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LC-4513.

5.0125	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Liscence Area	5.0125	20284.860				
Open Area under GREEN/PARK	0.376	1521.365	7.50	0.469	1899.640	9.36
Community Facilities	0.501	2028.486	10.00	0.501	2028.486	10.00
Commercial Area (calculated on total licenced area)	0.201	811.394	4.00	0.201	811.400	4.00
Area Under Plots (calculated on total licenced area)	3.058	12373.765	61.00	2.474	10012.16	49.36
Total permissible Residential + Commercial area	3.258	13185.159	65.00	2.675	10823.559	53.36
Permissible Density	240-400 ppa		Minimum Required Plots	66.83		
Achieved Density @ 18 persons per plot	258.55	ppa	Achieved Plots	72.000		

PLUMBING LEGEND:-

- EXTERNAL SEWER LINE
- SEWER MANHOLE SIZE (800 x 900)mm
- SEWER MANHOLE WITH 560Ø MANHOLE COVER

910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
1520 DIA CIRCULAR MANHOLE ABOVE 2.29 M DEPTH

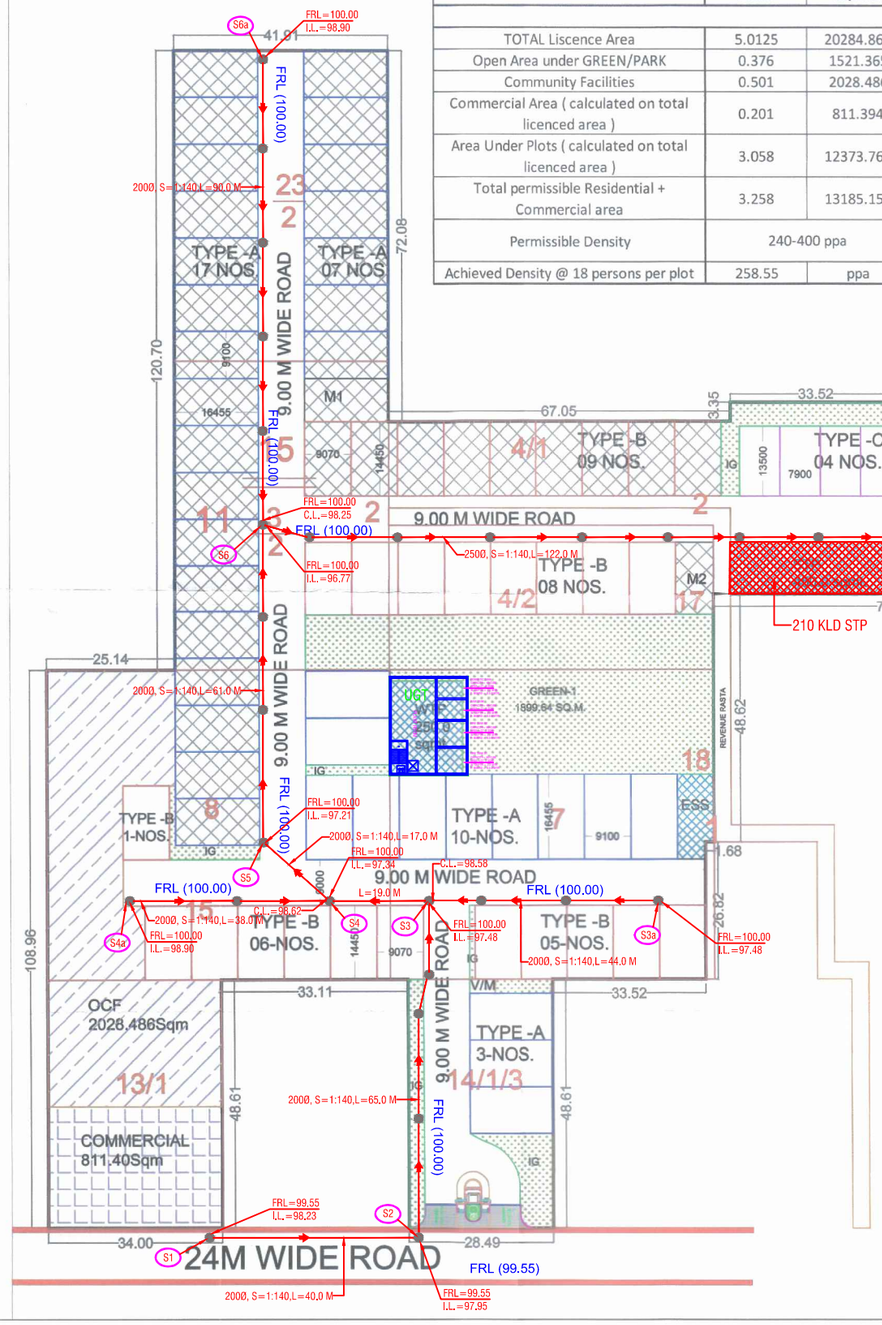
To be read with Licence No. 110 of 2021 dated 17/12/2021.

That this **Layout plan for an area measuring 5.0125 acres (Drawing no. DTCP-8075 dated 20-12-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony** (Under Deen Dayal Jan Awas Yojna) being developed by **Signature Global Developers Pvt. Ltd. in Sector-63-A, Gurugram** Manesar Urban Complex 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 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 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.

(DIVYA DOGRA) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.K. SINGH) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAMAVTAR BASSI) AD (HQ)



CLASSIFICATION OF PLOTS

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	9.100	16.455	149.741	37	5540.40
B	9.070	14.450	131.062	29	3800.78
C	7.900	13.500	106.650	4	426.60
M1	8.345	16.455	137.317	1	137.32
M2	7.409	14.450	107.060	1	107.06
TOTAL				72	10012.16

CLASSIFICATION OF FROZEN PLOTS

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	9.100	16.455	149.741	24	3593.77
B	9.070	14.450	131.062	9	1179.55
M1	8.345	16.455	137.317	1	137.32
M2	7.409	14.450	107.060	1	107.06
TOTAL				35	5017.70

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

GREEN AREA CALCULATION

	SQ.M.	ACRES
G1	1899.640	0.469
TOTAL	1899.640	0.469

	MTS.	MTS.	SQ.MTS.
VEGETABLE/ MILK BOOTH	5.00	5.00	25.00
TOTAL			25.00

50.12% PLOTS FROZEN AREA
5017.70 SQ.MTS/ 1.240 ACRES

PROJECT NAME AND ADDRESS:
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-63A, GURGAON, OVER AN AREA OF 5.0125 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL INDIA PVT. LTD.

OWNER'S NAME:
SIGNATURE GLOBAL INDIA PVT. LTD.

OWNER'S NAME:
SITE LAYOUT PLAN SEWER LAYOUT

OWNER'S SIGNATURE:

NORTH | ARCHITECT

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