



DETAIL OF AREA MEASURING 5.16875 ACRES UNDER DDJAY - 2016				
S.NO	DESCRIPTION	REQUIRED/PERMISSIBLE		
		AREA (SQMT)	AREA (ACRES)	AREA (IN%)
1	PROPOSED AREA THROUGH MIGRATION OF LICENCE NO. 189 OF 2007	9358.341	2.31250	
2	PROPOSED NEW ADDITIONAL AREA	11558.815	2.85625	
3	TOTAL AREA OF SCHEME UNDER DDJAY-2016 (1+2)	20917.156	5.16875	
4	TOTAL AREA UNDER SECTOR ROAD	0.000	0.0000	0.00%
5	NET PLANNED AREA - (TOTAL AREA OF LAND LESS 50% AREA UNDER SECTOR ROAD)	20917.156	5.16875	

S.NO	PARTICULARS	REQUIRED		PROPOSED	
		AREA (SQMT)	AREA (ACRES)	AREA (SQMT)	AREA (ACRES)
1	SALEABLE AREA UNDER COMMERCIAL (A)	836.686	0.2068	836.487	0.2067
2	SALEABLE AREA UNDER RESIDENTIAL PLOTS (B)	12759.465	3.1529	11940.196	2.9505
	TOTAL SALEABLE AREA (A+B)	13596.151	3.3597	12776.683	3.1572
3	AREA UNDER COMMUNITY	2091.716	0.5169	2091.813	0.5169
4	AREA UNDER ORGANISED OPEN SPACE	1568.787	0.3877	1604.523	0.3965

To be read with Licence No. 23 of 2020 Dated 31/08/2020 LC-416
 That this Layout plan bearing Drawing No. DTC/1524 dated 15/12/2016 for Affordable Residential Plotted Colony under Deen Dayal Upadhyay Yojna, 2016 over an area measuring 5.16875 acres (2.3125 acres migrated land and 2.85625 acres fresh land) under licence No. 189 of 2007 falling in Village Malpura and Garhi Alawalpur, Sector-5 Dharuhera, Distt. Rewari, Haryana 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 in the licenced area.
- 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.
- 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(i)(ii) 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 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. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DEEN DAYAL) (DINESH KUMAR) (BINESH KUMAR) (NARENDRA KUMAR) (DR. TONKESARY) (ITENDESHWAR) (KAMRAN PANDURANG) (AS) (DTP) (H) (SPP) (H) (CPHF) (DTP) (H)

DENSITY CALCULATION		
1	TOTAL NOS. OF PLOTS	101
2	MINIMUM PERMISSIBLE DENSITY @ 240 PPA = (NET PLANNED AREA 5.16875 X 240 PPA)	1241
3	MAXIMUM PERMISSIBLE DENSITY @ 400 PPA = (NET PLANNED AREA 5.16875X 400 PPA)	2068
4	PROPOSED POPULATION (101X13.5 = 1363.5)	1363.5
5	PROPOSED DENSITY (2430/8.272)PERSON/ACRE	263.80

50% FROZEN PLOT NO. AND AREA CALCULATION (5.16875)						
S.NO	FROM	TO	WIDTH	LENGTH	AREA/PLOT	TOTAL AREA
1	M5	M7	6	25	150.000	3 450.000
2	M8	M10	7.05	19.75	139.238	3 417.713 SQMT
3	M18	M22	7.05	17.04	120.132	5 600.660 SQMT
4	M23	M28	7.06	17.04	120.302	6 721.814 SQMT
5	N9	N12	6.04	17.31	104.552	4 418.210 SQMT
6	N14	N18	6.04	17.31	104.552	5 522.762 SQMT
7	N19	N27	6.04	17.31	104.552	9 940.972 SQMT
8	N43	N46	6.94	14.44	100.214	5 501.068 SQMT
9	N53	N56	6.94	14.44	100.214	4 400.854 SQMT
10	P8	P15	7.43	20	148.600	7 1040.200 SQMT
					Total	6014.253 SQMT
						1.486 ACRE
						50.359 %

MORGAGE PLOT NO. AND AREA CALCULATION (5.16875)							
S.NO	PLOT NO.	AREA IN SQ.M	NO.S	TOTAL AREA IN SQ.M	RECT NO.	KILLA NO.	AREA IN K-M
1	M7	150.000	1	150.000	63	16/2 MIN	0-01
2	M8	139.238	3	417.714	63	24MIN	0-17
3	M18	120.132	5	600.660	69	5 MIN	1-11
4	M23	120.302	6	721.812	41	5/1MIN	0-03
						5/2MIN	0-06
				TOTAL AREA	3K-15M		1896.96 SQ.M
							(0.4687 ACRE)
							15.88%

AREA UNDER ORGANISED OPEN SPACE IN DDJAY-2016(5.16875)			
S.NO	TYPE	AREA(SQ.M)	AREA(ACRES)
1	OOS -A	1604.523	0.396
	TOTAL	1604.523	0.396

PLOT AREA & CALCULATION FOR DDJAY (5.16875)							
S.NO	FROM	TO	WIDTH	LENGTH	NO.S	AREA/PLOT	TOTAL AREA
1	M1	M3	6.94	20	3	138.800	416.400 SQMT
2	M4		IRREGULAR		1	150.000	150.000 SQMT
3	M5	M7	6	25	3	150.000	450.000 SQMT
4	M8	M15	7.05	19.75	7	139.238	974.663 SQMT
5	M16	M22	7.05	17.04	7	120.132	840.924 SQMT
6	M23	M28	7.06	17.04	6	120.302	721.814 SQMT
7	M29	M33	6.03	20	5	120.600	603.000 SQMT
8	N1	N18	6.04	17.31	17	104.552	1777.391 SQMT
9	N19	N34	6.04	17.31	16	104.552	1672.838 SQMT
10	N35		IRREGULAR		1	110.598	110.598 SQMT
11	N36	N42	6.32	16.74	7	105.797	740.578 SQMT
12	N43	N49	6.94	14.44	7	100.214	701.495 SQMT
13	N50	N56	6.94	14.44	7	100.214	701.495 SQMT
14	P1	P7	7.42	20	7	148.400	1038.800 SQMT
15	P8	P15	7.43	20	7	148.600	1040.200 SQMT
					Total	101	11940.196 SQMT

SITE LAYO UT PLAN OF ROAD

LEGEND

NO	SYMBOL	DESCRIPTION
1.		ROAD PAVEMENT

SERVICES BLOCK

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

PROJECT
 PROPOSED AFFORDABLE RESIDENTIAL
 PLOTTED COLONY UNDER "DDJAY-2016"
 SECTOR-5 (AT-GHRHI ALWALPUR, DHARUHERA
 DISTT,REWARI)
 HARYANA

For ELITE HOMES PVT. LTD.
 Authorised Signatory
 AMANJEEP BANSAI
 CA/2/115/72167

OWNER ARCHITECT
 LAYOUT PLAN WITH AREA CHART

SCALE: ORAL 1:100
 DATE: _____

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