

SECTOR- 86

SECTOR- 87
VILLAGE BASELWA

M/S SHIV-SAI GH 13.74 acs. Lc no.
873 to 914 dated 21-04-08 and Lc no
11 Dt. 25-01-10.

LOTS 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	ACHIEVED FAR
	W	D					
A	10.61	17.91	190.03	3	570.08	2.64	1505.00
B	8.66	18.10	156.75	10	1567.46	2.64	4138.09
C	9.41	28.23	265.64	3	796.93	2.40	1912.64
D	8.24	18.44	151.95	5	759.73	2.64	2005.68
E	9.12	25.00	228.00	8	1824.00	2.64	4815.36
E1	8.60	25.00	215.00	10	2150.00	2.64	5676.00
E2	9.12 x 25.00 - (1.42 x 6.06/2)			1	223.70	2.64	590.57
F	8.50	17.77	151.05	3	453.14	2.64	1196.28
F1	8.03	17.77	142.69	1	142.69	2.64	376.71
G	8.30	18.17	150.81	4	603.24	2.64	1592.56
G1	8.30 x 18.17 - (1.00 x 4.96/2)			1	148.33	2.64	391.59
H	10.90	16.47	179.52	1	179.52	2.64	473.94
H1	9.60	15.70	150.72	1	150.72	2.64	397.90
H2	8.60	17.77	152.82	1	152.82	2.64	403.45
H3	8.60	19.63	168.82	1	168.82	2.64	445.68
H4	8.60	21.48	184.73	1	184.73	2.64	487.68
H5	8.60	23.34	200.72	1	200.72	2.64	529.91
J	8.05	18.75	150.94	22	3320.63	2.64	8766.45
K	8.38	18.97	158.97	12	1907.62	2.64	5036.13
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%)

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	
GREEN-II	1365.20	0.3373	
GREEN-III	1778.00	0.4394	
GREEN-IV	724.10	0.1789	
TOTAL	4092.90	1.0114	1602 X 2.50 sqm. = 4005.00 sqm.

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. (1.0114 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 Total No. of plots = 89 nos. Proposed density = 1602 persons (@ 18 persons per plot)	Plotted = 164.41 PPA

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



Seema Rani
SEEMA RANI
CA/2015/72259
14/01/2026

ARCHITECT SIGNATURE

[Signature]

AUTHORIZED SIGNATORY

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

To be read with Licence No. of 2026 Dated 02/05/2026 LC-5793

That this Layout plan for an area measuring 10.15 acres (Drawing No.12/244 Dated 04-05-2026) 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 alongwith 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 the 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 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 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 or 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 3(3)(a)(iii) of the Act No.8 of 1974.
- 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 colonizer 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 HAREDA and shall be made operational 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.22/52/2005-5/Power 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 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SAVITA JINDAL)
DTP(HQ)

(VIJENDER SINGH)
STP(HQ)

(SHIVNASH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP(HR)

(TARUN KUMAR)
ATP(HQ)

(DINESH KUMAR)
PA(HQ)

(VARINDER KUMAR)
AD(HQ)