

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Block-A, Sector-18-A, Madhya Marg, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

Memo No. ZP-1396/AD(RA)/2020/ 6377 Dated:- 09-03-2020

To

Signature Global Homes Pvt. Ltd.
1309, 13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Cannaught Place,
New Delhi-110001.

Subject:-Approval of revised layout plan of an Affordable Residential Plotted Colony under DDJAY 2016 over an area measuring 10.53125 acres (License no. 118 of 2019 dated 12.09.2019) in Sector-36, Sohna being developed by Signature Global Homes Pvt. Ltd.

Reference:-Your letter dated 22.01.2020 and PSTCP memo no. Misc-2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

With reference to the revision proposed in the layout plan and the detailed statement of proposed revision along with justification thereof has been considered by the office and in-principle approval for the said revision in layout plan for the purpose of inviting objection/suggestion as per policy dated 28.01.2013 is granted on the following conditions:-

- a) That the coloniser shall invite objections from the existing allottees regarding the said amendment in the layout plan through advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- b) Each existing allottee shall also be informed about the proposed revision in the layout plan through registered post with a copy endorsed to District Town Planner, Gurugram as well as through email also within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection/suggestion. A certified list of all existing allottees shall also be submitted to District Town Planner, Gurugram.
- c) That you shall submit certificate from concerned District Town Planner, Gurugram about hosting the revised layout plan showing changes in the earlier approved plan on the website of the licensee.
- d) A copy of the earlier approved layout plan and the revised layout plan being approved in principle shall be hosted on your company's website and site office for information of public/allottees.
- e) To display the revised layout plan showing changes from the approved layout plan at your site office.
- f) That the general public may be granted 30 days time to file their objection/suggestion in the office of District Town Planner, Gurugram. During this 30 days period the original layout plan as well as the revised layout plan shall be available in the office of the colonizer as well as in the office of District Town Planner, Gurugram for reference of the public.
- g) The objection/suggestion received, if any, shall be examined by the office of District Town Planner, Gurugram and report shall be forwarded to DTCP, Haryana through STP, Gurugram. After giving an opportunity to the colonizer to explain its position in the matter, the DTCP, Haryana, within a period of 90 days from the


issuance of the advertisement, may decide to make amendments in the layout plan, which shall be binding upon you.

- h) That you shall submit a report clearly indicating the objection/suggestion if any, received by you from the general public and action taken thereof alongwith undertaking to the effect that the rights of the general public have not been infringed, and that no objection/suggestion on the changes in location of the green space has been received from any general public.
- i) That you shall not give the advertisement for booking/sale of plots and shall not book any plot in the applied area till the final approval of revised layout plan.

Thereafter, "Final" approval of the "Provisional" layout plan will be conveyed after examination of the objection/suggestion, if any received in this regard from the General Public/existing allottees within 30 days after issuance of communication as and when issued by you.

A copy of revised layout plan bearing drawing no. DTCP/7380 dated 19.02.2020 approved in principle and draft notice for the purpose of inviting objection/suggestion alongwith draft notice for inviting objections is enclosed for further necessary action.

DA/As above


(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1396/AD(RA)/2020/_____ Dated:-_____

A copy is forwarded to following for information and necessary action:-

1. The Senior Town Planner, Gurugram
2. The District Town Planner, Gurugram alongwith a copy of the provisional revised layout plan. At the end of thirty days period from the issue of advertisement seeking objection/suggestion you are requested to ascertain that all existing allottees have been served the information about revision in layout plan and certified about hosting the revised layout plan showing changes in the earlier approved plan on the website of the licensee. The revised layout plan shall be made available for general viewing in your office during the said observation period. Any objections received within 30 days of publication of notice may be forwarded to this office along with your comments on the same to enable final decision on the matter.


DA/As above


(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1396/AD(RA)/2020/_____ Dated:-_____

A copy is forwarded to Nodal Officer, Website updation alongwith scanned approved provisional revised layout plan in CD format with a request to host the list of such revised layout plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period, the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.


(Rajesh Kaushik)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

<Name of the Colonizer>

<Address & Phone No.>
<Website>

To

<Name of the allottee>
<address>

Subject:- Inviting the objection/suggestion for approval of revised layout plan of an Affordable Residential Plotted Colony under DDJAY 2016 over an area measuring 10.53125 acres (License no. 118 of 2019 dated 12.09.2019) in Sector-36, Sohna being developed by Signature Global Homes Pvt. Ltd.

You have made bookings/entered into purchase agreement for allotment of plot/property in the said colony (hereinafter referred as allottees). The layout Plan earlier approved is now proposed to be revised.

And whereas, the office of Director, Town and Country Planning, Haryana, Chandigarh has required seeking of objection against the revision of layout Plan as a pre-condition for allowing such revision in the Layout Plan.

Accordingly, vide this notice objection/suggestion are hereby invited on the proposed revision of the Layout Plan of the said colony. A copy of the earlier approved Layout Plan bearing <drawing no.____>, dated ____ & the layout plan now proposed to be revised bearing <drawing no.____>, dated _____ is available for perusal on our website (name of website). The said Layout Plan can also be perused at the office of undersigned at <Address of Developer> as well as in the office of District Town Planner, <Address of office>.

If, you have any objection /suggestion on revised Layout Plan, may file in the office of District Town Planner, <Address of office> within 30 days of the issuance of this notice, failing which it shall be assumed that there are no objections/suggestion to the proposed revision in the Layout Plan.

Place: _____

<Name & Designation>

Date: _____

<For>

Name of Colonizer>
<Address & Phone No.>
<Website>

PUBLIC NOTICE

Whereas, <Name of Developer> is in the process of undertaking of development of a <type of > Colony in <Sector _____>, <City> over an area measuring < _____ acres> in the revenue estate of <Name of Village> in accordance with the provision of <license no.____>, <Year__>, granted by Director, Town & Country Planning, Haryana, Chandigarh.

And whereas, several individuals have made bookings/ entered into purchase agreement for allotment of flat/ property in the said colony (hereinafter referred as allottees).

And whereas, the Building plans earlier approved at the time of grant of license for the said colony is now proposed to be revised.

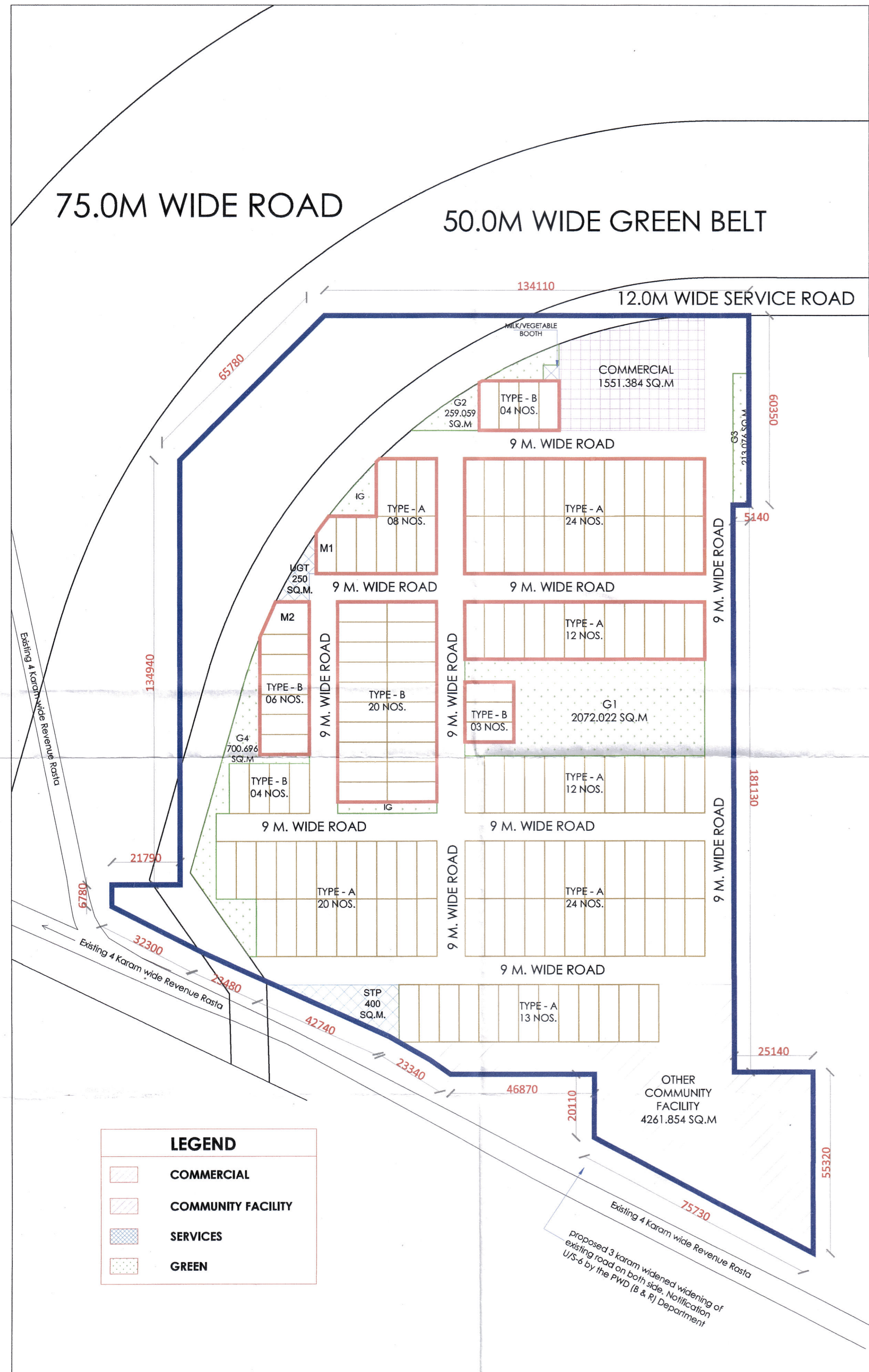
And whereas, the office of Director, Town & Country Planning, Haryana, Chandigarh has required seeking of objection against the revision of Building plans as a pre-condition for allowing such revision in the Building plans.

Accordingly, vide this public notice objections are hereby invited from any of the allottees in the said colony on the proposed revision of the Building plans of the said colony. A copy of the earlier approved Building plans bearing <memo no.____>, dated ____ & the Building plans now proposed to be revised bearing <memo no.____>, dated ____ is available for perusal on website (name of website). The said layout plan scan also be perused at the office of undersigned at <Address of Developer> as well as in the office of District Town Planner (Planning), <Address of office>.

Any allottee having any objection on revised Layout Plan, may file his objection in the office of District Town Planner (Planning) <Address of office> within 30 days of the publication of this notice, failing which it shall be assumed that there are no objections to the proposed revision in the Layout Plan.

Place: _____
Date: _____

<Name & Designation>
<For>



LEGEND	
[Pattern]	COMMERCIAL
[Pattern]	COMMUNITY FACILITY
[Pattern]	SERVICES
[Pattern]	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		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	113	13249.024
B	6.400	15.800	101.120	37	3741.440
Misc.	Irregular Shape			2	242.139
TOTAL				152	17232.603

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	44	5158.912
B	6.400	15.800	101.120	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

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 on 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 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.
 - 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)(a)(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 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.
 - 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.

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

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

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

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:
DEMARICATION 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: