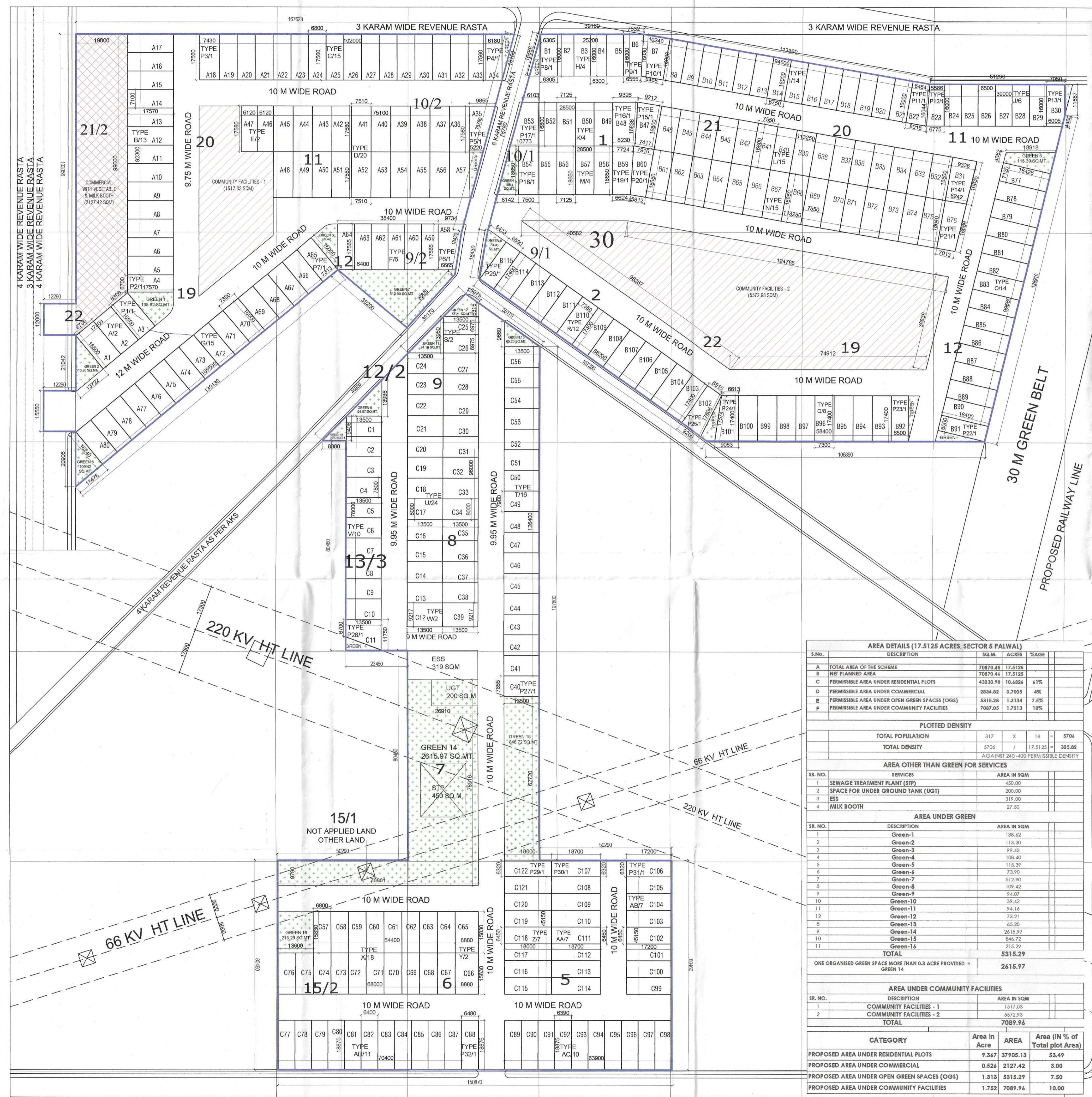


To be read with Licence No. 14 of 2025 Dated 29-01-2025.
 That this Layout plan for an area measuring 17.5125 acres (Drawing No. 10537 Dated 30-01-25) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Golden Urban Landmarks LLP, Sector-5, 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 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 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 & 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 metres 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)(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 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-SPower 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.

(SAVITA KUNDAL) DTP(HQ)
 (VIJENDRA SINGH) STP(HQ)
 (JITENDER SINGH) CTP(HR)
 (AMIT KHATRI, IAS) DTCP(HR)
 (SANJAY SAINI) ATP(HQ)
 (DINESH KUMAR) PA(HQ)



S.No.	DESCRIPTION	SQ.M.	ACRES	%AGE
A	TOTAL AREA OF THE SCHEME	70870.46	17.5125	
B	NET PLANNED AREA	70870.46	17.5125	
C	PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	43203.98	10.6826	61%
D	PERMISSIBLE AREA UNDER COMMERCIAL	2834.92	0.7005	4%
E	PERMISSIBLE AREA UNDER OPEN GREEN SPACES (OGS)	5315.28	1.3134	7.5%
F	PERMISSIBLE AREA UNDER COMMUNITY FACILITIES	7087.05	1.7513	10%

SR. NO.	SERVICES	AREA IN SQM
1	SEWAGE TREATMENT PLANT (STP)	450.00
2	SPACE FOR UNDER GROUND TANK (UGT)	200.00
3	ESS	319.00
4	MILK BOOTH	27.50

SR. NO.	DESCRIPTION	AREA IN SQM
1	Green-1	136.42
2	Green-2	113.20
3	Green-3	99.42
4	Green-4	108.40
5	Green-5	115.39
6	Green-6	73.90
7	Green-7	512.90
8	Green-8	109.42
9	Green-9	94.07
10	Green-10	39.42
11	Green-11	94.16
12	Green-12	73.21
13	Green-13	45.20
14	Green-14	2615.97
15	Green-15	844.72
16	Green-16	215.29
TOTAL		5315.29

SR. NO.	DESCRIPTION	AREA IN SQM
1	COMMUNITY FACILITIES - 1	1517.03
2	COMMUNITY FACILITIES - 2	5572.73
TOTAL		7089.76

PROPOSED AREA UNDER RESIDENTIAL PLOTS	Area in Acre	AREA	Area (IN % of Total plot Area)
	9.367	37905.13	53.49
PROPOSED AREA UNDER COMMERCIAL	0.524	2127.42	3.00
PROPOSED AREA UNDER OPEN GREEN SPACES (OGS)	1.313	5315.29	7.50
PROPOSED AREA UNDER COMMUNITY FACILITIES	1.752	7089.96	10.00

S.No.	WIDTH (MIN)	WIDTH (MAX)	LENGTH	AREA	NO.	AREA TOTAL SQM	
1	8.700	16.500	A	143.55	171.69	2	287.10
2	7.100	17.570	B	124.75	149.20	13	1621.71
3	6.800	17.560	C	119.41	142.81	15	1791.12
4	7.510	17.560	D	132.03	127.50	20	2603.52
5	6.120	17.580	E	107.89	128.48	2	215.18
6	6.400	17.565	F	112.42	134.45	6	674.50
7	7.300	16.000	G	116.80	139.69	15	1752.00
8	6.300	16.000	H	100.80	120.54	4	403.20
9	6.750	16.000	I	108.00	129.17	14	1512.00
10	6.500	16.000	J	104.00	124.38	6	624.00
11	6.500	16.000	K	119.20	143.16	4	478.80
12	7.125	16.800	L	126.84	151.20	15	1802.88
13	7.550	16.800	M	132.88	158.93	4	531.53
14	7.125	18.650	N	140.81	168.41	15	2112.15
15	7.550	18.650	O	131.01	156.69	14	1834.11
16	7.120	18.400	P	122.02	151.92	8	1015.38
17	7.300	17.400	Q	127.89	152.96	12	1534.68
18	7.350	17.400	R	127.89	152.96	12	1534.68
19	6.975	13.500	S	94.16	112.62	2	188.33
20	7.900	13.500	T	106.65	127.55	16	1706.40
21	8.000	13.500	U	108.00	129.17	24	2892.00
22	7.800	13.500	V	105.30	125.94	10	1053.00
23	9.165	13.500	W	123.73	147.98	2	247.46
24	6.800	15.830	X	107.64	128.74	18	1937.59
25	8.880	15.830	Y	140.57	168.12	2	281.14
26	6.450	18.000	Z	114.10	138.86	7	832.70
27	6.450	18.700	AA	120.42	144.26	7	844.31
28	6.450	17.200	AB	110.94	132.48	7	776.58
29	6.390	18.875	AC	120.61	144.25	10	1206.11
30	6.450	18.000	AD	128.69	144.48	11	1328.80
31	8.300	16.500	P1	136.95	163.79	1	136.95
32	6.700	17.570	P2	117.72	140.79	1	117.72
33	7.430	17.560	P3	136.47	156.04	1	136.47
34	6.180	17.560	P4	108.52	129.79	1	108.52
35	5.220	9.865	P5	132.60	158.59	1	132.60
36	7.313	16.000	P6	141.83	169.63	1	141.83
37	6.300	16.000	P7	117.01	139.94	1	117.01
38	6.555	16.000	P8	109.88	120.45	1	109.88
39	6.555	7.532	P9	112.70	134.78	1	112.70
40			P10	149.71	179.05	1	149.71
41			P11	115.79	138.48	1	115.79
42	5.586	6.775	P12	98.89	118.27	1	98.89
43	8.241	9.334	P13	110.53	132.19	1	110.53
44	8.241	9.334	P14	147.63	176.57	1	147.63
45	8.274	9.328	P15	139.73	167.12	1	139.73
46	6.103	10.773	P16	142.43	176.32	1	142.43
47	7.500	18.650	P17	141.76	169.34	1	141.76
48	6.624	7.724	P18	139.88	167.29	1	139.88
49	6.624	7.724	P19	133.80	160.02	1	133.80
50	7.029	8.241	P20	128.08	153.18	1	128.08
51	6.000	18.400	P21	142.39	170.80	1	142.39
52	6.500	18.400	P22	110.40	132.04	1	110.40
53	6.613	9.100	P23	113.10	135.27	1	113.10
54	6.515	9.200	P24	136.70	163.50	1	136.70
55	6.599	17.400	P25	114.67	137.14	1	114.67
56	7.855	13.500	P26	106.04	126.83	1	106.04
57	6.700	11.750	P27	124.54	148.95	1	124.54
58	6.500	13.760	P28	113.74	134.04	1	113.74
59	6.320	10.700	P29	118.18	141.35	1	118.18
60	6.320	17.200	P30	108.70	130.01	1	108.70
61	6.480	18.875	P31	122.31	146.28	1	122.31
GRAND TOTAL					317	37905.13	

Owner
 M/S GOLDEN URBAN LANDMARKS LLP
 SECTOR 5, PALWAL

Architect
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Project
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY 2016) AREA MEASURING 17.5125 ACRE VILL. PATLI KHURD & ALLAHPUR, SECTOR-5, PALWAL

Architect's Signature: *Nishi Srivastava*
 Owner's Signature: *For Golden Urban Landmarks*

ARCHITECT
NISHI SRIVASTAVA
 CA/2001/28613

Drawing Title
LAYOUT PLAN

Drawing No.
RPS-S5-AR-ST-01

Scale
S.C.

Status
SANCTION DRAWING

Drawn
H.G.

Checked
H.G.

Date
07/01/2025

North

This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.