



PLOT AREA	20234.28	SQ.M.	5.00	ACRES
AREA UNDER SECTOR ROAD & 50MT WIDE GREEN BELT WITH SERVICE ROAD	615.123	SQ.M.	0.152	ACRES
BALANCE AREA	19619.157	SQ.M.	4.848	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.561	SQ.M.	0.076	ACRES
NET PLOT AREA	19926.719	SQ.M.	4.924	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M.	SQ.M.
TOTAL GREEN AREA	7.50%	8.24%	1517.571	1668.31
TOTAL O.C.F. AREA	10%	10.00%	2023.428	2023.428
TOTAL COMMERCIAL AREA	4.00%	3.94%	797.069	797.069

PLOT EFFICIENCY CALCULATED ON PLOT AREA			
	AREA (SQ.M.)	PERCENTAGE	(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	8760.35	43.29%	43.96%
TOTAL PLOTTED RESI. & COMM.	9557.42	47.23%	47.96%

DENSITY CALCULATION			
PLOT AREA UNDER DEVELOPMENT	20234.28	SQ.M.	5.00 ACRES
MAX. PERMISSIBLE DENSITY		400	PPA
MIN. PERMISSIBLE DENSITY		240	PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.76	PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65	PLOTS
PLOT PROVIDED		67	PLOTS
PERSONS PER PLOT (4.5 X 4)		18	
TOTAL POPULATION	67	1206	PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.92	PPA

- To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855
- That this Layout plan for an area measuring 5.00 acres (Drawing No. 7746 Dated 20-4-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:-
- That this 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, 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 DTCP 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 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.
 - 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, 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(i)(a)(iii) of the Act No.3 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 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-3Power 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.

(JALDEEP) (BABITA GUPTA) (DIP SINGH) (JITENDER SIHAG) (K.MAKRAN PANDURANG, IAS) (RAJESH DUTT) (DINESH KUMAR) (ATP (HQ)) (DTP (HQ)) (STP (HQ)) (CTP (HR)) (DTCP (HR)) (JD (HQ)) (SD (HQ))

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1287.42	0.318
TOTAL	1668.31	0.412

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

CLASSIFICATION OF PLOT					
	SIZES	AREA		NOS	AREA
TYPE - A	7.8 X 19.23	150.00		34	5100.00
TYPE - B	6.4 X 18.32	117.25		27	3165.70
M1		67.44		4	269.78
M2		112.44		2	224.88
TOTAL				67	8760.35

FROZEN PLOT DETAIL:					
	SIZES	AREA		NOS	AREA
TYPE - A	7.8 X 19.23	150.00		5	750.00
TYPE - B	6.4 X 18.32	117.25		27	3165.70
M1		67.44		4	269.78
M2		112.44		2	224.88
TOTAL				38	4410.35

50.34 % PLOT FROZEN BY DEPARTMENT
4410.35 SQMT

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 5.00 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

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

TITLE:
SITE LAYOUT PLAN

ARCHITECT'S SIGNATURE:
AMITESH MAHANTA
Architect
Reg. No.: CA/2008/41927

OWNER'S SIGNATURE:

NORTH:
DATE:
SHEET: 01
SCALE:

SEWERAGE LAYOUT