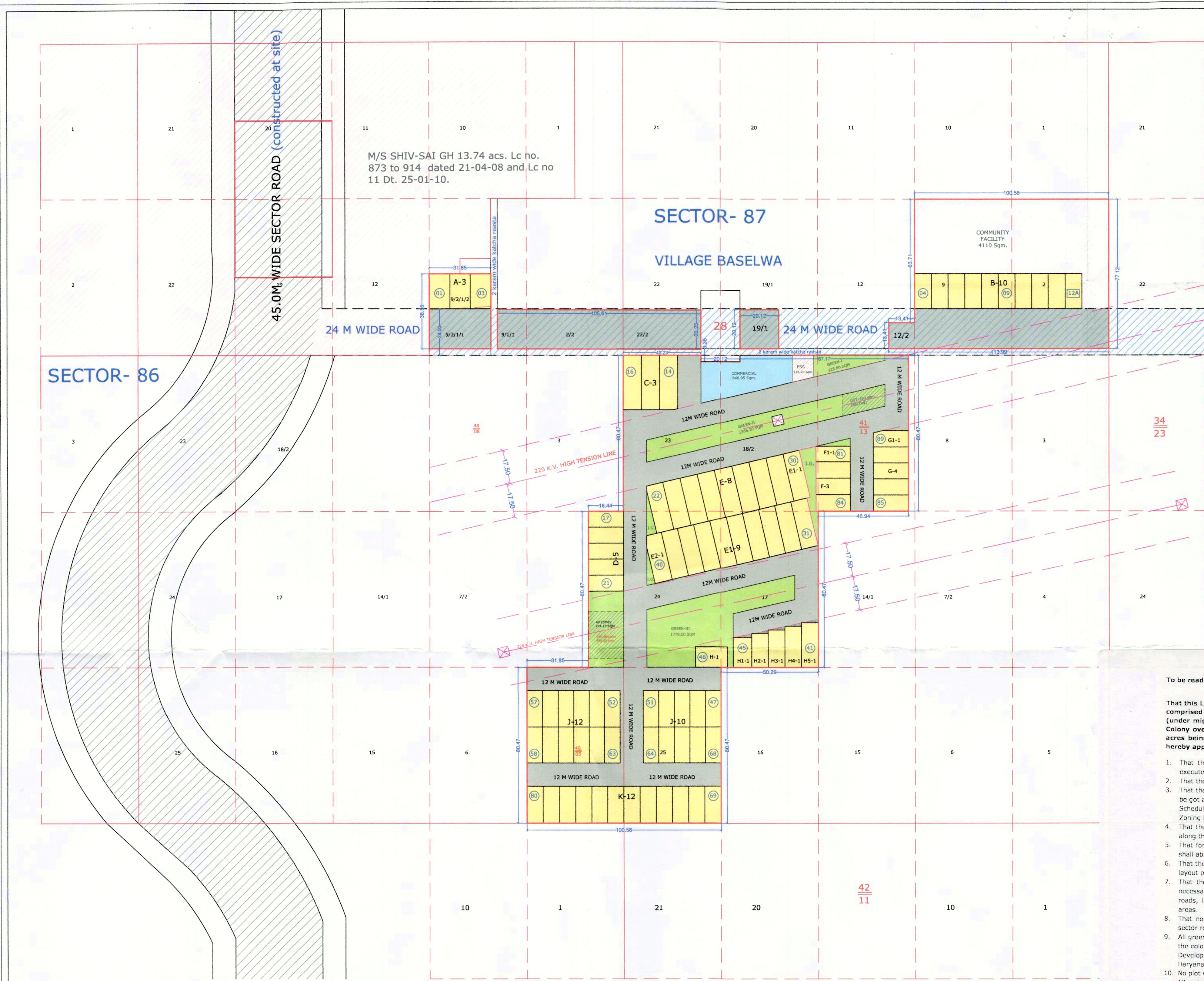




| PLOTS DETAIL OF INDIVIDUAL PLOTS |                                |       |                       |             |                  |                 |
|----------------------------------|--------------------------------|-------|-----------------------|-------------|------------------|-----------------|
| TYPE OF PLOTS                    | DIMENSION OF PLOTS IN SQM.     |       | AREA OF PLOTS IN SQM. | NO OF PLOTS | AREA UNDER PLOTS | PERMISSIBLE FAR |
|                                  | W                              | D     |                       |             |                  |                 |
| A                                | 10.61                          | 17.91 | 190.03                | 3           | 570.08           | 2.64            |
| B                                | 8.66                           | 18.10 | 156.75                | 10          | 1567.46          | 2.64            |
| C                                | 9.41                           | 28.23 | 265.64                | 3           | 796.93           | 2.40            |
| D                                | 8.24                           | 18.44 | 151.95                | 5           | 759.73           | 2.64            |
| E                                | 9.12                           | 25.00 | 228.00                | 8           | 1824.00          | 2.64            |
| E1                               | 8.60                           | 25.00 | 215.00                | 10          | 2150.00          | 2.64            |
| E2                               | 9.12 x 25.00 - (1.42 x 6.06/2) |       |                       | 1           | 223.70           | 2.64            |
| F                                | 8.50                           | 17.77 | 151.05                | 3           | 453.14           | 2.64            |
| F1                               | 8.03                           | 17.77 | 142.69                | 1           | 142.69           | 2.64            |
| G                                | 8.30                           | 18.17 | 150.81                | 4           | 603.24           | 2.64            |
| G1                               | 8.30 x 18.17 - (1.00 x 4.96/2) |       |                       | 1           | 148.33           | 2.64            |
| H                                | 10.90                          | 16.47 | 179.52                | 1           | 179.52           | 2.64            |
| H1                               | 9.60                           | 15.70 | 150.72                | 1           | 150.72           | 2.64            |
| H2                               | 8.60                           | 17.77 | 152.82                | 1           | 152.82           | 2.64            |
| H3                               | 8.60                           | 19.63 | 168.82                | 1           | 168.82           | 2.64            |
| H4                               | 8.60                           | 21.48 | 184.73                | 1           | 184.73           | 2.64            |
| H5                               | 8.60                           | 23.34 | 200.72                | 1           | 200.72           | 2.64            |
| J                                | 8.05                           | 18.75 | 150.94                | 22          | 3320.63          | 2.64            |
| K                                | 8.38                           | 18.97 | 158.97                | 12          | 1907.62          | 2.64            |
| TOTAL                            |                                |       |                       | 89          | 15504.88         | 40741.62        |

(3.83 acs.) (10.07 acs.)

| DETAIL OF COMMUNITY SITE |                   |
|--------------------------|-------------------|
| REQUIRED AREA            | PROPOSED AREA     |
| 4107.55 (10.00 %)        | 4110.00 (10.006%) |

To be read with Licence No. of 2026 Dated 02/05/2026

That this Layout plan for an area measuring 10.15 acres (Drawing No. 12/14/4 Dated 04-05-26) comprised of licence which is issued in respect of Residential Plotted Colony (under NILP) (under migration from licence no 82 of 2024 dated 11.07.2024 granted for setting up of AGH Colony over an area measuring 8.775 acres along with the fresh applied area measuring 1.375 acres being developed by Elite Housing Estate Maintenance Service LLP, Sector-87, Faridabad 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 as allowed under NILP policy 2016.
- 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 Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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.
- 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 more wide 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 licences.
- 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.
- 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(4)(b) of the Act No. 3 of 1972.
- That you will have no objection to the regularisation 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 coloniser shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (I) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREIDA and shall be made operational where applicable before applying for an occupation certificate.
- 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL) DTP(HQ)  
(TARUN KUMAR) ATP(HQ)  
(VIJENDER SINGH) STP(HQ)  
(DINESH KUMAR) PA(HQ)  
(BHUVNESH KUMAR) CTP(HR)  
(VARINDER KUMAR) AD(HQ)  
(AMIT KHATRI, IAS) DTCP(HR)

| LAND DETAILS                                                                     |                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------|
| TOTAL AREA OF THE SCHEME                                                         | 10.15                                                  |
| Remaining area will be applicable for development of Residential Component.      | 9.744 acres (after excluding 4% area of commercial)    |
| DETAIL OF FAR                                                                    |                                                        |
| PERMISSIBLE                                                                      | PROPOSED                                               |
| Permissible FAR = 49290.63 sqm. or 12.18 acres (1.25 on the area of 9.744 acres) | Proposed FAR = 40741.62 sqm. or 10.07 acres (103.35 %) |
| AREA STATEMENT :                                                                 |                                                        |
| Net planned area of the colony                                                   | 10.15 acs.                                             |
| Max. permissible area for commercial component                                   | (0.406 acre) (4% of NPA)                               |
| Proposed area for commercial component                                           | (0.2092 acres) (2.06% of NPA)                          |
| permissible FAR under commercial component                                       | (175%) (0.3661 acs.)                                   |
| Proposed FAR under commercial component                                          | (175%) (0.3661 acs.)                                   |
| Permissible Residential component under plotted                                  | 5.1765 acres (51% of NPA)                              |
| Proposed Residential component under plotted                                     | 3.83 acres (37.73 %)                                   |
| Permissible saleable area (residential + commercial)                             | 5.5825 acres (55%)                                     |
| Proposed saleable area (residential + commercial)                                | 4.0392 acres (39.80%)                                  |

| DETAIL OF GREEN |                       |               |                                 |
|-----------------|-----------------------|---------------|---------------------------------|
|                 | AREA OF PLOTS IN SQM. | AREA IN ACRES | REQUIRED AREA                   |
| GREEN-I         | 225.60                | 0.0557        | 1602 X 2.50 sqm. = 4005.00 sqm. |
| GREEN-II        | 1365.20               | 0.3373        |                                 |
| GREEN-III       | 1778.00               | 0.4394        |                                 |
| GREEN-IV        | 724.10                | 0.1789        |                                 |
| TOTAL           | 4092.90               | 1.0114        |                                 |

|             |                                                                      |                         |                            |
|-------------|----------------------------------------------------------------------|-------------------------|----------------------------|
| Population  | Required Green                                                       | Total Green Required    | Proposed Green             |
| 1602 Person | @ 2.5 sqm. per persons as per provisions of FDP-2031 AD of Faridabad | 4005 sqm. (0.9896 acs.) | 4092.90 sqm. (1.0111 acs.) |

| POPULATION DESCRIPTION                                     |                                                                            |
|------------------------------------------------------------|----------------------------------------------------------------------------|
| Permissible Density as per amended policy dated 11.05.2022 | 400 PPA on the area of 9.744 acres (after excluding 4% area of commercial) |
| Proposed Density                                           | Plotted = 164.41 PPA                                                       |
| Total No. of plots = 89 nos.                               |                                                                            |
| Proposed density = 1602 persons ( @ 18 persons per plot)   |                                                                            |

|                           |  |
|---------------------------|--|
| OUTER BOUNDARY 10.15 ACS. |  |
| COMMERCIAL                |  |
| GREEN / OPEN SPACE        |  |
| COMMUNITY                 |  |
| 12 METER WIDE ROAD        |  |

|                                 |                          |
|---------------------------------|--------------------------|
| <br>SEEMA RANI<br>CA/2015/72259 | <br>AUTHORIZED SIGNATORY |
| ARCHITECT SIGNATURE             |                          |

M/S ELITE HOUSING ESTATE MAINTENANCE SERVICE LLP.  
CLIENT ADDRESS:-  
201-P, FIRST FLOOR, SECTOR-21C SHOPPING CENTRE, FARIDABAD  
HARYANA 121001.

LAYOUT PLAN OF RESIDENTIAL COLONY (UNDER NILP)  
AREA MEASURING 10.15 ACS. FALLING IN SECTOR-87,  
VILLAGE BASELWA FARIDABAD.

SCALE :- 1:1200 DATE:- 01-APR-2026 DESIGN BY:-PANKAJ KAPOOR M-8800093157