

LC-4644

To be read with Licence No. 210 of 2022 Dated 22/12/2022
 That this Layout plan for an area measuring 17.31875 acres (7.7125 + 9.60625) (Drawing No. B-889 Dated 22/12/2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Signature Builders Pvt. Ltd and others, Sector-93, 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(2)(a)(iii) of the Act No.8 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 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.
- 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-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Signature)
 (NARENDER KUMAR)
 DTP(HQ)
(Signature)
 (HITESH SHARMA)
 STP(MH)
(Signature)
 (T. SATYAPRAKASH, IAS)
 DG, TCP(HR)



OWNER'S NAME
 LAYOUT PLAN FOR DDJAY COLONY LIC. AREA LAND MEASURING 17.31875 ACRES IN SECTOR-93, VILLAGE WAZIPUR, TEHSIL - HARSARU, DISTRICT-GURUGRAM DEVELOPMENT BY SIGNATURE BUILDERS PVT. LTD.

TITLE :
 SITE LAYOUT PLAN (SEWERAGE LAYOUT)
 ARCHITECT'S SIGNATURE
(Signature)
 MEENAKSHI KHANNA
 09912359
 Architect

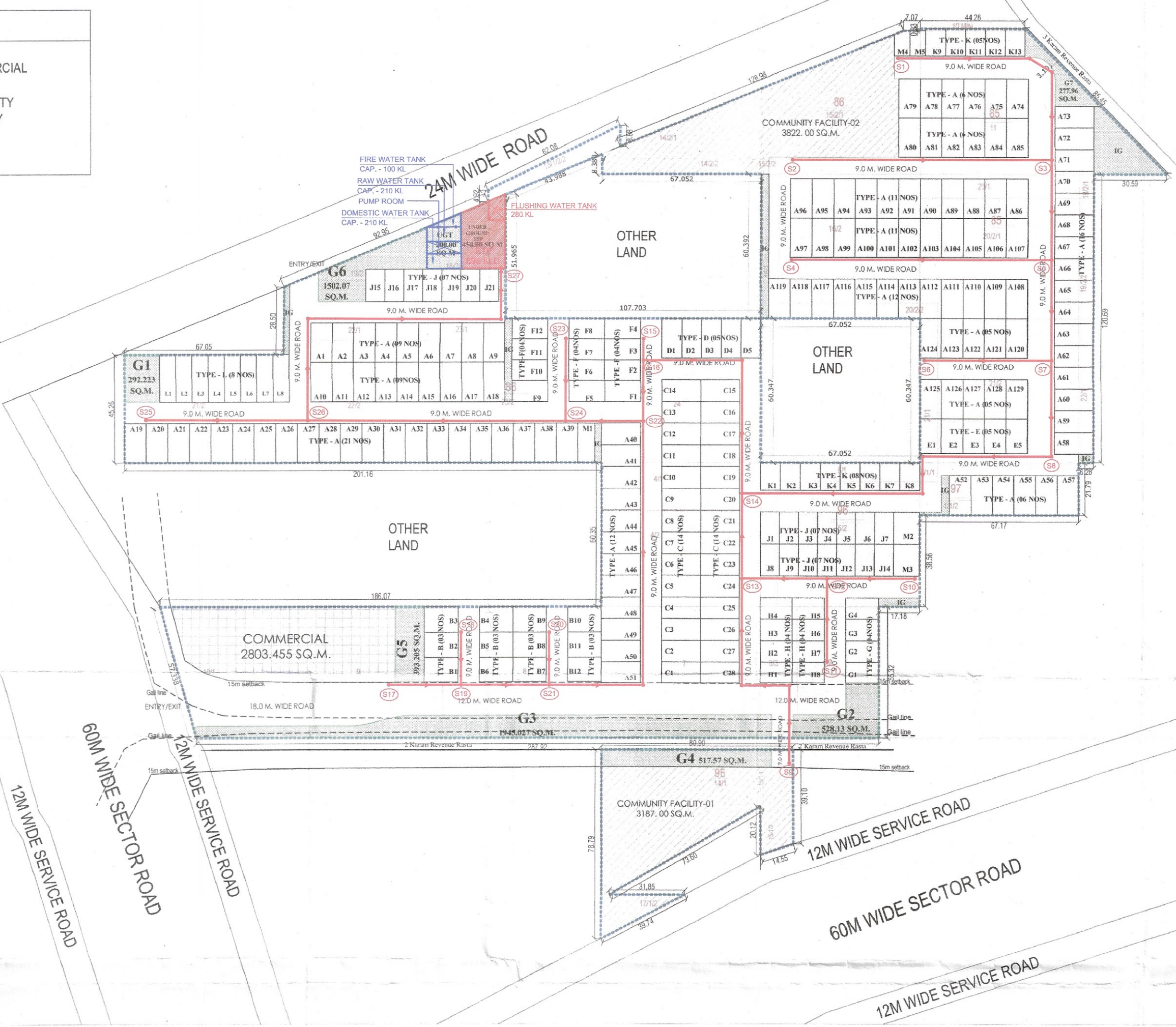
OWNER'S SIGNATURE
(Signature)
 NORTH:
 DATE:
 SHEET: 01
 SCALE: NTS

LEGENDS

COMMERCIAL

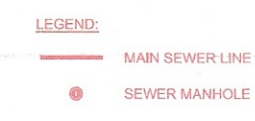
COMMUNITY FACILITY

GREEN



17.31875 ACRES	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
Total Licenced Area (A)	17.31875	70086.383				
Area falling under 24M wide road	0.11300	457.294				
Balance Area	17.20575	69629.089				
Open Area under Green/Park	1.299	5256.479	7.50	1.348	5456.185	7.78
Community Facilities	1.732	7008.638	10.00	1.732	7009.000	10.00
Commercial Area (Calculated on total area)	0.693	2803.455	4.00	0.693	2803.455	4.00
Area Under Plots (Calculated on total area)	10.564	42752.694	61.00	8.612	34849.781	49.72
Total permissible Residential + Commercial area	11.257	45556.149	65.00	9.304	37653.236	53.72
Permissible Density	240-400 ppa		Minimum Required Plots	230.92		
Achieved Density	259.83	ppa	Achieved Plots	250		

TYPE	SIZE OF PLOTS		AREA OF PLOTS SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	MTS.			
A	9.100	16.480	149.968	129	19345.87
B	10.600	14.150	149.990	12	1799.88
C	9.100	16.286	148.203	28	4149.67
D	8.314	16.588	137.913	5	689.56
E	9.100	14.500	131.950	5	659.75
F	8.708	15.109	131.569	12	1578.83
G	9.035	13.860	125.225	4	500.90
H	9.035	13.500	121.973	8	975.78
J	8.000	13.500	108.000	21	2268.00
K	8.382	11.500	96.393	13	1253.11
L	6.825	19.740	134.726	8	1077.80
M1	7.100	16.480	117.008	1	117.01
M2	10.940	13.500	147.690	1	147.69
M3	10.940	13.500	147.690	1	147.69
M4	IRREGULAR		67.654	1	67.65
M5	6.622	10.658	70.577	1	70.58
TOTAL				250	34849.781



GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	292.223	0.072
G2	528.130	0.131
G3	1945.027	0.481
G4	517.570	0.128
G5	393.205	0.097
G6	1502.07	0.371
G7	277.96	0.069
TOTAL	5456.185	1.348

TABLE FOR PIPE SIZES AND MANHOLE DEPTHS									
LINE NO.	Length of line	Dia of Pipe	Average Slope 1 in	Levels at Start		Levels at End		Ground Lvl at Start	Ground Lvl at End
				Ground Lvl at Start	Invert Lvl at Start	Ground Lvl at End	Invert Lvl at End		
S1-S3	104	200	190	0.00	-1.25	0.00	-1.80		
S2-S3	110	200	190	0.00	-1.80	0.00	-2.38		
S3-S5	37	200	190	0.00	-2.38	0.00	-2.57		
S4-S5	110	200	190	0.00	-1.25	0.00	-1.83		
S5-S7	43	200	190	0.00	-2.57	0.00	-2.90		
S6-S7	54	200	190	0.00	-1.25	0.00	-1.53		
S7-S8	41	200	190	0.00	-2.80	0.00	-3.02		
S8-S14	148	200	190	0.00	-3.02	0.00	-3.79		
S9-S13	98	200	190	0.00	-1.80	0.00	-2.32		
S10-S12	37	200	190	0.00	-1.25	0.00	-1.44		
S11-S12	35	200	190	0.00	-1.25	0.00	-1.43		
S12-S13	36	200	190	0.00	-1.44	0.00	-1.63		
S13-S14	36	200	190	0.00	-2.32	0.00	-2.51		
S14-S16	98	250	245	0.00	-3.84	0.00	-4.24		
S15-S16	9	200	190	0.00	-1.25	0.00	-1.30		
S16-S22	26	250	245	0.00	-4.24	0.00	-4.35		
S17-S19	31	200	190	0.00	-1.80	0.00	-1.86		
S18-S19	22	200	190	0.00	-1.25	0.00	-1.37		
S19-S21	38	200	190	0.00	-1.96	0.00	-2.16		
S20-S21	22	200	190	0.00	-1.25	0.00	-1.37		
S21-S22	152	200	190	0.00	-2.16	0.00	-2.96		
S22-S24	33	250	245	0.00	-4.35	0.00	-4.49		
S23-S24	35	200	190	0.00	-1.25	0.00	-1.43		
S24-S26	110	300	325	0.00	-4.54	0.00	-4.97		
S25-S26	69	200	190	0.00	-1.25	0.00	-1.61		
S26-S27	142	300	325	0.00	-4.87	0.00	-5.31		
S27-STP	5	300	325	0.00	-5.31	0.00	-5.33		