

	PERMISSIBLE			PROPOSED		
10.53125 ACRES	AREA	AREA SQ.MTS.	PERCENTAGE %	AREA	AREA SQ.MTS.	PERCENTAGE
TOTAL Licenced Area	10.53125	42618.389			<u> </u>	
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		

		CLASSIFICAT	ION OF PLOTS		
ТҮРЕ	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
Α	6.400	18.320	117.248	113	13249.024
В	6.400	15.800	101.120	37	3741.440
Misc.		Irregular Shape		2	242.139
CATE TO SE	Т	OTAL	self-con .	152	17232.603

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
Only for Purpose of inviting
Objection from the general public

	CL	ASSIFICATION	OF FROZEN P	LOTS	1
ТҮРЕ	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
Α	6.400	18.320	117.248	44	5158.912
В	6.400	15.800	101.120	33	3336.960
Misc.	1	rregular Shape		2	242.139
TOTAL			79	8738.011	

GRE	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.
/EGETABLE/ MILK BOOTH	5.00	5.50	27.50
TOTAL	27.50		

50.71% 8738.01

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

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:-

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

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

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.

 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.

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 coloniser/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

(NEHA YADAV) (RAJESH KAUSHIK) (D.H. NIMBOKAR) (JITENDER SIHAG) (K. MAKRAND PANDURANG, IAS)
ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR)

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

Conservation Building Codes.



SCALE: