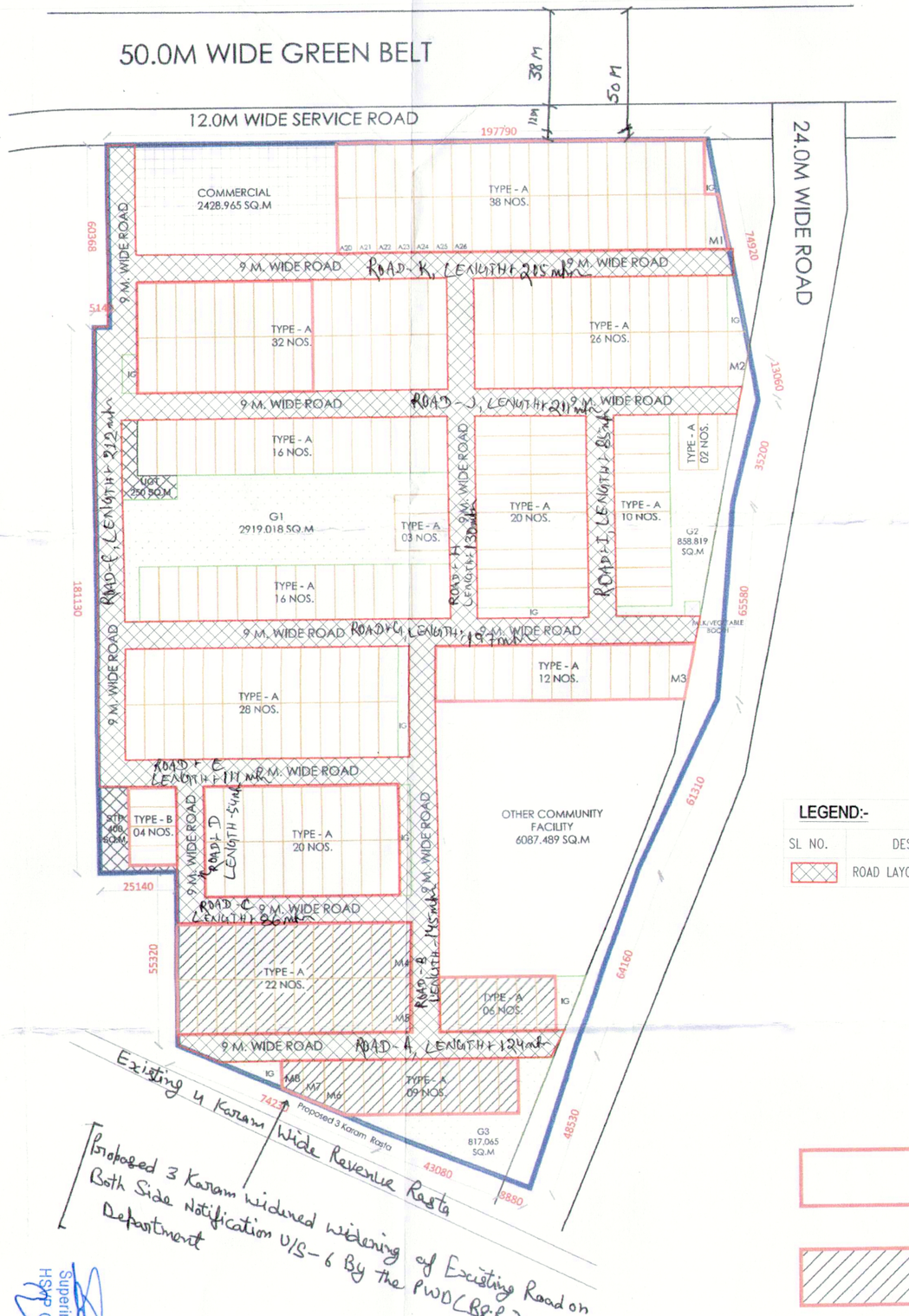
Superintending Engineer,
HSVP Circle-II, Gurugram




| LEGEND:- | |
|---|---|
| SL NO. | DESCRIPTION |
| | ROAD LAYOUT |

| 15.0000 ACRES | PERMISSIBLE | | | PROPOSED | | |
|---|---|---|---|---|---|---|
| | AREA | AREA | PERCENTAGE | AREA | AREA | PERCENTAGE |
| | ACRES | SQ.MTS. | % | ACRES | SQ.MTS. | % |
| TOTAL Licenced Area | 15.000 | 60702.750 | | | | |
| Open Area under GREEN/PARK ( calculated on licenced area ) | 1.125 | 4552.706 | 7.50 | 1.1354 | 4594.902 | 7.57 |
| Community Facilities ( calculated on licenced area ) | 1.500 | 6070.275 | 10.00 | 1.5043 | 6087.489 | 10.03 |
| Commercial Area ( calculated on licenced area ) | 0.600 | 2428.110 | 4.00 | 0.6001 | 2428.384 | 4.00 |
| Area Under Plots ( calculated on licenced area ) | 9.150 | 37028.678 | 61.00 | 7.8495 | 31765.214 | 52.33 |
| Total permissible Residential + Commercial area | 9.750 | 39456.788 | 65.00 | 8.4495 | 34193.598 | 56.33 |
| Permissible Density | 240-400 ppa | | Minimum Required Plots | 200.00 | | |
| Achieved Density | 326.400 | ppa | Achieved Plots | 272.00 | | |

| CLASSIFICATION OF PLOTS | | | | | |
|---|---|---|---|---|---|
| TYPE | SIZE OF PLOT | | AREA OF PLOT | NO. OF PLOTS | TOTAL AREA OF PLOTS |
| | MTS. | MTS. | SQ.MTS. | | SQ.MTS |
| A | 6.400 | 18.320 | 117.248 | 260 | 30484.480 |
| B | 6.400 | 15.800 | 101.120 | 4 | 404.480 |
| Misc. | Irregular Shape | | | 8 | 876.254 |
| TOTAL | | | | 272 | 31765.214 |

| CLASSIFICATION OF FROZEN PLOTS | | | | | |
|---|---|---|---|---|---|
| TYPE | SIZE OF PLOT | | AREA OF PLOT | NO. OF PLOTS | TOTAL AREA OF PLOTS |
| | MTS. | MTS. | SQ.MTS. | | SQ.MTS |
| A | 6.400 | 18.320 | 117.248 | 125 | 14656.000 |
| B | 6.400 | 15.800 | 101.120 | 4 | 404.480 |
| Misc. | Irregular Shape | | | 8 | 876.254 |
| TOTAL | | | | 137 | 15936.734 |

| AREA UNDER MORTGAGE (15% OF TOTAL SALEABLE PLOTS AREA) | | | | | |
|---|---|---|---|---|---|
| TYPE | SIZE OF PLOT | | AREA OF PLOT | NO. OF PLOTS | TOTAL AREA OF PLOTS |
| | MTS. | MTS. | SQ.MTS. | | SQ.MTS |
| A | 6.400 | 18.320 | 117.248 | 39 | 4572.672 |
| Misc. | Irregular Shape | | | 3 | 282.600 |
| TOTAL | | | | 42 | 4855.272 |

| GREEN AREA CALCULATION | | |
|---|---|---|
| | SQ.M. | ACRES |
| G1 | 2919.018 | 0.721 |
| G2 | 858.819 | 0.212 |
| G3 | 817.065 | 0.202 |
| TOTAL | 4594.902 | 1.135 |

| | MTS. | MTS. | SQ.MTS. |
|---|---|---|---|
| VEGETABLE/ MILK BOOTH | 5.00 | 5.50 | 27.50 |
| TOTAL | | | 27.50 |

**50.25% PLOT FROZEN BY DEPARTMENT AREA**
15991.044 SQ.MTS / 3.950 ACRES

**15.00% PLOT AREA UNDER MORTGAGE**
4855.272 SQ.MTS

| LEGEND |
|---|
| COMMERCIAL |
| COMMUNITY FACILITY |
| SERVICES |
| GREEN |

To be read with Licence No. 117 of 2019 dated 12.09.2019

That this **Revised Layout plan for an area** measuring 15.00 acres (Drawing no. DTCP-7377 dated 14.02.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by **Signature Global Homes Pvt. Ltd.** in Sector-36, Sohna is hereby approved subject to the following conditions:-

1. That this **Revised 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 General, 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 DG,TCP 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 DG,TCP, 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 General, 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 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)(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 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.
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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(NEHA YADAV) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (D.R. NIMBOKAR) STP (M) HQ | (JITENDER SHAG) STP (HR) | (K. MAKRAND PANDURANG, IAS) DG,TCP (HR)

(RAMESHWAR BASSI) AD (HQ) | (DINESH KUMAR) SD (HQ)

Executive Engineer
HSVP Division No. VI
Gurugram

Addl. Chief Engineer
HSVP, Gurugram

Superintending Engineer,
HSVP Circle-II Gurugram

**PLUMBING/FIRE CONSULTANT**

BEHERA ASSOCIATES PVT LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

DRAWING TITAL

**ROAD LAYOUT PLAN**

PROJECT NAME AND ADDRESS:
REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 15.0000 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:
M/S SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:
REVISED SITE LAYOU PLAN

ARCHITECT'S SIGNATURE:
MANISH JAIN
(ARCHITECT)
Regd. No.-CA/2001/28163
E-131, East of Kailash,
Lower Ground Floor,
New Delhi-110065

OWNER'S SIGNATURE:

NORTH: N

DATE:
SHEET: 01
SCALE: