

LC-4242 +4245

To be read with Licence No. 08 of 2021 dated 05/05/2021

That this Layout plan for an area measuring 20.5890 acres (Drawing no. DTCP-) dated 05/05/2021, is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Signature Global Developers Pvt. Ltd in Sector-37-D, Gurugram Manesar Urban Complex 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 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 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 licensed 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.8 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 HSVP 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 ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) (LALIT KUMAR) (HITESH SHARMA) (JITENDER SHAG) (K. MAKRAND PANDURANG, IAS) (RAM RAVI BASSI) (AD HQ) (DTP HQ) (STP HQ) (CTP HQ) (DTP HQ)

20.5890	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	20.5890	83320.595		1.576	6378.650	7.66
Open Area under GREEN/PARK	1.544	6249.045	7.50	2.361	9540.900	10.01
Community Facilities	2.059	8332.059	10.00	0.824	3332.824	4.00
Commercial Area (calculated on total licensed area)	0.824	3332.824	4.00	0.824	3332.824	4.00
Area Under Plots (calculated on total licensed area)	12.559	50825.563	61.00	10.066	40736.045	48.89
Total permissible Residential + Commercial area	13.383	54158.387	65.00	10.890	44068.869	52.89
Permissible Density	240-400 ppa		Minimum Required Plots	274.52		
Achieved Density @ 18 persons per plot	283.26	ppa	Achieved Plots	374.000		

CLASSIFICATION OF PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			SQ.MTS.
					SQ.MTS
A	7.50	19.99	149.93	59	8845.58
B	6.70	20.00	134.00	157	21038.00
C	6.70	15.00	100.50	92	9246.00
M	IRREGULAR SIZE			16	1606.47
TOTAL				324	40736.05

CLASSIFICATION OF FROZEN PLOTS					
TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			SQ.MTS.
A	7.50	19.99	149.925	37	5547.225
B	6.70	20.00	134.000	62	8308.000
C	6.70	15.00	100.500	51	5125.500
MISC.	IRREGULAR SIZE			16	1606.47
TOTAL				166	20587.20

VEGETABLE/ MILK BOOTH	MTS.	MTS.	SQ.MTS.
	6.02	4.36	26.25
TOTAL			26.25

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

Checked subject to comments in forwarding letter No. ST-267 Dt. 02/04/2021 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer - HSVP
1.4.2021

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	1296.770	0.320
G2	1474.330	0.364
G3	1107.010	0.274
G4	312.210	0.077
G5	376.810	0.093
G6	325.770	0.080
G7	347.470	0.086
G8	299.180	0.074
G9	613.250	0.152
G10	225.850	0.056
TOTAL	6378.650	1.576

PROJECT NAME AND ADDRESS:

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-37D, GURGAON, OVER AN AREA OF 20.589 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL DEVELOPERS PVT. LTD

OWNER'S NAME:

M/S SIGNATURE GLOBAL DEVELOPERS PVT. LTD

OWNER'S NAME:

SITE LAYOUT PLAN - ROAD LEVEL LAYOUT

OWNER'S SIGNATURE:

For P. S. Sanyal
Executive Engineer
HSVP Division No. I,
Gurgaon

NORTH
W E S

Addl. Chief Engineer
HSVP Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh