

SMD
for Service Plan only

LC-4242 +4245

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

- This Layout plan for an area measuring 20.5890 acres (Drawing no. DTCP-... dated...)
comprised of Licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jai
Aras Yojna) being developed by Signatures 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 size of all the Residential Plots and Commercial sites 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 area 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)(iv) of the Act No.8 of 1975.
 13. That the odd size plots are being approved subject to the condition 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 Haryana 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.22/52/2005-5 Power 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.

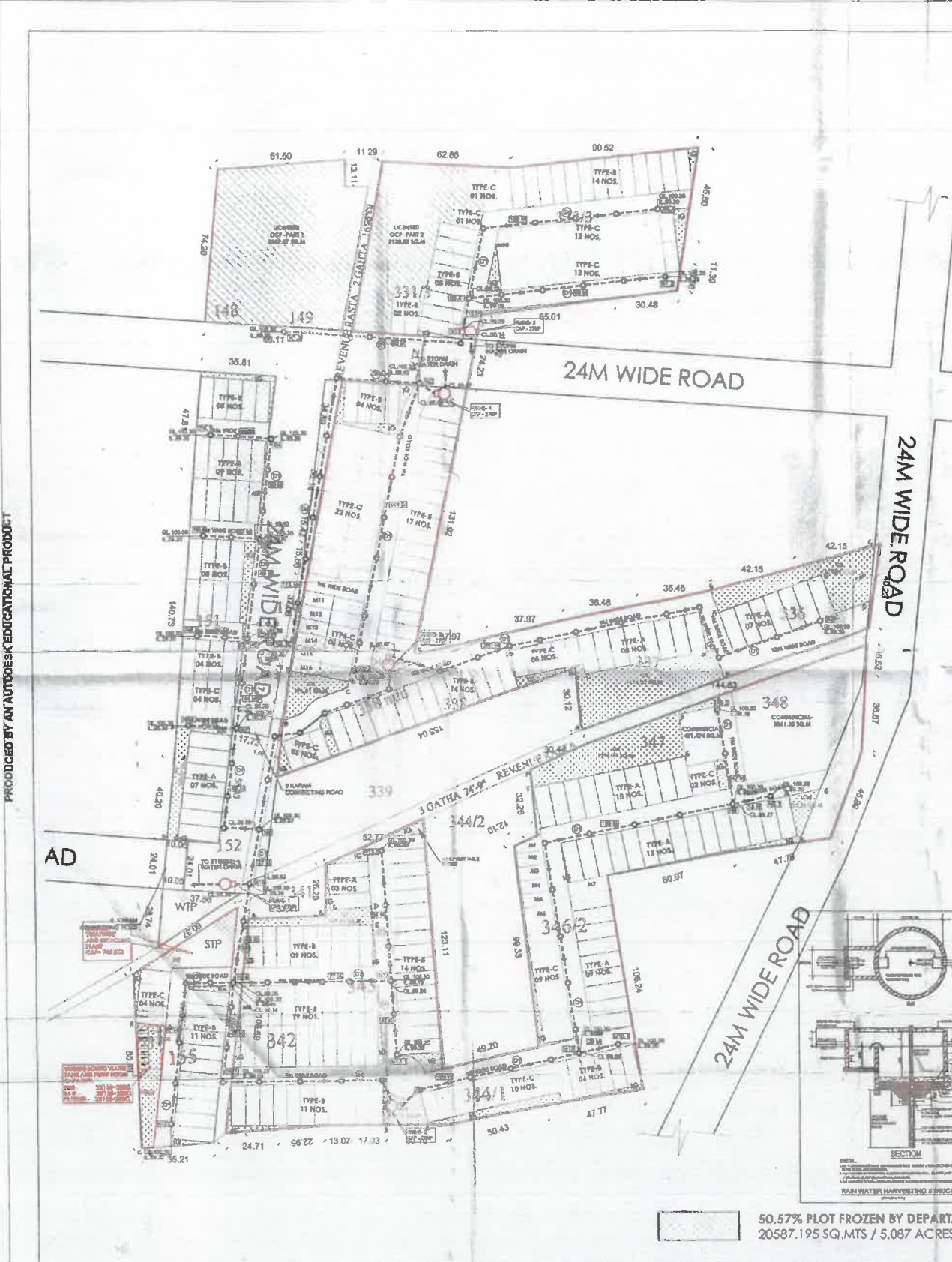
(PANKAJ BENDAL) (LALIT KUMAR) (DINESH SHARMA) (ATENDU BHAG) (K. MAHARAJ PANDURANG, IAS)
ATP (HQ) DTP (HQ) STP (HQ) LTP (HQ) DTCP (HQ)

(RANVIYAR BASSI) AD (HQ)

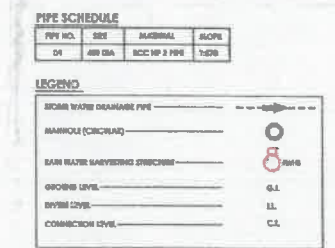
20.5890	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS	PERCENTAGE %	AREA ACRES	AREA SQ.MTS	PERCENTAGE %
TOTAL Licensed Area	20.5890	83320.545		1.576	6378.650	7.66
Open Area Under GREEN/PARK	1.544	6249.045	7.50	2.061	8348.800	10.01
Community Facilities	2.098	8332.059	10.00			
Commercial Area (calculated on total licensed area)	0.824	3332.824	4.00	0.074	2992.824	4.00
Area Under Plots (calculated on total licensed area)	11.558	50825.563	61.00	10.269	40716.045	48.88
Total permissible Residential + Commercial area	11.363	54138.387	55.00	10.490	41608.868	51.89
Permissible Density	240-400 pop		Minimum Required Plots	274.52		
Achieved Density @ 58 persons per plot	288.26	ppa	Achieved Plots	424.000		

TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	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

TYPE	SIZE OF PLOT		AREA OF PLOT SQ.MTS.	NO. OF PLOTS	TOTAL AREA OF PLOTS SQ.MTS.
	MTS.	MTS.			
A	7.50	19.99	149.925	57	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	30687.196



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



- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

	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

Checked subject to compliance in forwarding letter No. SP-287 Dt. 02/04/2021 and notes attached herewith.

Regional Survey Engineer (HQ) for Chief Engineer-FHSVP
14/4/2021

50.57% PLOT FROZEN BY DEPARTMENT AREA
20587.195 SQ.MTS / 5.087 ACRES

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

OWNERS NAME:
M/S SIGNATURE GLOBAL DEVELOPERS PVT. LTD

OWNERS SIGNATURE: *[Signature]*

SITE LAYOUT PLAN - STORM WATER LAYOUT

OWNERS SIGNATURE: *[Signature]*
Executive Engineer
HSVP Division No. 1,
Gurgaon

North Arrow

Add. Chief Engineer
HSVP

Director General
Town & Country Planning
Haryana, Chandigarh

Sewerage
for Service Plan only

LC-4242 +4245

To be read with Licence No. 08 of 2021 dated 05/03/2021

- This Layout plan for an area measuring 20.5890 acres (Drawing No. DTCP/.../...) is approved in respect of Affordable Residential Plotted Colony (Under Deam Deam Area) comprising of 1000 plots being developed by Signature Global Developers Pvt. Ltd in Sector-37-D, Gurugram Haryana 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 at 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 colorizer 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 colorizer 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 colorizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colorizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colorizer 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 forms part of the licensed area shall be transferred free of cost to the government on the lines of Section 34(1a)(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 license 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 colorizer/owner shall use only Light-Emitting Diode (LED) lighting for external lighting as well as Campus lighting.
 17. That the colorizer/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 colorizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/S2/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 19. That the colorizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BHOWAL) (GALP BHOWAL) (HITESH SHARMA) (ATEEJ BHAGI) (K. MAHARAJ PANDHARAJ, IAS) (RANVIYAR BASI) (AD (PQ))
ATP (PQ) DTP (PQ) STP (M) HQ LTP (DR)

20.5890	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MET.	%	ACRES	SQ.MET.	%
TOTAL Licenced Area	30.5320	8332.955		1.574	4374.859	7.88
Open Area under GREEN/PARK	1.544	4248.045	7.50	3.061	8340.908	16.01
Community Facilities	2.059	5537.058	10.00			
Commercial Area (calculated on total licenced area)	0.834	2281.824	4.00	0.924	2532.824	4.00
Area Under Plots (calculated on total licenced area)	12.559	3425.563	61.00	10.066	2736.046	46.89
Total permissible Residential + Commercial area	13.393	3638.377	65.00	10.990	2968.890	52.89
Permissible Density	340-400 ppa		Minimum Required Plots	274.52		
Achieved Density @ 36 persons per plot	283.26	ppa	Achieved Plots	324.000		

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	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

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.			
A	7.50	19.99	149.93	37	3547.225
B	6.70	20.00	134.00	62	8308.000
C	6.70	15.00	100.50	51	5125.500
MISC.	IRREGULAR SIZE			16	1606.47
TOTAL				166	20687.200

VEGETABLE/ MILK BOOTH	MTS.	MTS.	SQ.MTS.
	6.01	4.96	26.25
TOTAL			26.25

LEGEND

- VEGETABLE/ MILK BOOTH
- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

IMPORTANT NOTES

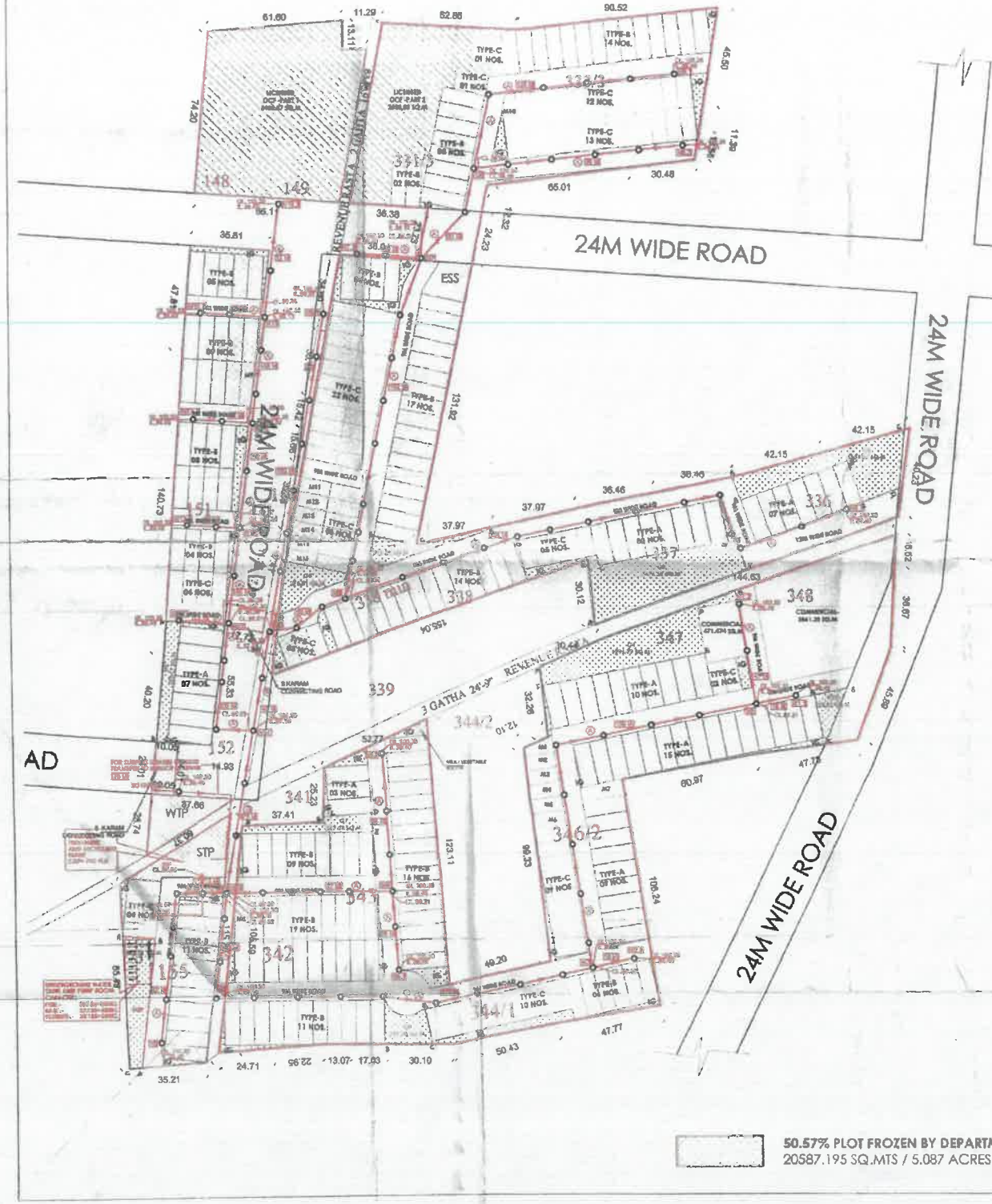
1. ALL THE BUILDINGS SHALL BE CONSTRUCTED WITH ARCHITECTURAL AND LANDSCAPE DESIGN.
2. THE FINISHES OF ALL THE CONSTRUCTION WORK SHALL BE AS PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
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NOTES

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2. THE FINISHES OF ALL THE CONSTRUCTION WORK SHALL BE AS PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
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PPS SCHEDULE

PPS NO.	SIZE	RATE	AMOUNT
A	300 SQ.M	1100	330000
B	300 SQ.M	1100	330000
C	300 SQ.M	1100	330000



TYPE	AREA	PERCENTAGE
COMMERCIAL	10.990	52.89%
COMMUNITY FACILITY	2.059	10.00%
SERVICES	0.834	4.00%
GREEN	1.544	7.50%
RESIDENTIAL	13.393	65.00%
TOTAL	16.816	81.39%

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 SIGNATURE:
[Signature]

Executive Engineer
HSVP Division No. 1
Gurgaon

North

W E S

50.57% PLOT FROZEN BY DEPARTMENT AREA
20587.195 SQ.MTS / 5.087 ACRES

Checked subject to comments in forwarding letter No. 52217 Dt. 14/04/2021 and notes attached with the envelope

14/4/2021

walco supply
for service plan only

LC-4242 + 4245

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

This Layout plan for an area measuring 20.5890 acres (Drawing no. DTPC-... dated...)
comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal
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. 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 15% 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 sites 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 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 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 planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the cartage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the bounded 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 license.
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 7% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HVP 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 external 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-S 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-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. 19/4/2016-S dated 14/03/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BHOWAL) (SALIL SHARMA) (HITESH SHARMA) (JITENDRA SHARMA) (K. BAKRAN PANDRANG, IAS) (DTPC GUR)
ADP (H) DTP (H) STP (H) HZ CTP (H)

(RAMAYYAR BASSU) AD (H)

20.5890	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRS	SQ.MTS.	%	ACRS	SQ.MTS.	%
TOTAL License Area	20.5890	8820.585				
Open Area under GREEN/PUBLIC Community Purpose	1.544	6248.645	7.50	1.576	6376.688	7.86
Commercial Area (calculated on total licensed area)	0.834	3383.834	4.00	0.824	3332.824	4.00
Area Under Plots (calculated on total licensed area)	13.549	5082.543	61.00	10.966	4076.045	48.89
Total permissible Residential + Commercial area	13.383	5414.387	55.00	10.840	4409.969	52.89
Permissible Density	240-400 pps		Minimum Required Plots	274.52		
Achieved Density @ 18 persons per plot	288.76	pps	Achieved Plots	154.100		

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTRS.	MTRS.			
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

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTRS.	MTRS.			
A	7.50	19.99	148.925	37	5547.225
B	6.70	20.00	134.000	62	8306.000
C	6.70	15.00	100.500	51	5125.500
MISC.	IRREGULAR SIZE			11	1606.47
TOTAL				161	20685.200

VEGETABLE/ MILK BOOTH	MTRS.	MTRS.	SQ.MTRS.
	6.00	4.30	26.25
TOTAL			26.25

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

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

Checked subject to...
in forwarding letter no. 59237
Dt. 07/04/2021 and notes
attached with this estimate

Superintending Engineer (H.O)
for Chief Engineer, T.R.S.V.P.
1.4.2021



50.57% PLOT FROZEN BY DEPARTMENT AREA
20587.195 SQ.MTRS / 5.087 ACRES

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 SIGNATURE:
[Signature]

SITE LAYOUT PLAN-WATER SUPPLY LAYOUT

OWNER'S SIGNATURE:
[Signature]

Executive Engineer
HSVP Division No. 1
Gurgaon

North

Additional Engineer
HSVP Gurgaon

Director General
Town & Country Planning
Haryana, Chandigarh

for Service Road only
Roads

LC-4242 + 4245

To be read with Licence No. 08 of 2021 dated 05/07/2021

- This Layout plan for an area measuring 20.5890 acres (Drawing no. DTCP-1144/2016-S Power dated 14.03.2016) is issued in respect of Affordable Residential Plotted Colony (Under Ddjay) in Sector-37-D, Gurugram. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plan.
- That the demarcation plans as per site of all the Residential Plots and Commercial site 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.
 - 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 vests 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 licensed area 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 license.
 - As 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.
 - No plot will derive an access from less than 9 metres wide road which means 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(2)(a)(vi) of the Act No. 6 of 1975.
 - 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 license 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.
 - 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 Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-S Power dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-S Power 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. 19/4/2016-S Power dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(PUNJAB) (BIRWAL) (LAL) (KUMAR) (DINESH SHARMA) (ATTENDER) (SHAG) (K. MAHARAJ) (PUNJAB) (DTCP) (HRY)
(RAJESH) (BIRWAL) (AD) (HRY)

20.5890	PERMANENCE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licensed Area	20.5890	83220.585				
Open Area under 4% FFA/PMAC	1.544	6249.045	7.50	1.576	6378.330	7.88
Commercial Area (calculated on total licensed area)	2.098	8532.029	13.00	7.361	29919.900	40.00
Area Under Plots (calculated on total licensed area)	0.824	3332.824	4.00	8.24	3332.824	4.00
Total permissible Residential + Commercial area	12.559	50825.543	61.00	10.046	40116.045	48.88
Permissible Density	13.283	54158.347	65.00	13.890	54958.869	62.88
Permissible Density	240-400 pps		Minimum Required Plots	274.52		
Achieved Density @ 18 persons per plot	288.25	799	Achieved Plots	134.000		

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	SQ.MTS.			
A	7.50	19.99	149.93	50	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			10	1606.47
TOTAL				324	40736.05

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	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				106	20587.200

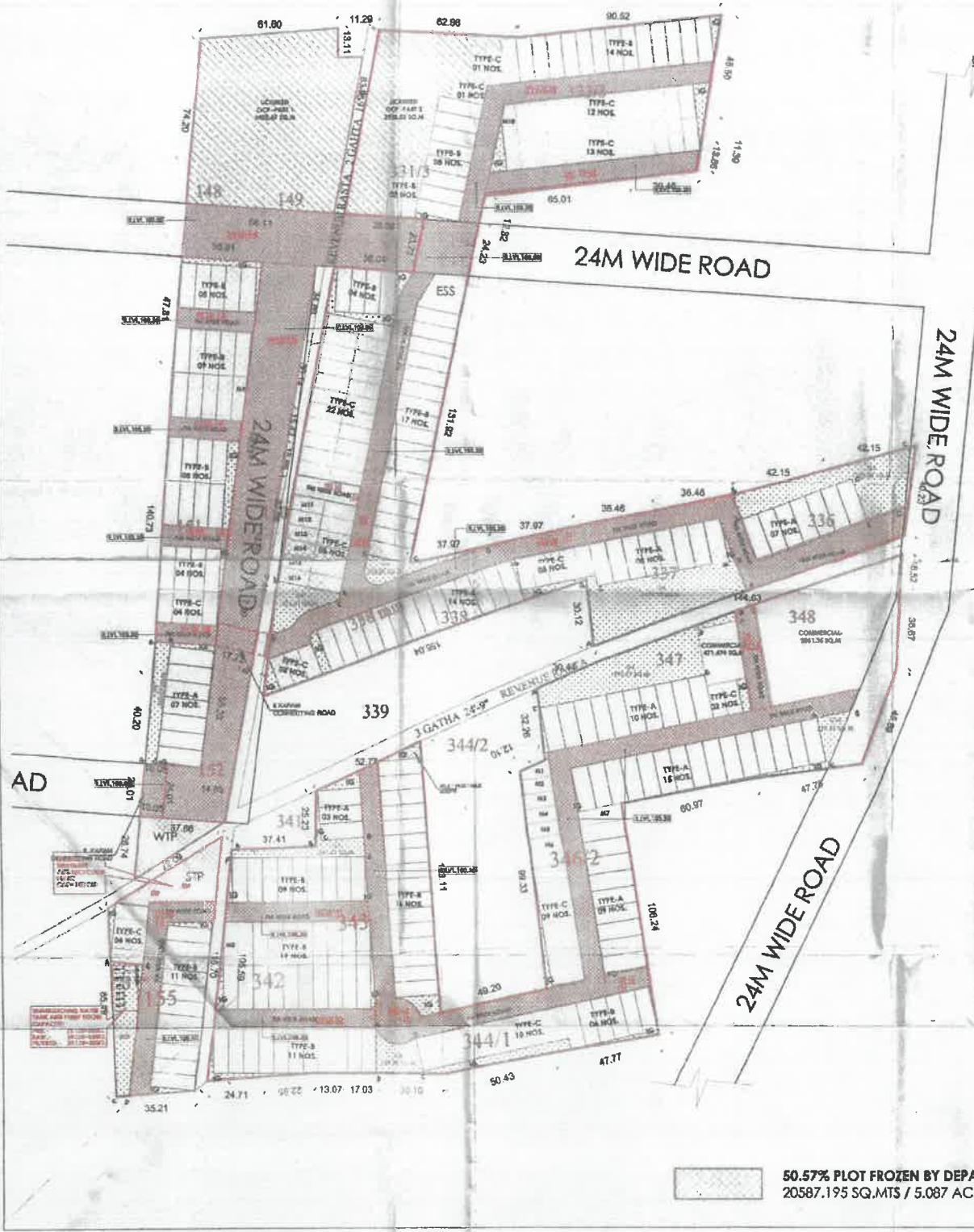
	MTS.	SQ.MTS.
VEGETABLE MILK BOOTH	6.02	4.36
TOTAL		28.25

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

Checked subject to comments in forwarding letter No. 11247 Dt. 02/04/2021 and notes attached with the estimate

Superintending Engineer (H-Q) for Chief Engineer HSPV
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



50.57% PLOT FROZEN BY DEPARTMENT AREA
20587.195 SQ.MTS / 5.087 ACRES

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: *[Signature]*

Executive Engineer
HSPV, Division No. 1,
Gurgaon

North Arrow

Addl. Chief Engineer
HSPV, Gurgaon

Signature Domain
Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

Regd.

To

Lalwani Brothers Buildcon LLP & Unistay Hospitality Pvt. Ltd.
in collaboration with Signature Global Developers Pvt. Ltd
1308, 13th Floor, Gopal Das Bhawan,
28, Barakhamba Road,
New Delhi-110001.

Memo No. LC-4242/Asstt.(MS)/2022/ 34108

Dated: 14-11-22

Subject:- Approval of Service Plan/ Estimates for an Affordable Residential Plotted Colony under DDJAY over an area measuring 20.589 acres falling under Licence no. 08 of 2021 dated 05.03.2021 falling in the revenue estate of village Gadauli, Sector-37D, Gurugram Manesar Urban Complex.

Ref: Please refer to Chief Engineer-I, HSVP, Panchkula office memo dated 02.04.2021 on the matter as subject cited above.

The service plan/estimates for an Affordable Residential Plotted Colony under DDJAY over an area measuring 20.589 acres in Sector-37D, Gurugram Manesar Urban Complex being developed by you, has been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 02.04.2021.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Residential Plotted Colony under DDJAY for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. That you shall construct the STP/UGT as underground and maintain the green area above STP/UGT.
8. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

Note (1):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office. DA/As Above.




(Rajesh Kaushik)
District Town Planner (HQ)
For: Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4242/Asstt.(MS)/2022/

Dated:

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W.)/HDM(G)/2021/59267 dated 02.04.2021 for information and necessary action please.



(Rajesh Kaushik)
District Town Planner (HQ)
For: Director General, Town & Country Planning,
Haryana, Chandigarh