

Director
Town and Country Planning,
Haryana, Chandigarh

LEGEND:-
SEWER LINE (200mm S.W. PIPE)
MANHOLE
SEWER LINE NODE NUMBER
S.T.P. SEWAGE TREATMENT PLANT

75.0M WIDE ROAD
50.0M WIDE GREEN BELT

12.0M WIDE SERVICE ROAD

Checked subject to comments
in forwarding letter No. 2.7.2.1
Dt. 22.11.2020 and notes
attached with the estimate

Superintending Engineer (HSVP)
for Chief Engineer HSPV
Panchkula

LEGEND
COMMERCIAL
COMMUNITY FACILITY
SERVICES
GREEN

10.53125 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licenced Area	10.53125	42618.389				
Area under 38.0M wide Green Belt	1.1116	4498.478				
Area under 12.0M wide Service Road	0.7831	3169.080				
Balance Area	8.6366	34950.831				
Add. 50% Green & 12.0M wide Road	0.9473	3833.779				
Net Balance Area (A)	9.5839	38784.610				91.00
Open Area under GREEN/PARK (calculated on licenced area)	0.7898	3196.37918	7.50	0.8018	3244.853	7.61
Community Facilities (calculated on licenced area)	1.0531	4261.839	10.00	1.0531	4261.854	10.00
Commercial Area (calculated on Balance area)	0.3834	1551.384	4.00	0.3834	1551.384	4.00
Area Under Plots (calculated on Balance area)	5.8462	23658.612	61.00	4.2583	17232.603	44.43
Total permissible Residential + Commercial area	6.2295	25209.997	65.00	4.6417	18783.987	48.43
Permissible Density		240-400 ppa	Minimum Required Plots	127.79		
Achieved Density	285.48	ppa	Achieved Plots	152.000		

CLASSIFICATION OF PLOTS				
TYPE	SIZE OF PLOT		NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.		
		SQ.MTS.		SQ.MTS.
A	6.400	18.320	113	13249.024
B	6.400	15.800	37	3741.440
Misc.	Irregular Shape		2	242.139
TOTAL			152	17232.603

CLASSIFICATION OF FROZEN PLOTS				
TYPE	SIZE OF PLOT		NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.		
		SQ.MTS.		SQ.MTS.
A	6.400	18.320	44	5158.912
B	6.400	15.800	33	3336.960
Misc.	Irregular Shape		2	242.139
TOTAL			79	8738.011

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	2072.022	0.512
G2	259.059	0.064
G3	213.076	0.053
G4	700.696	0.173
TOTAL	3244.853	0.802

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

50.71% PLOT FROZEN BY DEPARTMENT AREA
8738.011 SQ.MTS / 2.159 ACRES

Superintending Engineer
HSVP Circle-II, Gurugram

To be read with Licence No. 118 of 2019 dated 12.09.2019

- That this Revised Layout plan for an area measuring 10.53125 acres (Drawing no. DG.TCP-7380 dated 19.02.2020) 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:-
- That this Revised Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - That the demarcation plans as per site of all the Residential Plots and Commercial sites 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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)(iii) of the Act No.8 of 1975.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.
 - 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) (RAJESH KAUSHIK) (D.N. NIMBOKAR) (JITENDER SIHAG) (K. MAKRAND PANDURANG, IAS)
ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DG, TCP (HR)

(RAM AYASIR BASSI) (DINESH KUMAR)
AD (HQ) SD (HQ)

PLUMBING/FIRE CONSULTANT

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

DRAWING TITIAL
**EXTERNAL SEWER PLAN
PLUMBING LAYOUT**

PROJECT NAME AND ADDRESS:
REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL
PLOTTED COLONY UNDER DDJAY, IN SECTOR-36,
SOHNA, OVER AN AREA OF 10.5310 ACRES BEING
DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

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

OWNER'S NAME:
DEMARCATION PLAN AND REVISED SITE LAYOUT PLAN

ARCHITECT'S SIGNATURE:
REVISED SITE LAYOUT PLAN

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

OWNER'S SIGNATURE:
Ujjay Pal

NORTH:
DATE:
SHEET: 01
SCALE:

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. 2,
Gurugram

Addl. Chief Engineer
HSVP
Gurugram

Director
Town and Country Planning,
Haryana, Chandigarh

LEGEND:-

- SL. NO. DESCRIPTION
- STORM WATER LINE (400mm & RCC NP-3 PIPES)
- MANHOLE
- (A1) STORM WATER LINE NODE NUMBER
- R.W.H.T. RAIN WATER HARVESTING TANK

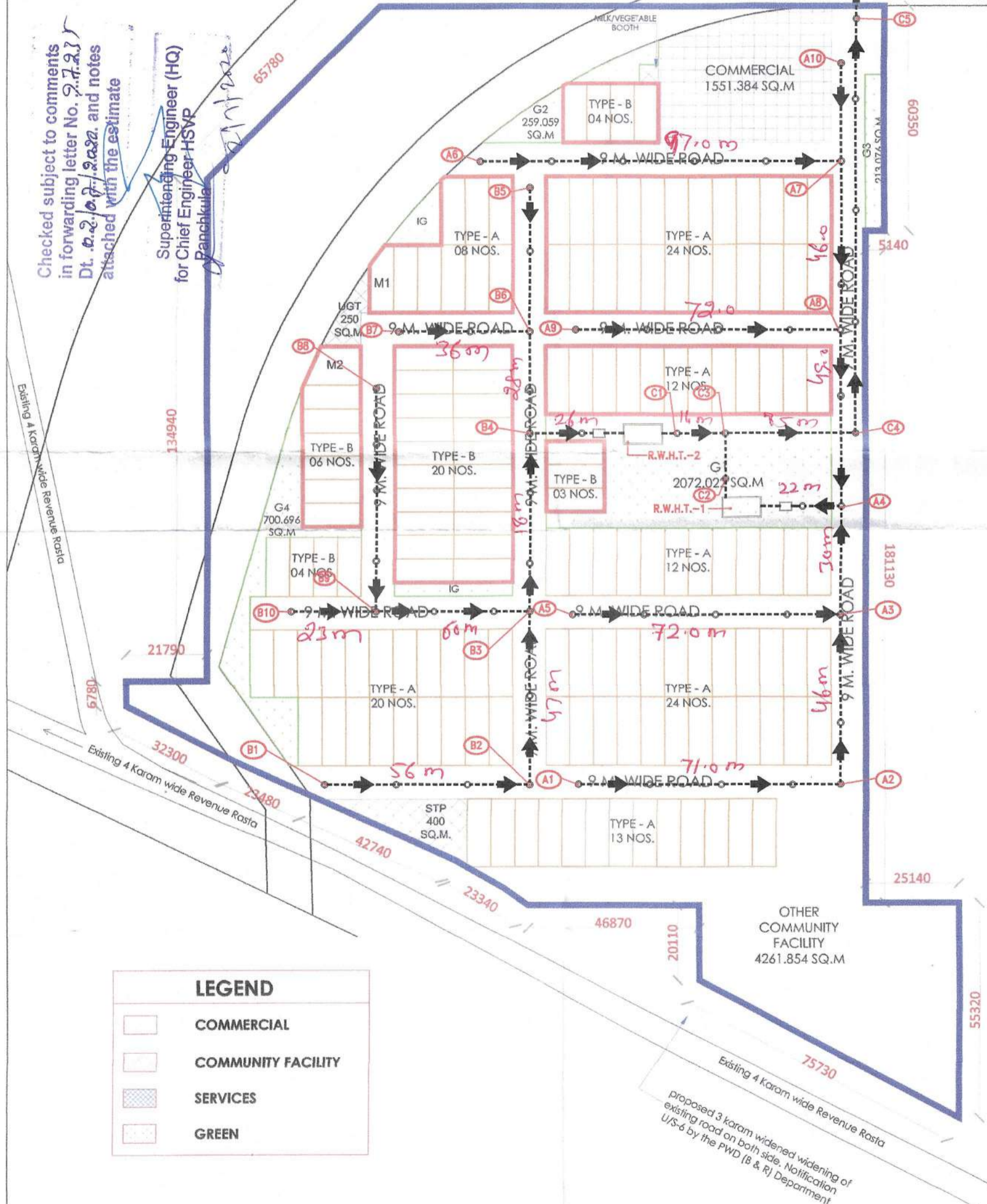
75.0M WIDE ROAD

50.0M WIDE GREEN BELT

12.0M WIDE SERVICE ROAD

Checked subject to comments
in forwarding letter No. 2.7.23
Dt. 2.7.23 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSPV
Panchkula



LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

10.53125 ACRES

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
TOTAL Licenced Area	10.53125	42618.389				
Area under 38.0M wide Green Belt	1.1116	4498.478				
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Permissible Density		240-400 ppa	Minimum Required Plots	127.79		
Achieved Density	285.48	ppa	Achieved Plots	152.000		

CLASSIFICATION OF PLOTS

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
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TOTAL				152	17232.603

CLASSIFICATION OF FROZEN PLOTS

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TOTAL				79	8738.011

GREEN AREA CALCULATION

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G1	2072.022	0.512
G2	259.059	0.064
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TOTAL	3244.853	0.802

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

50.71% PLOT FROZEN BY DEPARTMENT AREA
8738.011 SQ.MTS / 2.159 ACRES

Superintending Engineer,
HSPV Circle-II, Gurugram

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PLUMBING/FIRE CONSULTANT



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BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

DRAWING TITL

EXTERNAL STORM WATER PLAN PLUMBING LAYOUT

PROJECT NAME AND ADDRESS:

REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL
PLOTED COLONY UNDER DDJAY, IN SECTOR-36,
SOHNA, OVER AN AREA OF 10.5310 ACRES BEING
DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:

M/S SIGNATURE GLOBAL HOMES
PVT. LTD

OWNER'S NAME:

DEMARCATION PLAN AND REVISED SITE LAYOU PLAN

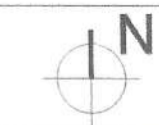
ARCHITECT'S SIGNATURE:

REVISED SITE LAYOU PLAN

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

OWNER'S SIGNATURE:

NORTH:



DATE:

SHEET: 01

SCALE:

For Service Plan Estimate Only

Executive Engineer
HSPV Divn. No. VI
Gurugram

Asst. Chief Engineer
HSPV Gurugram

Director
Town and Country Planning,
Haryana, Chandigarh

75.0M WIDE ROAD

50.0M WIDE GREEN BELT

12.0M WIDE SERVICE ROAD

Checked subject to comments
in forwarding letter No. 2723
Dt. 02.07.2022 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSPV
Panchkula

LEGEND	
	COMMERCIAL
	COMMUNITY FACILITY
	SERVICES
	GREEN

Proposed 3 karam widened existing road on both side, Notification U/S-6 by the PWD (B & R) Department

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

LEGEND:-

SL NO.	DESCRIPTION
1	DOMESTIC WATER LINE
2	CITY WATER LINE
3	TUBE WELL SUPPLY LINE
4	FLUSHING WATER LINE
5	GARDEN HYDRANT LINE
6	GARDEN HYDRANT
7	VALVE CHAMBER

50.71% PLOT FROZEN BY DEPARTMENT AREA
8738.011 SQ.MTS / 2.159 ACRES

Superintending Engineer,
HSPV Circle-II, Gurugram

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(RAM AVATAR BASSI) AD (HQ) (DINESH KUMAR) SD (HQ)

PLUMBING/FIRE CONSULTANT

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

DRAWING TITL

EXTERNAL WATER SUPPLY PLAN

PLUMBING LAYOUT

PROJECT NAME AND ADDRESS:

REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 10.5310 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:

M/S SIGNATURE GLOBAL HOMES
PVT. LTD

OWNER'S NAME:

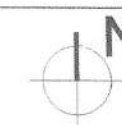
DEMARCATION PLAN AND REVISED SITE LAYOUT PLAN

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:



DATE:

SHEET: 01

SCALE:

For Service Plan Estimate Only

Executive Engineer
HSPV Divn. No. 2,
Gurugram

Asst. Chief Engineer
HSPV, Gurugram

