

To be read with Licence No. 40 of 2019 Dated 01-03-2019

That this Layout plan for an area measuring 6.29375 acres (Drawing no. DTCP-6785 dated 31.01.2019) 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 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 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 313(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 HSPV 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 Conservation Building Codes.

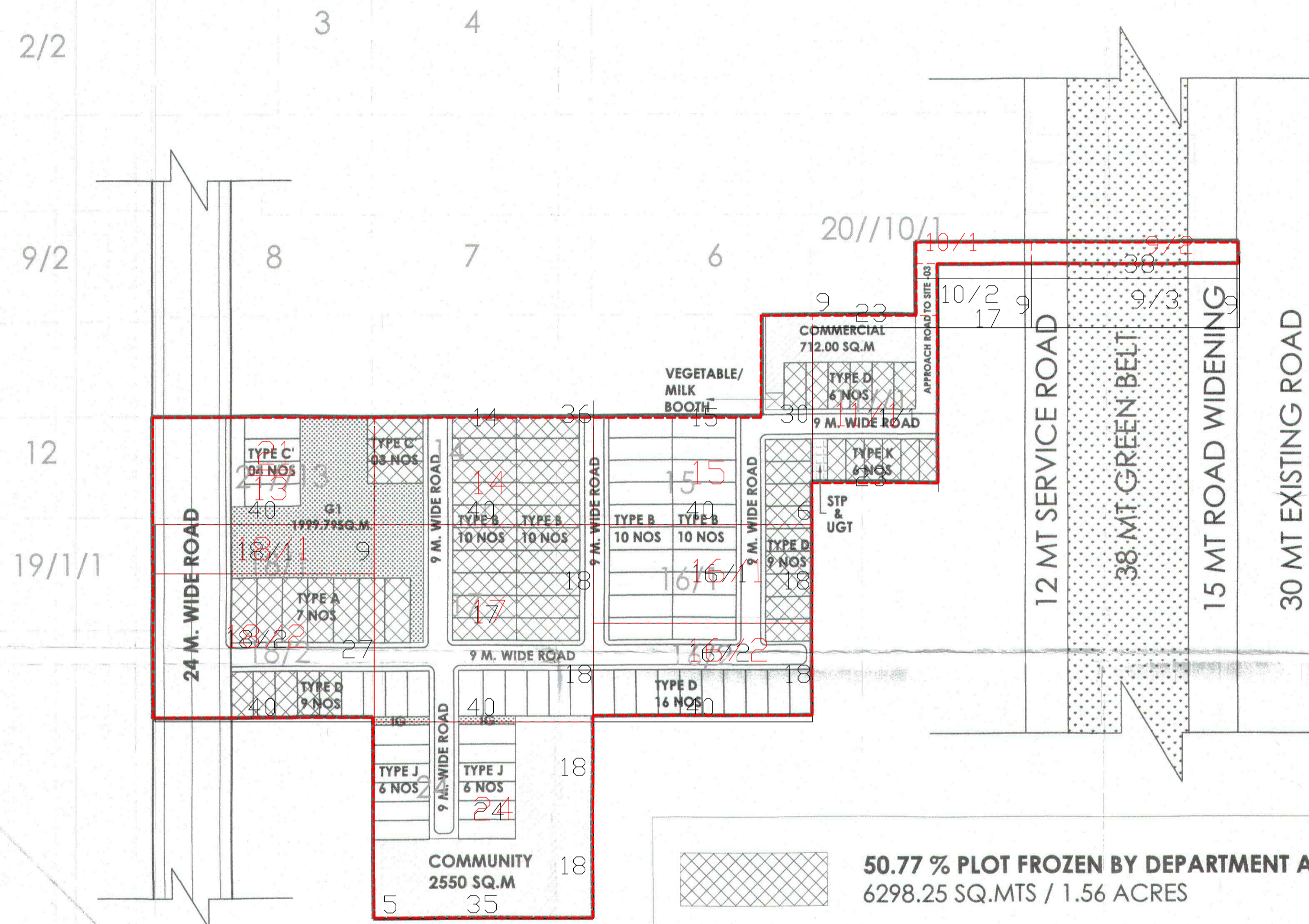
(RAJESH KAUSHIK) DTP (HQ)
 (D.N. NIJROKAR) STP (M) HQ
 (JITENDER SHARMA) CTR (HR)
 (K.MAKRAN PANDURANG, IAS) DTCP (HR)
 (RAM ANVAR BASSI) AD (HQ)
 (SANJAY NARANG) ATP (HQ)

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	7	794.96
D	6.70	14.00	93.80	40	3752.00
J	5.70	17.22	98.15	12	1177.85
K	5.59	12.91	72.17	6	433.68
TOTAL				112	12407.64

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	3	340.70
D	6.70	14.00	93.80	20	1876.00
K	5.59	12.88	72.00	6	432.00
TOTAL				56	6298.25

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

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1999.144	0.494



50.77 % PLOT FROZEN BY DEPARTMENT AREA
 6298.25 SQ.MTS / 1.56 ACRES

SITE 3	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	6.29375	25469.862				
Area falling under sector road and master plan green	0.1077	435.846				
Balance Area (A)	6.18605	25034.016				
Open Area under GREEN/PARK	0.472	1910.113	7.50	0.494	1999.144	7.85
Community Facilities	0.629	2546.516	10.00	0.630	2549.520	10.010
Commercial Area (calculated on balance area)	0.252	1019.806	4.00	0.176	712.246	2.845
Area Under Plots (calculated on balance area)	3.788	15329.468	61.23	3.066	12407.642	49.563
Total permissible Residential + Commercial	4.040	16348.262	65.30	3.242	13119.888	52.408
Permissible Density		240-400 ppa		240.238		
Achieved Density		240.238	PPA			

LEGEND	
	COMMERCIAL
	COMMUNITY FACILITY
	SERVICES
	GREEN

PROJECT NAME AND ADDRESS:
 LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 6.29375 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:
 GIAN P. MATHUR ARCHITECT M.C.A., I.I.A. CA No. 80/5769
 For Signature Global Homes Pvt. Ltd.
 Authorised Signatory

OWNER'S SIGNATURE:

NORTH:

DATE:
 SHEET: 01
 SCALE: