

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

To be read with Licence No. 40 of 2019 dated 01.03.2019 & Licence No. 130 of 2019 dated 07.12.2019

That this Revised Layout plan for an area measuring 10.55625 acres (Drawing No. DTCP-7335 dated 13.01.2020) 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 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-SPower 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) (RAJESH KAUSHIK) (D.N. NIMBOO) (JITENDER BHAG) (K. MAKRAJ PANDURANG, IAS)
ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) DG, TCP (HR)

(RANJAN BASSI) (DINESH KUMAR)
AD (HQ) SD (HQ)

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CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	7.80	19.23	149.99	7	1049.96
B	6.70	19.40	129.98	40	5199.20
C'	6.70	16.95	113.57	10	1135.65
D	6.70	14.00	93.80	74	6941.20
D'	6.70	15.10	101.17	14	1416.38
J	5.70	17.22	98.15	35	3435.39
J'	5.63	14.00	78.75	6	472.50
Misc.	Irregular Shape			2	123.26
				188	19773.54

FROZEN PLOTS DETAILS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	7.80	19.23	149.99	7	1049.96
B	6.70	19.40	129.98	20	2599.60
C'	6.70	16.95	113.57	6	681.39
D	6.70	14.00	93.80	24	2251.20
D'	6.70	15.10	101.17	14	1416.38
J	5.70	17.22	98.15	15	1472.31
J'	5.63	14.00	78.75	6	472.50
Misc.	Irregular Shape			2	123.26
TOTAL				94	10066.60

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

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GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1624.853	0.402
G2	261.957	0.065
G3	1090.175	0.269
G4	228.058	0.056
TOTAL	3205.043	0.792

50.91% PLOT FROZEN BY DEPARTMENT AREA
10066.60 SQ.MTS / 2.49 ACRES

SITE 03 + EXTENSION (10.55625 Acres)	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	GROSS PLOT AREA PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	10.55625	42719.560				
Area falling under Sector Road and Master Plan green	0.1077	435.846				1.02
Balance Area (net planned area)	10.50240	42501.637				99.49
Open Area under GREEN/PARK	0.792	3203.967	7.50	0.792	3205.043	7.50
Community Facilities	1.056	4271.956	10.00	1.056	4272.000	10.00
Commercial Area (calculated on net planned area)	0.420	1700.065	3.98	0.420	1700.065	4.00
Area Under Plots (calculated on net planned area)	6.406	25925.999	61.00	4.886	19773.536	46.52
Total permissible Residential + Commercial area (calculated on net planned area)	6.827	27626.064	65.00	5.306	21473.601	50.52
Permissible Density	240-400 ppa		Plots required	187.67		
Achieved Density	240.43	ppa	Proposed Plots	188.00		

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN