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

That this 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. 8142 Dated 28.6.22) 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 Yesha 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 plot for calculation of the area under plots.
3. That the development plan as per site of all the Residential Plots and Commercial sites shall be 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 DTPC for the modification of layout plans of the colony.
5. That the revenue raster 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 DTPC, 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 services in the colony.
7. 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 licensed areas of the colony shall be developed by the colonizer. All 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 licensee.
8. 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 licensed area.
9. 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.
10. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
11. The portion of the sector demarcation 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(iii)(iii) of the Act No. 30 of 1975.
12. That the odd size plots are being approved subject to the conditions that these plots should have a frontage of less than 10 metres standard frontage when demarcated.
13. 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.
14. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
15. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
16. That the colonizer/owner shall construct the STP & UG as underground and shall maintain the landscaped green on the entire surface of STP & UG property.
17. 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 21.01.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall comply with all the directions issued by Notification No. 19/6/2016-SU dated 21.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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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.

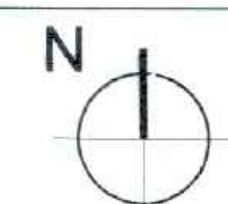
TITLE :

SITE LAYOUT PLAN SEWER LAYOUT

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

NORTH:



DATE:

SHEET: 01

SCALE: NTS