



SITE 2	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
TOTAL Licence Area	11.0625	44767.725				
Area falling under sector road and master plan green	0.152	613.892				
Area falling under Sector road	0.115	467.330				
Area falling under 12.0M wide road	0.036	146.570				
Balance Area (A)	10.911	44153.833				
Open Area under GREEN/PARK	0.830	3357.579	7.5	0.837	3387.670	7.57
Community Facilities	1.106	4476.773	10	1.109	4489.210	10.03
Commercial Area (calculated on balance area)	0.443	1790.709	4	0.410	1660.800	3.76
Area Under Plots (calculated on balance area)	6.748	27308.312	61	5.218	21118.182	47.83
Total permissible Residential + Commercial area	7.191	29099.021	65	5.629	22778.982	50.88
Permissible Density		240-400 ppa		240.41		
Achieved Density		240.41	ppa			

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	MTS.			
A	7.80	19.23	149.99	20	2999.88
B	6.70	19.40	129.98	38	4939.24
C	6.70	18.49	123.88	10	1238.83
C'	6.70	16.95	113.57	8	908.52
D	6.70	14.00	93.80	19	1782.20
E	5.70	15.10	86.07	65	5594.55
F	5.88	14.78	86.91	2	173.81
G	7.55	9.55	72.02	4	288.07
H	6.70	14.78	99.03	24	2376.62
L	5.70	23.02	131.21	3	393.64
M	VARRYING SIZE			4	422.82
TOTAL			197	21118.18	

FROZEN PLOTS DETAILS					
TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	MTS.			
A	7.80	19.23	149.99	8	1199.95
B	6.70	19.40	129.98	15	1949.70
C'	6.70	16.95	113.57	8	908.52
E	5.70	15.10	86.07	37	3184.59
F	5.88	14.78	86.91	2	173.81
G	7.55	9.55	72.02	4	288.07
H	6.70	14.78	99.03	24	2376.62
L	5.70	23.02	131.21	3	393.64
M	VARRYING SIZE			4	200.91
TOTAL				105	10675.81

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

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	2110.46	0.522
G2	1277.21	0.316

To be read with Licence No. 29 of 2019 Dated 01-03-2019

This Site Layout Plan for an area measuring 11.0625 acres (Drawing No. DTCP-4881 dated 16.02.2019) comprising of residential plots under DDJAY, in Sector-36, Sohna is hereby approved subject to the following conditions:

1. That this Site 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, 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rates 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 DTCP, 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 licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. At the time of construction plan, if required percentage of engined open space is reduced, the same will be provided by the colonizer in the licensed 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 road, green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 10(3)(b)(ii) of the Act No. 16 of 1957.
13. 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 license through give and take with the land that HSNP 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-S 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-S Power 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-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

NOTE:- AREA FREED TIL THE FINAL DECISION IN THE CWP N. 11953 OF 2014 SHOWN THUS

PROJECT NAME AND ADDRESS:
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 11.0625 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

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

OWNER'S NAME:
SITE LAYOUT PLAN

ARCHITECT'S SIGNATURE:

OWNER'S SIGNATURE:

NORTH:

DATE:
 SHEET: 01
 SCALE: