

SECTOR - 7A

LEGEND:

- EXISTING PHASE-1 (Pink)
- UNDER DEVELOPMENT PHASE-2 (Orange)
- UNDER DEVELOPMENT REDEVELOPMENT DUE TO REVISED PLANNING OUT OF PCC1 AREA (Hatched)
- NRA REGISTERED AND COMPLETED PHASE-3 (COMMERCIAL SCO) (Green)
- COMPLETED PHASE-4 (COMMERCIAL) (Blue)
- FWS BLOCK PLOTS ALL READY TRANSFERRED TO HHB NO PHASE (Light Blue)

PROPOSED PHASES	AREA DETAIL	AREA IN ACRES	REMARKS
EXISTING PHASE-1	PCC1 AREA +PCC2 AREA LESS - MIGRATED AREA (LIC No. 181 of 2024) - MIGRATED AREA - PCC1 REVISED AREA - COMM. PHASE-3 AREA - COMM. PHASE-4 AREA - EWS BLOCK AREA - NET AREA IN PHASE-1	53.33800 15.98725 -0.96325 -2.09975 -2.45860 -1.22737 -3.37415 = 56.40975	PART COMPLETION CERTIFICATE OBTAINED ON 13.07.2017 & 13.02.2024 FOR 52.3380 ACRE & 15.98725 ACRE RESPECTIVELY
UNDER DEVELOPMENT PHASE-2	ADDITIONAL AREA (LIC No. 06 of 2020) - PCC1 REVISED AREA - NET AREA	0.98125 + 2.45860 = 3.43994	UNDER DEVELOPMENT
NRA REGISTERED AND COMPLETED PHASE-3 (COMMERCIAL SCO)	PCC2 AREA (COMM. PHASE-3 AREA)	1.39882	NRA REGISTERED (RC NO. 224 of 2023) ON 19.01.2021 AND PART COMPLETION CERTIFICATE OBTAINED ON 13.02.2024
COMPLETED PHASE-4 (COMMERCIAL)	PCC2 AREA (COMM. PHASE-4 AREA)	1.22737	PART COMPLETION CERTIFICATE OBTAINED ON 13.02.2024
FWS BLOCK PLOTS ALL READY TRANSFERRED TO HHB NO PHASE	PCC1 AREA (FWS BLOCK) + PCC2 AREA (FWS BLOCK) = TOTAL FWS BLOCK AREA	2.74257 + 0.61156 = 3.37415	FWS PLOTS HANDING OVER WIDE MEMO NO. HHB/ACCTS/201403588 DATED 18.12.2014.
TOTAL AREA		65.84975	

COMMERCIAL 1 AREA (PHASE-3)

WIDTH	LENGTH	AREA(SQ.M)
1	21.32	78.43
2	(71.32-57.321/2)x 5.37	422.585
TOTAL AREA IN SQ.M		500.915

COMMERCIAL 2 AREA (PHASE-4)

WIDTH	LENGTH	AREA(SQ.M)
1	78.25	62.47
TOTAL AREA IN SQ.M		688.278

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	2.4610	4.000%	10626.581	2.6259	4.000%
2	SALEABLE AREA UNDER RESIDENTIAL PLOTS & PHC PLOT (B)	132669.990	3.0264	51.000%	132372.996	32.7100	49.825%
3	TOTAL SALEABLE AREA (A+B)	143296.978	36.1074	55.000%	142999.377	35.3359	53.825%

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 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			12	23	41		76	15738.775	SQ.M
7	E						159	17973.187	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	I	10			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 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

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

For ELITE HOMES PVT. LTD.
Wiley
Authorized Signatory

PHASING PLAN

SCALE -	N	
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DEALT BY:	IN	D1
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DATE :-		