

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOTS		AREA OF PLOTS SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	PLTS.			
A	6,400	18,320	117,248	144	16883,712
B	6,400	15,500	99,200	170	16884,000
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		95,600	1	95,600
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	85,640
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	32233,446

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. 842, 2016-8-72) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deyal, Jan Awas Yojna) being developed by Signature Infrabuild Pvt. Ltd., in collaboration with Yeshu 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 16 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 dedication of the land for all the Residential Plots and Commercial plots 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 DTPC for the modification of layout plans of the colony.
5. That the revenue road 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 traffic.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sized road if applicable. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. Other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer in accordance with the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
8. In case of time derivation plan, if required percentage of organized open space is reduced, the same will be provided as 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 development plan roads /green belts as provided in the Development Plan if applicable, which are part of the State Road shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.3 of 1975.
12. That the said 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.
13. That the said plots shall have no access to the regularity of the boundaries of the licensee 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 lamps (LED) fitting 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.22/2020-SPOwer dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT)  
STP(HQ)

(HITESH SHARMA)  
STP(M)HQ

(B.P. JAIN) (H)  
CPJ(H)

(K. MAKRAND PANDURANG, IAS)  
DTCP(HR)

(SANJAY NARANG)  
ATP(HQ)

(DINESH KUMAR)  
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  
INFRABUILD PVT. LTD.

OWNER'S NAME

SIGNATURE INFRABUILT PVT. LTD.

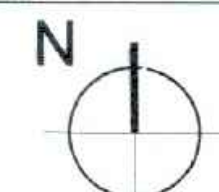
**TITLE :**

SITE LAYOUT PLAN WATER SUPPLY LAYOUT

**ARCHITECT'S SIGNATURE**

**OWNER'S SIGNATURE**

NORTH:



DATE:

SHEET: 01

SCALE: NTS