



LC-4540

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 as allowed under NILP policy 2016.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licenses.
10. 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.
11. 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.
12. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
13. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
14. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
15. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
16. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

**SOHNA SCO ( 5.21875 Acres)**


AREA PROGRAM				
S.No.	DESCRIPTION		Sq.M.	Acres
1	Total Plot Area		21119.498	5.21875
2	Permissible Ground Coverage	35.00%	7391.824	
3	Proposed Ground Coverage	35.00%	7391.375	
4	Permissible FAR on land Area	1.50	31679.247	
5	Proposed FAR	1.50	31679.247	
6	Utility/Toilet Block		69.70	
7	Permissible (Parking/Services/Open Space)	65.00%	13727.67	
8	Proposed (Parking/Services/Open Space)	65.00%	13728.12	

PROPOSED DESIGN					
	Size -Mt		Sqmt	NO	TOTAL SQMT
A	6.00	18.00	108.00	30	3240.00
B	6.00	14.00	84.00	28	2352.00
C	6.00	12.00	72.00	21	1512.00
D	5.50	10.45	57.48	5	287.38
Total				84	7391.38

PROJECT NAME AND ADDRESS:
LAYOUT PLAN OF PROPOSED PLOTTED COMMERCIAL COLONY FOR AN AREA OF 5.21875 ACRES, IN VILLAGE - DHUNELA, SECTOR-36, SOHNA, GURUGRAM BEING DEVELOPED BY M/S SIGNATURE GLOBAL (INDIA) PRIVATE LTD

DRAWING TITLE	<b>MASTER PLAN SEWERAGE WATER LAYOUT</b>
ARCHITECT'S SIGNATURE:	

ARCHITECT'S SIGNATURE:

  
JYOTI S. ARSHRA  
Architect  
Reg. No. CA000843927

DATE: 16.03.2022

NORTH: 