

To be read with Licence No. 117 of 2019 dated 12.09.2019

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

- That this Revised Layout plan for an area measuring 15.00 acres (Drawing no. DTCP-7377 dated 14.02.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Ji Awaz Yojna) being developed by Signature Global Homes Pvt. Ltd. in Sector-36, Sohna is hereby approved subject to the following conditions:-
- 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.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 - 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.
 - 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.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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(D)(a)(ii) of the Act No.8 of 1975.
 - 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.
 - 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - 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.
 - 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.
 - 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.

(HEHA YADAV) (RAJESH KAUSHIK) (D. N. NIMBOKAR) (JITENDER SHYAG) (K. MAKRAND PANDURANG, IAS)
ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DG, TCP (HR)

(RAJESH KUMAR BASSI) (DHESH KUMAR)
AD (HQ) SD (HQ)

15.0000 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licenced Area	15.000	60702.750				
Open Area under GREEN/PARK (calculated on licenced area)	1.125	4552.706	7.50	1.1354	4594.902	7.57
Community Facilities (calculated on licenced area)	1.500	6070.275	10.00	1.5043	6087.489	10.03
Commercial Area (calculated on licenced area)	0.600	2428.110	4.00	0.6001	2428.384	4.00
Area Under Plots (calculated on licenced area)	9.150	37028.678	61.00	7.8495	31765.214	52.33
Total permissible Residential + Commercial area	9.750	39456.788	65.00	8.4495	34193.598	56.33
Permissible Density		240-400 ppa	Minimum Required Plots	200.00		
Achieved Density	326.400	ppa	Achieved Plots	272.00		


CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	260	30484.480
B	6.400	15.800	101.120	4	404.480
Misc.	Irregular Shape			8	876.254
TOTAL					31765.214

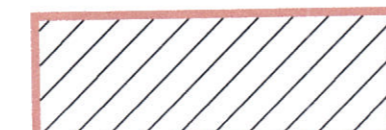
CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	125	14656.000
B	6.400	15.800	101.120	4	404.480
Misc.	Irregular Shape			8	876.254
TOTAL					15936.734

AREA UNDER MORTGAGE (15% OF TOTAL SALEABLE PLOTS AREA)					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	6.400	18.320	117.248	39	4572.672
Misc.	Irregular Shape			3	282.600
TOTAL					4855.272

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	2919.018	0.721
G2	858.819	0.212
G3	817.065	0.202
TOTAL	4594.902	1.135

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

 **50.25% PLOT FROZEN BY DEPARTMENT AREA**
15991.044 SQ.MTS / 3.950 ACRES

 **15.00% PLOT AREA UNDER MORTGAGE**
4855.272 SQ.MTS


LEGEND	
	COMMERCIAL
	COMMUNITY FACILITY
	SERVICES
	GREEN





PROJECT NAME AND ADDRESS:
REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 15.0000 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

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

OWNER'S NAME:
REVISED SITE LAYOU PLAN

ARCHITECT'S SIGNATURE:
 **MANISH JAIN (ARCHITECT)**
Regd. No.-CA/2001/28163
E-131, East of Kailash,
Lower Ground Floor,
New Delhi-110065

OWNER'S SIGNATURE:


NORTH:  DATE:
SHEET: 01
SCALE: