

That this layout plan for an area measuring 14.43125 acres (Drawing no. 11649... Dated 27/11/2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Woodlot Industries India LLP falling in the Sector-10, Palwal is hereby approved subject to the following conditions :-

1. That this 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 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.
3. 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.
4. 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, Hr for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.

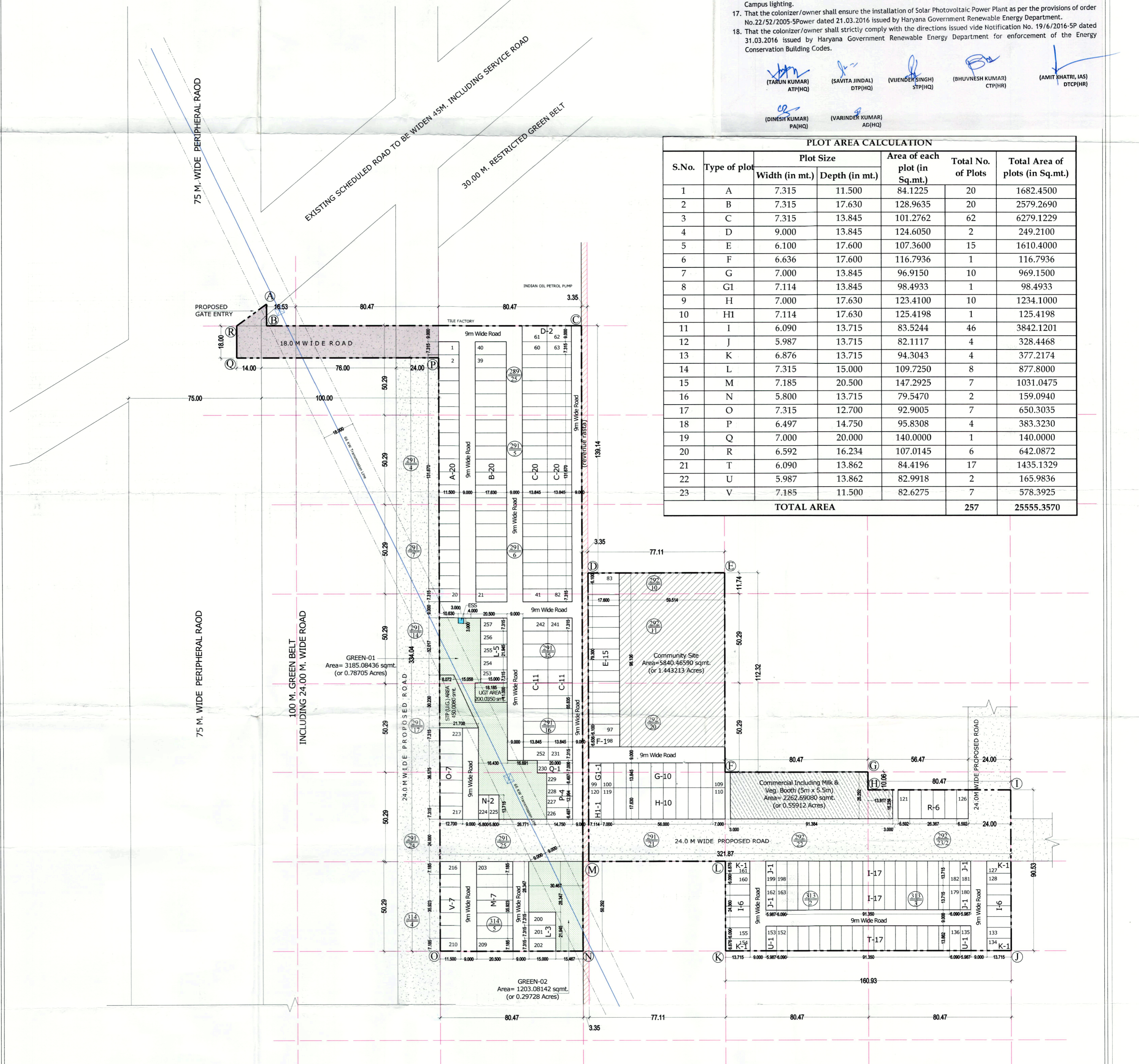
(TARUN KUMAR) ATY(HQ)  
 (SAVITA JINDAL) DTP(HQ)  
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 (AMIT KHATRI, IAS) DTCP(HR)  
 (DINESH KUMAR) PA(HQ)  
 (VARINDER KUMAR) AD(HQ)

AREA STATEMENT		
Description	Area in Acres	Area in Smt.
<b>Total area of the scheme</b>	<b>14.43125</b>	<b>58401.10406</b>
Area Under 45 m wide road + 75 m wide road (Palwal-Hathin schedule road)	0.1428	578.00000
Area Under 100 m Wide Green Belt Including 24 m Wide Road	0.4820	1950.57000
Total Area Under 45m + 75m wide road (Palwal-Hathin schedule road) and 100 m Wide Green Belt	0.6248	2528.57000
<b>Balance Area (A)</b>	<b>13.80643</b>	<b>55872.53406</b>
50% area of 45m + 75m wide road (Palwal-Hathin schedule road) and 100 m Wide Green Belt (B)	0.3124	1264.28500
<b>Net Planned area (A+B)</b>	<b>14.118838</b>	<b>57136.81906</b>
<b>Max. area allowed under Res. &amp; Comm. Plots: 65% of licenced area</b>		
Permissible Area @ 65%	9.17724	37138.93239
Proposed Area @ 48.686%	6.87400	27818.04780
<b>Area under Residential use max. 61% of licenced area</b>		
Permissible Area @ 61%	8.61249	34853.45963
Proposed Area @ 44.726%	6.31488	25555.3570
<b>Area under Commercial use max. 4% of licenced area</b>		
Permissible Area @ 4%	0.56475	2285.47276
Proposed Area @ 3.96%	0.55912	2262.69080
Min. width of internal roads in the colony: 9.00 metre	Proposed internal road is 9.00 m	
<b>Area under green @ 7.5 % of total land area</b>		
Permissible Area @ 7.5 %	1.08234	4380.08280
Proposed Area @ 7.51 %	1.08434	4388.16578
<b>Area under Community facilities @ 10 % of total land area</b>		
Permissible Area @ 10 %	1.443125	5840.11041
Proposed Area @ 10.00 %	1.443213	5840.46590

DENSITY CALCULATION	
Description	Nos.
Proposed Plots	257
Total No. of Persons Per Plot @ 18	4626.00
Permissible Density	240-400 PPA
Proposed Density (4626/14.118838 = 327.647 say 328)	328

- LEGENDS:-
- GREEN AREA
  - COMMUNITY SITE
  - COMMERCIAL
  - ESS
  - AREA UNDER 24M WIDE PROPOSED ROAD
  - AREA UNDER 45M + 75M WIDE ROAD (PALWAL-HATHIN SCHEDULE ROAD) AND 100 M WIDE GREEN BELT

PLOT AREA CALCULATION						
S.No.	Type of plot	Plot Size		Area of each plot (in Sq.mt.)	Total No. of Plots	Total Area of plots (in Sq.mt.)
		Width (in mt.)	Depth (in mt.)			
1	A	7.315	11.500	84.1225	20	1682.4500
2	B	7.315	17.630	128.9635	20	2579.2690
3	C	7.315	13.845	101.2762	62	6279.1229
4	D	9.000	13.845	124.6050	2	249.2100
5	E	6.100	17.600	107.3600	15	1610.4000
6	F	6.636	17.600	116.7936	1	116.7936
7	G	7.000	13.845	96.9150	10	969.1500
8	G1	7.114	13.845	98.4933	1	98.4933
9	H	7.000	17.630	123.4100	10	1234.1000
10	H1	7.114	17.630	125.4198	1	125.4198
11	I	6.090	13.715	83.5244	46	3842.1201
12	J	5.987	13.715	82.1117	4	328.4468
13	K	6.876	13.715	94.3043	4	377.2174
14	L	7.315	15.000	109.7250	8	877.8000
15	M	7.185	20.500	147.2925	7	1031.0475
16	N	5.800	13.715	79.5470	2	159.0940
17	O	7.315	12.700	92.9005	7	650.3035
18	P	6.497	14.750	95.8308	4	383.3230
19	Q	7.000	20.000	140.0000	1	140.0000
20	R	6.592	16.234	107.0145	6	642.0872
21	T	6.090	13.862	84.4196	17	1435.1329
22	U	5.987	13.862	82.9918	2	165.9836
23	V	7.185	11.500	82.6275	7	578.3925
<b>TOTAL AREA</b>					<b>257</b>	<b>25555.3570</b>



**OWNER :-**  
 PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DEEN DAYAL JAN AWAS YOJNA SCHEME) IN THE REVENUE ESTATE OF PALWAL, AREA MEASURING 14.43125 ACRES, HATHIN ROAD, SECTOR-10, PALWAL FOR WOODLOT INDUSTRIES INDIA LLP

**DRAWING TITLE :-**  
**LAYOUT PLAN**

**OWNER'S SIGNATURE:**  
 For Woodlot Industries India LLP  
 [Signature]  
 Authorised Signatory

**ARCHITECT'S SIGNATURE:**  
 [Signature]  
 KAPIL MANGLA  
 B.ARCH  
 CA/2001/27088

**SCALE:**  
 NTS  
**DATE:**  
 20-06-2025

**ARCHITECTURAL CONSULTANT:**  
**NIRMAN**  
 ARCHITECTS & INTERIOR DESIGNERS  
 e-mail : nirmanarchitects@yahoo.com  
 I-8 , 1st FLOOR , SECTOR-10, DLF  
 PH. : 9811204088, 9810081088