PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LC-4248

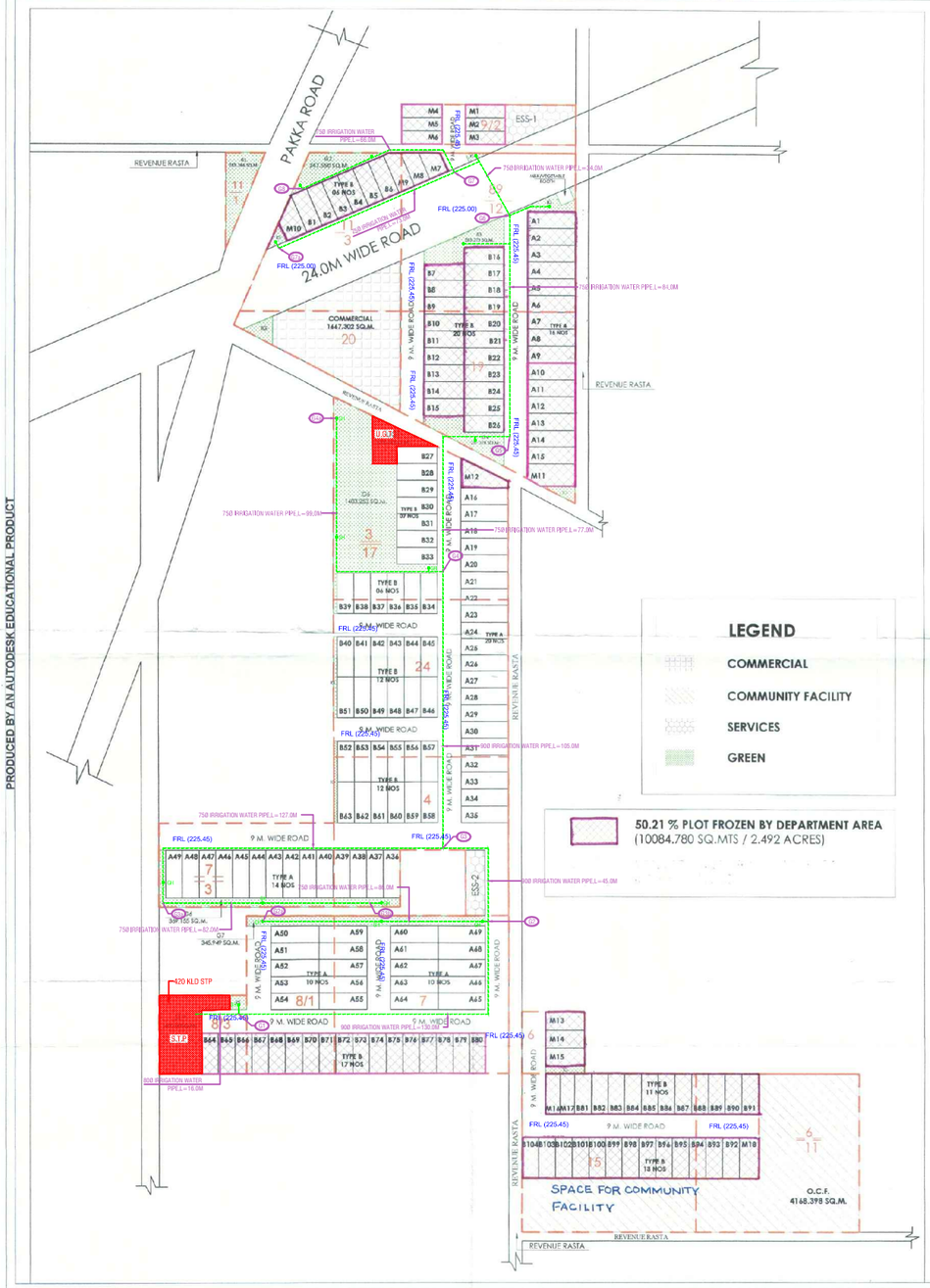
To be read with Licence No. 12 of 2021 Dated 12/03/2021.

That this Layout plan for an area measuring 10.30 acres (Drawing No.) comprised of licence which is issued in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna, being developed by SA Township Pvt. Ltd. & others in collaboration with Signature Infrabuild Pvt. Ltd., Sector-92, Gurugram is hereby approved subject to the following conditions:-

1. That this 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 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 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 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, Town and Country planning, Haryana or in accordance with Laws 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 licensed 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 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 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.
18. 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.

(S.K. SEHRAWAT) DTP(HQ) | (HITESH SHARMA) STP(M)HQ | (JITENDER SHAG) CTP(HR) | (K.MAKRAND PANDURANG, IAS) DTCP(HR)

(RAHUL SINGLA) ATP(HQ) | (DINESH KUMAR) SO(HQ)



10.30 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
Total Licenced Area	10.300	41682.555				
Area falling under 24.0M wide Road	0.790	3197.012				
Balance Area	9.510	38485.544				
Open Area under Green/Park	0.773	3126.192	7.50	0.782	3163.630	7.59
Community Facilities	1.030	4168.256	10.00	1.030	4168.398	10.00
Commercial Area (Calculated on total Plot area)	0.412	1667.302	4.00	0.412	1667.302	4.00
Area Under Plots (Calculated on total Plot area)	6.283	25426.359	61.00	4.964	20086.572	48.19
Total permissible Residential + Commercial area	6.695	27093.661	65.00	5.376	21753.874	52.19
Permissible Density	240-400 ppa		Minimum Required Plots	137.33		
Achieved Density	333.79	ppa	Achieved Plots	191.000		

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	283.166	0.070
G2	247.550	0.061
G3	263.279	0.065
G4	251.278	0.062
G5	1403.253	0.347
G6	369.155	0.091
G7	345.949	0.085
TOTAL	3163.630	0.782

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

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

50.21 % PLOT FROZEN BY DEPARTMENT AREA (10084.780 SQ.MTS / 2.492 ACRES)

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOTS		AREA OF PLOTS	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS.
A	6.400	18.320	117.248	69	8090.112
B	6.400	15.500	99.200	104	10316.800
M1	5.030	15.500	77.965	1	77.965
M2	5.030	15.500	77.965	1	77.965
M3	5.030	15.500	77.965	1	77.965
M4	5.030	15.500	77.965	1	77.965
M5	5.030	15.500	77.965	1	77.965
M6	5.030	15.500	77.965	1	77.965
M7	Irregular Plot		70.172	1	70.172
M8	Irregular Plot		79.497	1	79.497
M9	Irregular Plot		95.786	1	95.786
M10	Irregular Plot		95.586	1	95.586
M11	Irregular Plot		148.036	1	148.036
M12	Irregular Plot		126.882	1	126.882
M13	6.970	14.832	103.379	1	103.379
M14	6.970	14.832	103.379	1	103.379
M15	6.970	14.832	103.379	1	103.379
M16	5.542	15.500	85.901	1	85.901
M17	5.542	15.500	85.901	1	85.901
M18	7.353	15.500	113.972	1	113.972
TOTAL				191	20086.572

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOTS		AREA OF PLOTS	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS.
A	6.400	18.320	117.248	15	1758.720
B	6.400	15.500	99.200	67	6646.400
M1	5.030	15.500	77.965	1	77.965
M2	5.030	15.500	77.965	1	77.965
M3	5.030	15.500	77.965	1	77.965
M4	5.030	15.500	77.965	1	77.965
M5	5.030	15.500	77.965	1	77.965
M6	5.030	15.500	77.965	1	77.965
M7	Irregular Plot		70.172	1	70.172
M8	Irregular Plot		79.497	1	79.497
M9	Irregular Plot		95.786	1	95.786
M10	Irregular Plot		95.586	1	95.586
M11	Irregular Plot		148.036	1	148.036
M12	Irregular Plot		126.882	1	126.882
M13	6.970	14.832	103.379	1	103.379
M14	6.970	14.832	103.379	1	103.379
M15	6.970	14.832	103.379	1	103.379
M16	5.542	15.500	85.901	1	85.901
M17	5.542	15.500	85.901	1	85.901
M18	7.353	15.500	113.972	1	113.972
TOTAL				100	10084.780

PLUMBING LEGEND:-	
	IRRIGATION WATER SUPPLY LINE
GH	GARDEN HYDRANT

PROJECT NAME AND ADDRESS:
SITE LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA, IN SECTOR-92, GURUGRAM, OVER AN AREA OF 10.30 ACRES BEING DEVELOPED BY SIGNATURE INFRABUILT PVT. LTD..

OWNER'S NAME
SIGNATURE INFRABUILT PVT. LTD.

TITLE :
SITE LAYOUT PLAN IRRIGATION SUPPLY LAYOUT

ARCHITECT'S SIGNATURE
AMITESH MISHRA
Architect
Reg. No.: CA/2008/41927

OWNER'S SIGNATURE

NORTH: N

DATE:
SHEET: 01
SCALE: NTS

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