



LEGEND

[Pattern]	COMMERCIAL
[Pattern]	COMMUNITY FACILITY
[Pattern]	SERVICES
[Pattern]	GREEN
[Pattern]	DETAILS OF REVISED AREA
[Line]	PHASE-1+2 (Licence No. 12 of 2021)
[Line]	PHASE-3 (ADDL. AREA - 8.3125 ACRES)
[Pattern]	50.13% PLOT FROZEN BY DEPARTMENT AREA (18655.136 SQ.MTS / 4.610 ACRES)

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Licensed Area	10.300	41682.555				
Applied Area	8.3125	33639.4406				
Total Area	18.6125	75321.9956				
Area falling under 24.0M wide Road	0.8435	3413.7240				
Balance Area	17.7690	71908.2767				
Open Area under Green/Park	1.3959	5649.1497	7.50	1.3959	5649.1970	7.50
Community Facilities	1.8613	7532.1996	10.00	1.8613	7532.1996	10.00
Commercial Area (Calculated on total Plot area)	0.7445	3012.8798	4.00	0.7445	3012.8798	4.00
Area Under Plots (Calculated on total Plot area)	11.354	45946.417	61.00	9.201	37233.440	49.43
Total permissible Residential + Commercial area	12.098	48959.297	65.00	9.945	40246.320	53.43
Permissible Density	240-400 ppa		Minimum Required Plots	248.17		
Achieved Density	342.35	ppa	Achieved Plots	354.00		

GREEN AREA CALCULATION

	SQ. M.	ACRES
G1	278.254	0.069
G2	248.725	0.061
G3	433.102	0.107
G4	947.152	0.234
G5	690.448	0.171
G6	364.199	0.090
G7	345.494	0.085
G8	256.741	0.063
G9	933.825	0.231
G10	254.655	0.063
G11	432.678	0.107
G12	463.924	0.115
TOTAL	5649.1970	1.3959

DETAILS OF REVISED AREA

POCKET - A	4435.462
POCKET - B	348.583
POCKET - C	1556.885
POCKET - D	128.691
POCKET - E	35.824
POCKET - F	139.958
POCKET - G	8349.877
TOTAL AREA- Sqmt	14995.28
TOTAL AREA- Acres	3.705

CLASSIFICATION OF PLOTS

TYPE	SIZE OF PLOTS		AREA OF PLOTS SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTRS.	MTRS.			
A	6.400	18.320	117.248	144	16883.712
B	6.400	15.500	99.200	170	16864.000
M1	5.030	15.500	77.965	1	77.965
M2	5.030	15.500	77.965	1	77.965
M3	5.030	15.500	77.965	1	77.965
M4	5.030	15.500	77.965	1	77.965
M5	5.030	15.500	77.965	1	77.965
M6	5.030	15.500	77.965	1	77.965
M7	Irregular Plot		70.329	1	70.329
M8	Irregular Plot		79.535	1	79.535
M9	Irregular Plot		95.800	1	95.800
M10	Irregular Plot		95.690	1	95.690
M11	Irregular Plot		101.391	1	101.391
M12	Irregular Plot		119.166	1	119.166
M13	Irregular Plot		147.521	1	147.521
M14	Irregular Plot		89.778	1	65.640
M15	5.000	18.320	91.600	1	91.600
M16	4.100	15.500	63.550	1	63.550
M17	4.100	15.500	63.550	1	63.550
M18	4.100	15.500	63.550	1	63.550
M19	4.100	15.500	63.550	1	63.550
M20	Irregular Plot		76.646	1	76.646
M21	Irregular Plot		98.378	1	98.378
M22	Irregular Plot		114.207	1	114.207
M23	Irregular Plot		115.932	1	115.932
M24	Irregular Plot		101.510	1	101.510
M25	Irregular Plot		83.739	1	83.739
M26	Irregular Plot		65.982	1	65.982
M27	Irregular Plot		98.541	1	98.541
M28	Irregular Plot		85.474	1	85.474
M29	Irregular Plot		117.025	1	117.025
M30	Irregular Plot		92.045	1	92.045
M31	Irregular Plot		90.537	1	90.537
M32	Irregular Plot		82.150	1	82.150
M33	Irregular Plot		98.843	1	98.843
M34	Irregular Plot		87.266	1	87.266
M35	Irregular Plot		59.188	1	59.188
M36	Irregular Plot		86.304	1	86.304
M37	Irregular Plot		86.304	1	86.304
M38	Irregular Plot		86.304	1	86.304
M39	Irregular Plot		86.304	1	86.304
M40	Irregular Plot		84.387	1	84.387
TOTAL			354		32333.440

CLASSIFICATION OF FROZEN PLOTS

TYPE	SIZE OF PLOTS		AREA OF PLOTS SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTRS.	MTRS.			
A	6.400	18.320	117.248	71	8324.608
B	6.400	15.500	99.200	69	6844.800
M1	5.030	15.500	77.965	1	77.965
M2	5.030	15.500	77.965	1	77.965
M3	5.030	15.500	77.965	1	77.965
M4	5.030	15.500	77.965	1	77.965
M5	5.030	15.500	77.965	1	77.965
M6	5.030	15.500	77.965	1	77.965
M7	Irregular Plot		70.329	1	70.329
M8	Irregular Plot		79.535	1	79.535
M9	Irregular Plot		95.800	1	95.800
M10	Irregular Plot		95.690	1	95.690
M11	Irregular Plot		101.391	1	101.391
M12	Irregular Plot		119.166	1	119.166
M13	Irregular Plot		147.521	1	147.521
M14	Irregular Plot		89.778	1	65.640
M15	5.000	18.320	91.600	1	91.600
M16	4.100	15.500	63.550	1	63.550
M17	4.100	15.500	63.550	1	63.550
M18	4.100	15.500	63.550	1	63.550
M19	4.100	15.500	63.550	1	63.550
M20	Irregular Plot		76.646	1	76.646
M21	Irregular Plot		98.378	1	98.378
M22	Irregular Plot		114.207	1	114.207
M23	Irregular Plot		115.932	1	115.932
M24	Irregular Plot		101.510	1	101.510
M25	Irregular Plot		83.739	1	83.739
M26	Irregular Plot		65.982	1	65.982
M27	Irregular Plot		98.541	1	98.541
M28	Irregular Plot		85.474	1	85.474
M29	Irregular Plot		117.025	1	117.025
M30	Irregular Plot		92.045	1	92.045
M31	Irregular Plot		90.537	1	90.537
M32	Irregular Plot		82.150	1	82.150
M33	Irregular Plot		98.843	1	98.843
M34	Irregular Plot		87.266	1	87.266
M35	Irregular Plot		59.188	1	59.188
M36	Irregular Plot		86.304	1	86.304
M37	Irregular Plot		86.304	1	86.304
M38	Irregular Plot		86.304	1	86.304
M39	Irregular Plot		86.304	1	86.304
M40	Irregular Plot		84.387	1	84.387
TOTAL			180		18655.136

To be read with Licence No. 81 of 2022 Dated 24-06-2022

This Site Layout Plan for an additional area measuring 8.3125 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 10.30 acres (Licence No. 12 of 2021 dated 12.03.2021, total area 18.6125 acres), (Drawing No. 24/22 Dated 28-06-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Signature Infrabuild Pvt. Ltd. in collaboration with Vesta Developers LLP., Sector-92, Gurugram 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.3 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 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.
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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.
18. 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.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) (HITESH SHARMA) (S.P. SINGH) (K.MAKRAN PANDURANG, IAS)
 DTP(HQ) DTP(MHQ) DTP(HQ) DTCP(HR)

(SANJAY NARANG) (DINESH KUMAR)
 ATP(HQ) SD(HQ)

PROJECT NAME AND ADDRESS:
 SITE LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA, IN SECTOR-92, GURUGRAM, OVER AN AREA OF..... ACRES BEING DEVELOPED BY SIGNATURE INFRABUILT PVT. LTD.

OWNER'S NAME
 SIGNATURE INFRABUILT PVT. LTD.

TITLE:
 SITE LAYOUT PLAN

ARCHITECT'S SIGNATURE
 MEENAKSHI KANNA
 GA/REGD/159
 Architect

OWNER'S SIGNATURE
 [Signature]

NORTH:

DATE:
 SHEET: 01
 SCALE: NTS