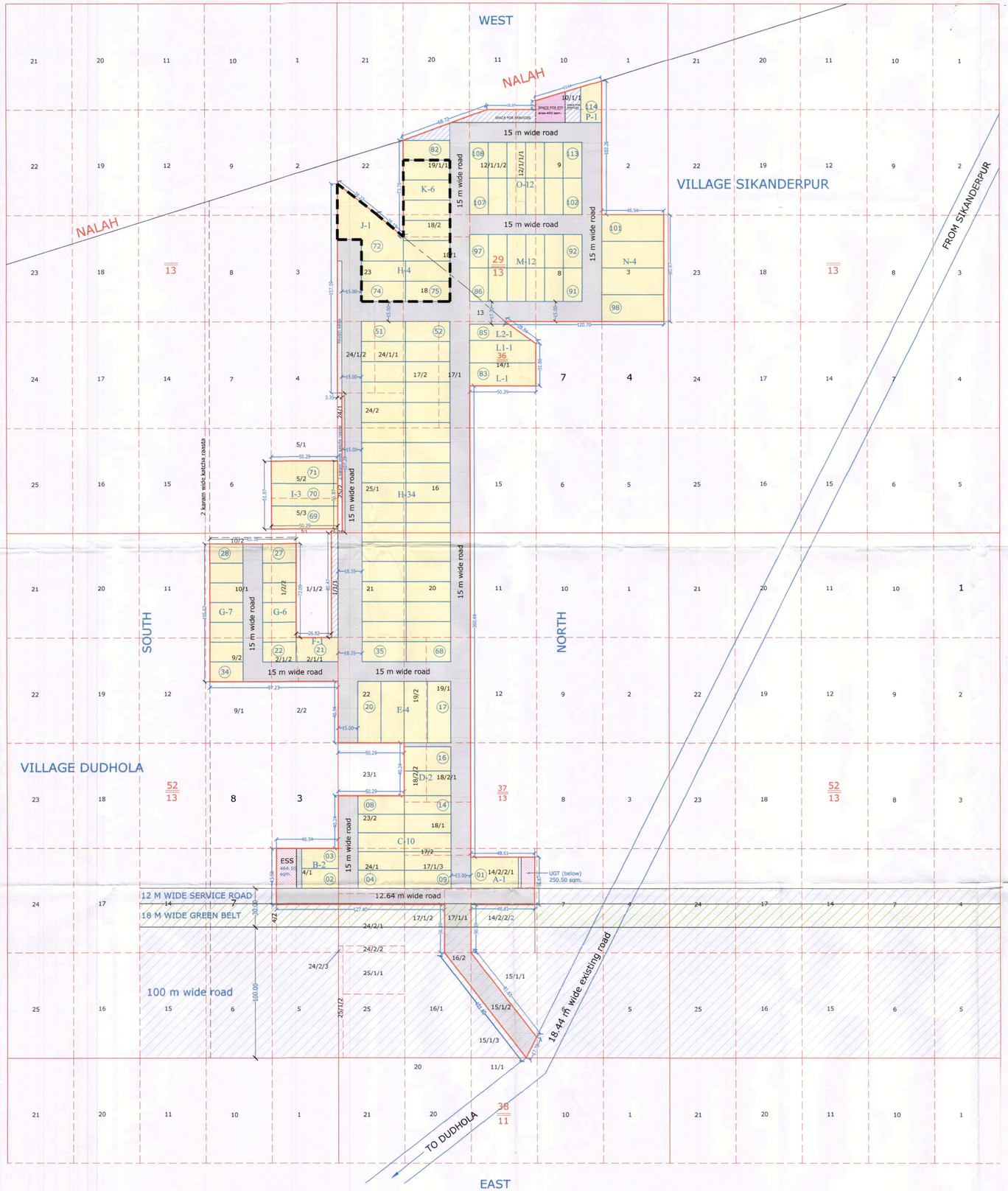


10.76 % Area (6399.65 sqm. of Total Saleable area)
to be Mortgaged against (EDC B.G.) in Favour of DTCP Haryana.

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
H	15.29	33.615	513.97	4	2055.89
J	irregular		1644.07	1	1644.07
K	15.30	35.29	539.94	5	2699.69
TOTAL				10	6399.65

(1.581 Acs.)

DETAIL OF MORTGAGED AREA WITH KILLA NO.
FALLING UNDER 10.76 % against EDC B.G.

VILLAGE	REC / KILLA NO.	AREA IN SQM.	AREA IN K - M - S
SIKANDERPUR	29//18/1	498.25	00 - 19 - 6.3
SIKANDERPUR	29//18/2	591.46	01 - 03 - 3.5
SIKANDERPUR	29//19/1/1	1468.42	02 - 18 - 0.5
DUDHOLA	36//18	1220.72	02 - 08 - 2.4
DUDHOLA	36//23	2620.80	05 - 03 - 5.5
		6399.65 sqm.	12 - 13 - 0

To be read with Licence No. 105 **of** 2026 **Dated** 27/5/2026

That this Layout plan for 23.1875 acres (Drawing No. DTCP- 1223 **dated** 27-05-26 **)comprised of licence which is issued in respect Industrial Plotted Colony being developed by Smt. Babita Devi W/o Sh. Sudhir khan & others in Collaboration with Associate Global Developers LLP., revenue estate of Village Dudhola & Sikanderpur, Palwal- 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 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.
3. 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.
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 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 more wide 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 licences.
9. 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.
10. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
11. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
12. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
13. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
14. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
15. 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.
16. 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) | (HITESH SHARMA) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(TARUN KUMAR) ATP(HQ) | (DINESH KUMAR) PA(HQ) | (VARINDER KUMAR) AD(HQ)

AREA STATEMENT :

DESCRIPTION	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIABLE
TOTAL AREA OF THE SCHEME	23.1875	—	65% (14.69 acs.)
Area Falling Under 100 m wide Proposed Peripheral road is= 1913.27 sqm.	0.4727		
Area Falling Under 30 m wide green belt alongwith 100 m wide proposed Peripheral road is= 2831.30 sqm.	0.6996		
BALANCE LAND	22.0152		
+ 50% OF 100 M road & 30 m green belt.	0.5861		
NET PLANNED AREA	22.6013		
A - AREA UNDER INDUSTRIAL PLOTS	14.69 (A)	65.00 %	

DETAIL OF INDUSTRIAL PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
A	24.23	36.26	878.58	1	878.58
B	15.47	28.00	433.16	2	866.32
C	14.23	35.29	502.18	10	5021.77
D	18.62	35.29	657.10	2	1314.20
E	17.64	46.94	828.02	4	3312.09
F	18.53	31.85	590.18	1	590.18
G	15.08	25.19	379.87	13	4938.25
H	15.29	33.615	513.97	38	19530.99
I	17.32	50.29	871.02	3	2613.07
J	irregular		1644.07	1	1644.07
K	15.30	35.29	539.94	6	3239.62
L	17.07	50.29	858.45	1	858.45
L1	irregular		854.80	1	854.80
L2	irregular		469.77	1	469.77
M	14.26	25.24	359.92	12	4319.07
N	20.11	46.94	943.96	4	3775.85
O	14.26	27.70	395.00	12	4740.02
P	irregular		481.04	1	481.04
TOTAL				113	59448.14

TOTAL AREA 59448.14/4046.85 = 14.69 ACS.

LEGEND:-

- OUTER BOUNDARY 23.1875 ACS.
- SPACE FOR SERVICES/PARKING
- 15M WIDE ROAD
- REVENUE RAASTA

Seema Rani
SEEMA RANI
CA/2015/72259
ARCHITECT SIGNATURE

Associate Global Developers LLP
Authorised Signatory
AUTHORIZED SIGNATORY

DRAWING TITLE : LAYOUT PLAN

SCALE 1 : 1600

DT. 12-MAY-2026 | LAYOUT DESIGN BY PANKAJ KAPOOR (8800093157)

CLIENT ADDRESS:-

FIRST FLOOR. B-1/21, SECTOR-11, FARIDABAD-121006. HARYANA.

LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY FALLING IN AGRICULTURE ZONE OF VILLAGE DUDHOLA AND VILLAGE SIKANDERPUR AREA MEASURING 23.1875 ACS. DISTRICT PALWAL, HARYANA.

M/S ASSOCIATE GLOBAL DEVELOPERS LLP