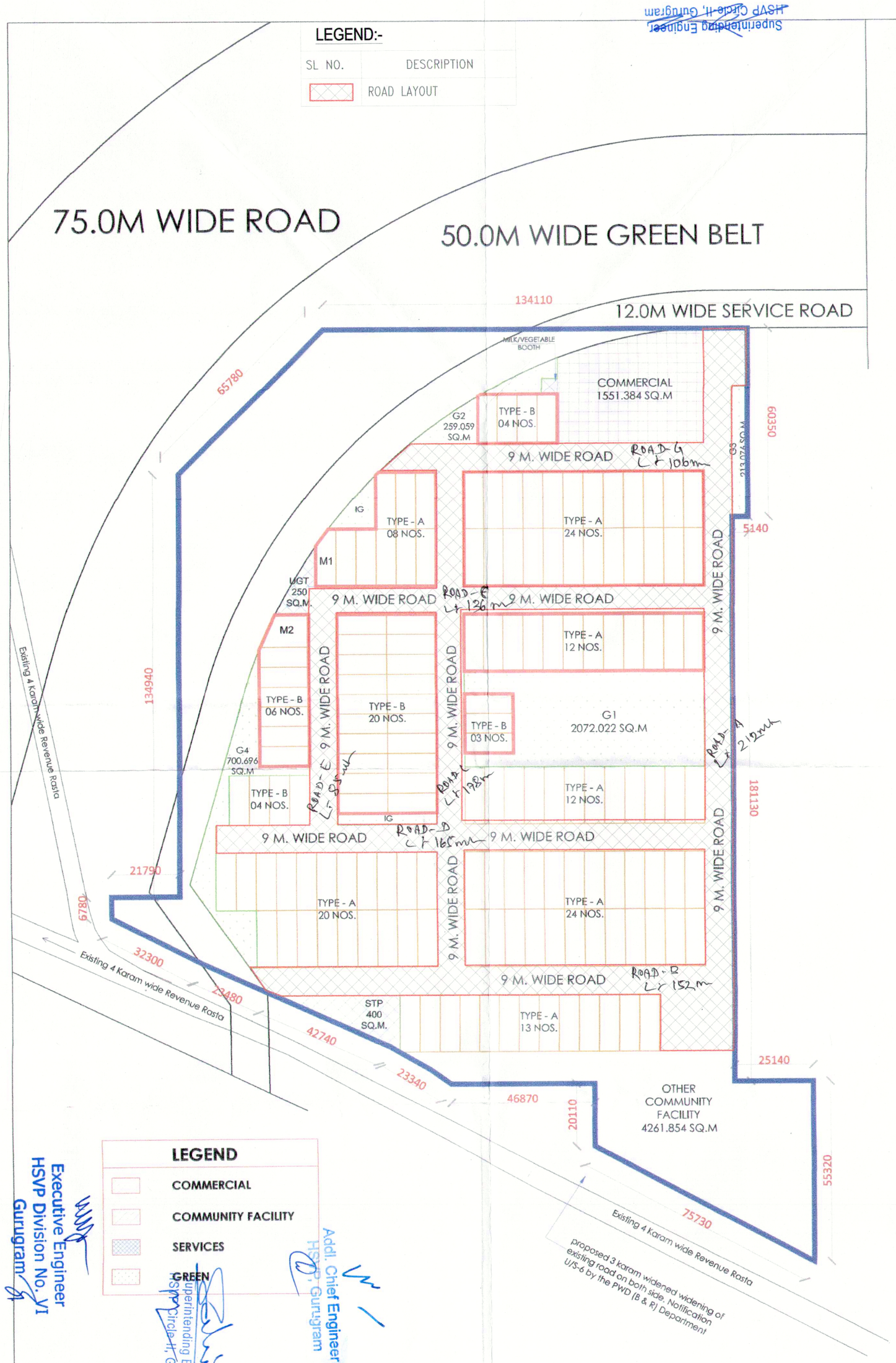

Superintending Engineer HSVP Circle-II, Gurugram

Executive Engineer HSVP Division No. VI Gurugram

Addl. Chief Engineer HSVP, Gurugram

Superintending Engineer, HSVP Circle-II, Gurugram

10.53125 ACRES	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licenced Area	10.53125	42618.389				
Area under 38.0M wide Green Belt	1.1116	4498.478				
Area under 12.0M wide Service Road	0.7831	3169.080				
Balance Area	8.6366	34950.831				
Add. 50% Green & 12.0M wide Road	0.9473	3833.779				
Net Balance Area (A)	**9.5839**	**38784.610**				91.00
Open Area under GREEN/PARK (calculated on licenced area)	0.7898	3196.37918	7.50	0.8018	3244.853	7.61
Community Facilities (calculated on licenced area)	1.0531	4261.839	10.00	1.0531	4261.854	10.00
Commercial Area (calculated on Balance area)	0.3834	1551.384	4.00	0.3834	1551.384	4.00
Area Under Plots (calculated on Balance area)	5.8462	23658.612	61.00	4.2583	17232.603	44.43
Total permissible Residential + Commercial area	6.2295	25209.997	65.00	4.6417	18783.987	48.43
Permissible Density	240-400 ppa		Minimum Required Plots	127.79		
Achieved Density	285.48	ppa	Achieved Plots	152.000		

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	6.400	18.320	117.248	113	13249.024
B	6.400	15.800	101.120	37	3741.440
Misc.	Irregular Shape			2	242.139
TOTAL				152	17232.603

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	6.400	18.320	117.248	44	5158.912
B	6.400	15.800	101.120	33	3336.960
Misc.	Irregular Shape			2	242.139
TOTAL				79	8738.011

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	2072.022	0.512
G2	259.059	0.064
G3	213.076	0.053
G4	700.696	0.173
TOTAL	3244.853	0.802

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

50.71% PLOT FROZEN BY DEPARTMENT AREA
8738.011 SQ.MTS / 2.159 ACRES

To be read with Licence No. 118 of 2019 dated 12.09.2019

That this **Revised Layout plan for an area** measuring **10.53125** acres **(Drawing no. DG,TCP-7380** dated **19.02.2020) 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 **Revised 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 General, 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 DG,TCP 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 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.
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 General, 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 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.

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

(RAM AVTAR BASSI) AD (HQ) | (DINESH KUMAR) SD (HQ)

BEHERA & ASSOCIATES NEW DELHI

PLUMBING/FIRE CONSULTANT

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BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:- 011-40583898 MOB:- 9811911853
EMAIL-behera.associates@gmail.com

DRAWING TITAL

ROAD LAYOUT PLAN

PROJECT NAME AND ADDRESS:
REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 10.5310 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

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

OWNER'S NAME:
DEMARCATION PLAN AND REVISED SITE LAYOU PLAN

ARCHITECT'S SIGNATURE:
REVISED SITE LAYOU PLAN

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

OWNER'S SIGNATURE:
Vijay Pal

NORTH: N

DATE:
SHEET: 01
SCALE: