E

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	E1	E50	12.5	4	49	50.000	2450.000
2	E51		IRREGULAR		1	50.320	50.320
3	E52	E53	8.74	5.75	2	50.255	100.510
4	E54	E65	5.95	8.41	12	50.040	600.474
5	E66	E74	3.26	15.34	9	50.008	450.076
6	E75		IRREGULAR		1	50.212	50.212
7	E76		IRREGULAR		1	50.308	50.308
8	E77	E80	4	12.5	4	50.000	200.000
9	E81		IRREGULAR		1	50.222	50.222
10	E82		IRREGULAR		1	50.009	50.009
11	E83		IRREGULAR		1	49.948	49.948
12	E84		IRREGULAR		1	50.385	50.385
13	E85		IRREGULAR		1	51.579	51.579
14	E86	E100	3.72	13.47	15	50.108	751.626
15	E101		IRREGULAR		1	50.064	50.064
16	E102	E108	11.92	4.2	7	50.064	350.448
17	E109		IRREGULAR		1	50.680	50.680
18	E110	E118	11.92	4.2	9	50.064	450.576
19	E119		IRREGULAR		1	52.000	52.000
20	E120	E135	8	6.25	16	50.000	800.000
23	E136	E150	3.75	13.48	15	50.550	758.250
1	E151	E160	3.75	13.48	10	50.550	505.500
			TOTAL		159		7973.187

AREA STATEMENT OF BLOCK - D

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	D1	D7	7.54	20.62	7	155.475	1088.324
2	D8	D9	7.57	20.62	2	156.093	312.187
3	D10	D12	7.54	20.62	3	155.475	466.424
4	D14	D24	7.54	20.62	11	155.475	1710.223
5	D25	D26	7.57	20.62	2	156.093	312.187
6	D27	D40	7.54	20.62	14	155.475	2176.647
7	D41		7.57	20.63	1	156.169	156.169
8	D42		(8.63x19.87)+(5.87x4.13)+0.5x4.13x2.76)+(71.478+24.243+5.699		1	201.420	201.420
9	D43	D48	8.62	24	6	206.880	1241.280
10	D49	D51	10.83	30.05	3	325.442	976.325
11	D52		(17.37x19.04)+(5.01+11.01)+(0.5x7.36x11.01)-235.524+55.160+40.516		1	331.200	331.200
12	D53		(4.73x17.76)+(0.5x2.94x1.		1	302.445	302.445
13	D54	D69	9.18	23	16	211.140	3378.240
14	D70		(5.01x23)+(0.5x12x23)+11.5.23+138		1	253.230	253.230
15	D71		(11.87x5.47)+(0.5x11.87x7.94)-112.408+47.123		1	159.531	159.531
16	D72		(11.87x17.41)+(0.5x11.87x7.94)+206.056+47.123		1	253.779	253.779
17	D73	D81	9.55	25.35	9	242.093	2178.833
18	D82		9.52	25.35	1	241.332	241.332
			TOTAL		81		15739.775

AREA STATEMENT OF BLOCK - F

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	F1	F5	12.19	35.65	5	434.574	2172.868
2	F9	F10	12.19	35.65	2	434.574	869.147
2	F12		9.33	18.175	1	169.573	169.573
3	F14	F48	9.33	18.175	35	169.573	5935.046
			TOTAL		43		9146.634

AREA STATEMENT OF BLOCK - G

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	G1	G12	9.81	22.5	12	220.725	2648.700
2	G14	G41	9.81	22.5	28	220.725	6180.300
3	G42	G49	32	12.15	8	388.800	3110.400
			TOTAL		48		11939.400

AREA STATEMENT OF BLOCK - H

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	H1	H3	26	10.59	3	275.340	826.020
2	H4	H12	26	10.59	9	275.340	2478.060
3	H14		26	10.59	1	275.340	275.340
4	H15	H17	26	10.59	3	275.340	826.020
5	H21	H30	26	10.59	10	275.340	2753.400
6	H37	H46	26	10.59	10	275.340	2753.400
7	H50	H65	26	10.59	16	275.340	4405.440
			TOTAL		52		14317.680

AREA STATEMENT OF BLOCK - J

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA /PLO	TOTAL AREA (SQ. M)
1	J4	J50	9	21.5	46	193.500	8901.000
2	J54		IRREGULAR		1	261.314	261.314
3	J55	J62b	9	21.5	10	193.500	1935.000
4	J63	J84	9	21.5	22	193.500	4257.000
5	J85b	J91	9	21.5	9	193.500	1741.500
6	J92		IRREGULAR		1	230.473	230.473
7	J93		IRREGULAR		1	250.962	250.962
8	J94	J135	9	21.5	43	193.500	8320.500
9	J137		IRREGULAR		1	213.505	213.505
10	J138		IRREGULAR		1	259.188	259.188
11	J139	J172	9	21.5	34	193.500	6579.000
12	J173	J182	12	31	10	372.000	3720.000
			TOTAL		179		36669.442

AREA STATEMENT OF BLOCK - K

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	K1	K9	9.55	15.35	9	146.593	1319.333
2	K10		9.55	15.35	1	147.514	147.514
			TOTAL		10		1466.846

AREA STATEMENT OF BLOCK - L

S.NO	PLOT NO. FROM	PLOT NO. TO	WIDTH	LENGTH	NO. OF PLOT	AREA	TOTAL AREA (SQ. M)
1	L1	L10	9.91	15.35	10	152.119	1521.185
2	L11		9.87	15.35	1	151.505	151.505
			TOTAL		11		1672.690

COMMERCIAL -1 AREA			
	WIDTH	LENGTH	AREA(SQ.M)
1	71.32	73.43	5237.028
2	(71.32+57.32)/2)x 6.57		422.585
TOTAL AREA IN SQ.M			5659.613

COMMERCIAL -2 AREA			
	WIDTH	LENGTH	AREA(SQ.M)
1	78.25	62.47	4888.278
2	3	26.23	78.690
TOTAL AREA IN SQ.M			4966.968

That this Revised Layout Plan of Residential Plotted Colony area measuring 65.84975 acres [after migration of 9.7125 acres (5.30625 + 2.31250 +2.09375) Licence No. 189 of 2007 dated 16.06.2007 (74.581 acres)] & Licence No. 06 of 2020 dated 20.01.2020 (0.98125 acres) in Sector-5 & 7A, Dharuhera, Distt. Rewari being developed by Elite Home Pvt. Ltd is hereby approved subject to the following conditions:-

1. That this **Revised 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 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 and Commercial and Community sites 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 the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. That the odd size plots (except EWS plots which are approved of standard dimensions) 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 and area of no plots shall exceed 2 kanals.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSIIDC 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.
16. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
19. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. 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.

(BABITA GUPTA) DTP(HQ) | (VIJENDER SINGH) STP(HQ) | (JITENDER SHAG) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(PRIYA SONI) ATP(HQ) | (VARINDER KUMAR) AD(HQ)

AREA STATEMENT OF INFRASTRUCTURE			
S.NO	COMMUNITY SITES	REQUIRED	PROVIDED
1	PRIMARY SCHOOL (8928/5000 = 1.79)	1	2
2	NURSERY SCHOOL (8928/2500 = 3.57 less 2 P.S. = 1.57)	2	2
3	NURSING HOME	2	2
4	TAXI STAND	1	1
5	CLINIC (250 sqm)	1	1
6	ATM (12sqm)	1	1
7	BEAUTY PARLOUR (12sqm)	1	1
8	MULTI PURPOSE BOOTH (5mX5.50m)	1	1
9	MILK & VEGETABLE BOOTH (5mX5.5m)	2	2
10	ESS (418.84sqm)	1	1

☒ ESS / SERVICES BLOCK

ELITES HOMES PVT. LTD.
30, M2K MALL, 16 MANGLAM PALACE DISTRICT CENTER ROHINI, NEW DELHI-85

PROJECT
PROPOSED RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 65.84975 ACRES SITUATED AT SECTOR-5 & 7A (AT-MALPURA & GHRHI ALWALPUR , DHARUHERA DISTT.REWARI) HARYANA

DRG. NO: DTCP 11063 Dated:- 15-04-2025

For ELITE HOMES PVT. LTD.
Authorised Signatory
OWNER

ARCHITECT
CA/2015/72167

REVISED LAYOUT PLAN

SCALE -
DEALT BY:
CHK BY:
DATE :-

N

D1