

To be read with Licence No. 80 of 2026 Dated 01/05/2026

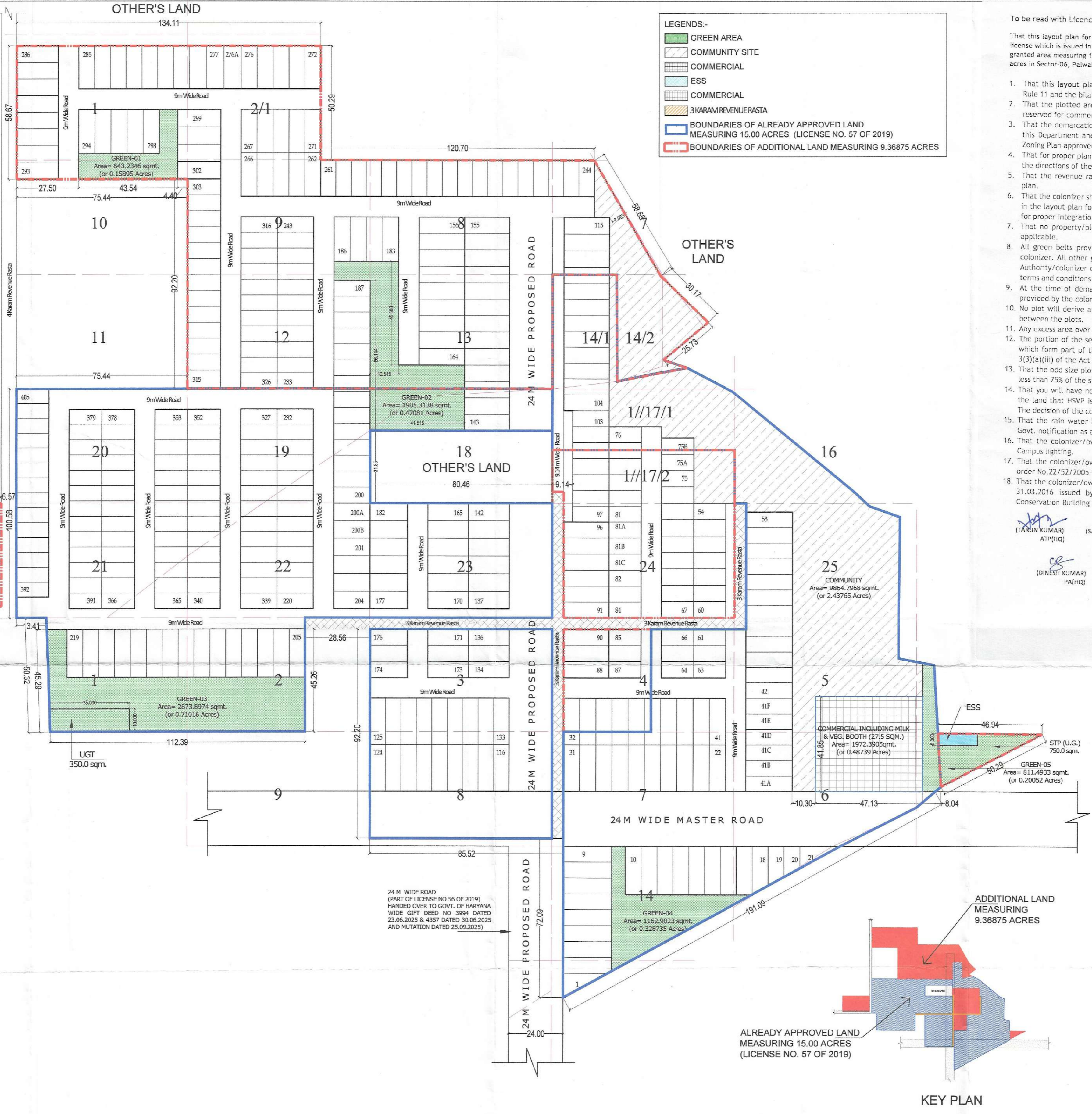
This layout plan for additional area measuring 9.36875 acres (Drawing no. 12/21 dated 01/05/2026) comprised of license which is issued in respect of Residential Affordable Plotted Colony under DDJAY-2016 adjoining to the already licensed granted area measuring 15.0 acres (License No. 57 of 2019 dated 09.03.2019), thereby making total site area 24.36875 acres in Sector-06, Palwal, being developed by Arttech Residency LLP, 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, Haryana 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 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 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 Haryana Government 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) ATP(HQ) (SAVITA/INDAL) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUVNESH KUMAR) CTP(HQ) (AMIT KAPRI, JAS) DTP(HQ) (DINESH KUMAR) PA(HQ) (VARINDER KUMAR) AD(HQ)

Plots	Plot Size	Area of each plot (in Sq.mt.)	Total No. of Plots	Total Area (in Sq.mt.)
1	19.586	10.667	1	104.4619
2	AS PER P.LINE	148.9035	1	148.9035
3	7.000	21.400	14	2097.2000
17	AS PER P.LINE	149.7614	1	149.7614
18	7.000	19.279	134	134.9530
19	7.000	15.448	1	108.1325
20	7.000	11.617	1	81.3155
21	17.725	9.701	1	85.9751
22	41	7.145	20	2929.4500
41A	53	6.835	20	2522.1150
54	758	7.185	24	2440.0260
76	84	7.000	12	1188.6000
85	87	7.185	14	305.0033
88	90	7.185	3	431.1000
91	96	7.000	6	840.0000
97	103	7.000	7	786.2540
104	112	7.000	9	1260.0000
113	115	7.389	3	443.3400
116	133	6.835	18	2522.1150
134	136	7.185	3	387.9900
137	137	7.721	1	138.9780
138	142	7.720	5	694.8000
143	154	7.230	12	1735.2000
155	156	7.260	2	290.4000
157	164	7.230	8	1156.8000
165	169	7.720	5	694.8000
170	171	7.721	1	138.9780
171	173	7.185	3	387.9900
174	176	7.185	3	355.9808
177	177	7.721	1	127.5123

178	182	7.720	16.515	127.4958	5	637.4790
183	183	7.215	19.500	140.6925	1	140.6925
184	186	7.100	19.500	138.4500	3	415.3500
187	200	7.000	16.000	112.0000	14	1568.0000
200A	203	7.720	16.000	123.5200	5	617.6000
204	204	7.721	16.000	123.5360	1	123.5360
205	219	7.000	21.400	149.8000	15	2247.0000
220	220	6.793	16.000	108.6880	1	108.6880
221	232	6.735	16.000	107.7600	12	1293.1200
233	233	6.884	16.000	110.1440	1	110.1440
234	243	6.870	16.000	109.9200	10	1099.2000
244	244	6.801	16.000	108.8160	1	108.8160
245	261	6.700	16.000	107.2000	17	1822.4000
262	265	7.000	19.146	134.0220	4	536.0880
266	267	7.074	19.146	135.4388	2	270.8776
268	275	7.000	19.146	134.0220	8	1072.1760
276	276	7.074	19.000	134.4060	1	134.4060
276A	278	7.641	19.000	145.1790	3	435.5370
279	285	6.945	19.000	131.9550	7	923.6850
286	292	7.300	18.500	135.0500	7	945.3500
293	293	7.574	18.500	140.1190	1	140.1190
294	298	7.100	19.500	138.4500	5	692.2500
299	299	7.679	19.000	145.9010	1	145.9010
300	302	7.665	19.000	145.6350	3	436.9050
303	314	7.000	14.600	102.2000	12	1226.4000
315	315	8.202	14.600	119.7492	1	119.7492
316	325	6.870	16.000	109.9200	10	1099.2000
326	326	6.884	16.000	110.1440	1	110.1440
327	338	6.735	16.000	107.7600	12	1293.1200
339	339	6.793	16.000	108.6880	1	108.6880
340	340	6.793	14.400	97.8192	1	97.8192
341	364	6.735	14.400	96.9840	24	2327.6160
365	366	6.793	14.400	97.8192	2	195.6384
367	390	6.735	14.400	96.9840	24	2327.6160
391	391	6.793	14.400	97.8192	1	97.8192
392	392	6.564	14.438	94.7710	1	94.7710
393	405	6.540	14.438	94.4245	13	1227.5188
406	423	6.882	21.595	148.6168	18	2675.1022
TOTAL				437	53714.6575	

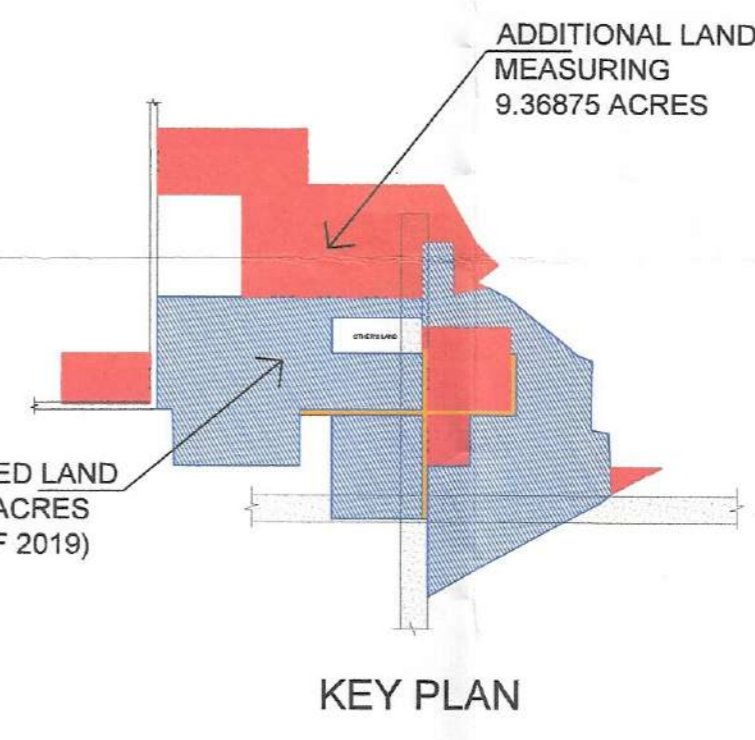


Description	Area in Acres	Area in Smt.
Total Area of the Scheme (as per survey)	24.36875	98616.6759
(A) Proposed Area Under Plots @54.468%	13.27320	53714.6575
Permissible Commercial Area @4%	0.97475	3944.6670
(B) Proposed Commercial @2%	0.48739	1972.3905
Total Saleable Area (A+B) @56.468%	13.7606	55687.0480
AREA FOR PROVISION OF COMMUNITY FACILITIES		
Required Area @10%	2.43688	9861.6676
Proposed Area @10.00%	2.43691	9861.7968

Proposed Green Area	Green-1	Green-2	Green-3	Green-4	Green-5
Organised Green Area	0.15895	0.47081	0.71016	0.28702	0.20079
Total Proposed Green Area @7.50%	1.82772	7396.5253			

10.03% ACRES LAND RESERVED FOR COMMUNITY FACILITIES FOR TRANSFER TO GOVERNMENT.

S. No.	Description	No.	Unit
1	Total Number of Plots	437	Plots
2	Total No. of Persons PER PLOT @ 18	7866	Persons
3	Permissible Density	240-400	PPA
Density Achieved		323	PPA



OWNER :-
 PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (DDJAY) OVER AN AREA MEASURING 24.36875 ACRES (ALREADY APPROVED LAND MEASURING 15.0 ACRES (LICENSE NO. 57 OF 2019) & ADDITIONAL LAND MEASURING 9.36875 ACRES) IN SECTOR-6, DISTRICT-PALWAL BEING DEVELOPED BY ARTTECH RESIDENCY LLP.

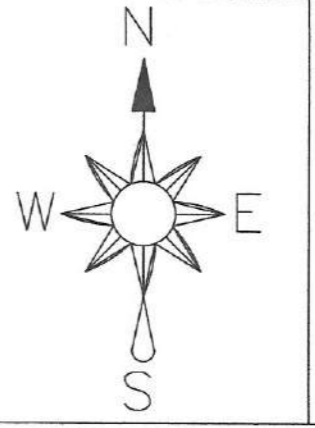
DRAWING TITLE :
LAYOUT PLAN

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE:

 KAPIL MANGLA
 B.ARCH
 CA/2001/27088

SCALE:
 NTS
DATE:
 27-03-2026



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