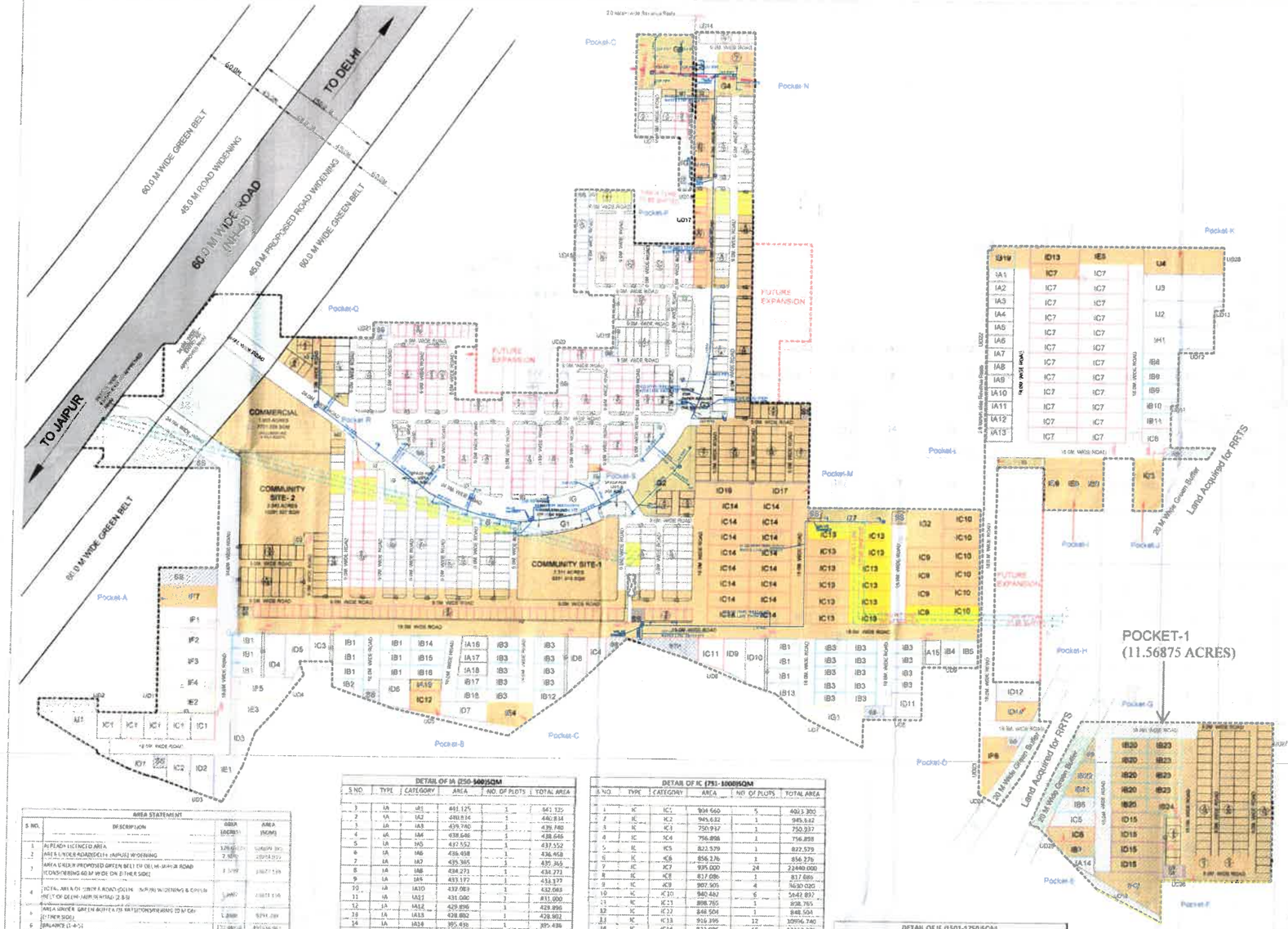


LEGEND :		
S.No.	SYMBOL	DESCRIPTION
(1)		1000 DOMESTIC WATER SUPPLY
(2)	GH	GARDEN HYDRANT
(3)		MUNICIPAL SUPPLY LINE
(4)		TANKER FILLING LINE

LC-5134-II

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That this Revised Layout plan for an area measuring 129.65625 acres (Drawing No. DTCP-17945 dated 26.07.24) comprised of licence which is heard in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP., in collaboration with Signatureglobal (India) Ltd. in the revenue mesal of village Shidrawali, Tehsil Manesar, Distt.Gurugram, is hereby approved subject to the following conditions:-

1. That this Revised 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 demarcation plans as per site of all the Industrial, Residential and Commercial and Community sites shall be get approved from the 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.
3. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per GI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the owner shall abide by the directions of the DTCP for the development of roads/ports 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 owner 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 alignment 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 18 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the limits area of the colony shall be developed by the owners.
9. Any excess area over and above the permissible under Industrial, Residential and Commercial use shall be deemed to be open space.
10. No plot will derive an access from less than 24 metres wide road which is minimum right width of 15 metres between the plots.
11. The portion of the sub-divisional/ent area/green belts as provided in the development plan if applicable, which form part of the colony area shall be transferred free of cost to the government or the town & country planning department of the Haryana Government.
12. That you will have no objection to the regularisation of the boundaries of the revenue through gire and khas with the land shall HSIIDC 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.
13. That the owner shall obtain the Environment NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest. Government of India before starting the construction/execution of development works at site.
14. That the owner shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and making culvert over the water courses/Bhakna, wherever applicable as per the layout plan.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Haryana/Haryana Gov. Notification as applicable.
16. That the owner/developer shall use vehicle mounted mortar mixers as directed by the Haryana State Pollution Control Board at the time of submission of the development plan.
17. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The developer may also plan to provide rent houses for the industrial workers/labour.
18. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. ST-TF-2018-3 Power dated 21.01.2016 issued by the Haryana Government Renewable Energy Department.
19. That the owner shall strictly comply with the directions issued vide Notification No. 11/42/2016-3P dated 19.01.2016 issued by Haryana Government Renewable Energy Department.
20. That 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. 11/42/2016-3 Power dated 14.01.2016.
21. That the developer/owner shall ensure the installation of the Light-Emitting Diode (LED) lamps for the common as well as building.

(SANJAY GARGAS) DTP (HQ) | (BHUPINDER SINGH) STP (HQ) | (DITENDER SINGH) ETP (HQ) | (RAM KARAN) TCP STCP (HQ)

(SANDEEP PARMAR) ATP(HQ) | (PRAMOD KUMAR) ATP(HQ)

Changing old Layout Area Detail		
Sr No.	Item	Area (Sqmt.)
1	Pocket-A	1639.18
2	Pocket-B	1311.64
3	Pocket-C	1834.82
4	Pocket-D	1717.88
5	Pocket-E	1590.18
6	Pocket-F	32898.79
7	Pocket-G	1373.90
8	Pocket-H	1029.94
9	Pocket-I	4046.85
10	Pocket-J	1978.70
11	Pocket-K	7855.38
12	Pocket-L	578.79
13	Pocket-M (Including Commercial Area 1.903 Acres)	130122.13
14	Pocket-N	4551.75
15	Pocket-O	4267.96
16	Pocket-P	2886.58
17	Pocket-Q	3096.09
18	Pocket-R	125.10
19	Pocket-S	125.10
Total Area (Sqmt.)		202027.46
Total Area (Acres)		49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS				
TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

DETAIL OF DDJAY RESIDENTIAL GREEN AREA				
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1422.641
3	G2	1	3521.631
4	G3	1	3298.953
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3595.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14843.903
	TOTAL AREA (ACRES)		3.566

DETAIL OF INDUSTRIAL PLOTS				
S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11321.918	2.798
7	IG (1751-2000SQM)	3	5759.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	II (2501-3000SQM)	4	10945.784	2.704
	TOTAL AREA	203	178325.236	44.065

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Maximum area under Industrial Plots	35%	65%	35.53%	58.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

Calculations for the DDJAY Affordable Plotted category			
S.No.	Item	Unit	Efficiency(%)
1	Total Area under DDJAY Residential plots	28.957 Acres	85.0%
2	Total Group area under DDJAY	43.226 Acres	
3	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11525 Persons	
4	Density of the Plotted colony	267 PPA	
5	Area of community facilities to be provided @ 10% of the gross area	4.323 Acres	10%
6	Area of community facilities provided	4.854 Acres	11.23%
7	Area of Green required to be provided @ 7.5% of the gross area under the DDJAY scheme	3.24 Acres	7.5%
8	Area of Green Provided	3.544 Acres	8.2%

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	524829.361
2	AREA UNDER ROADS(30.0 M WIDE GREEN BELT)	2.7500	11129.032
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	1.5399	6233.116
4	TOTAL AREA ON DELHI-JAIPUR ROAD (60.0 M ROAD WIDENING & 60.0 M WIDE GREEN BELT ON BOTH SIDE)	4.2899	17362.148
5	AREA UNDER GREEN BELT (45.0 M ROAD WIDENING 30 M GREEN BELT ON BOTH SIDE)	6.2888	25451.289
6	BALANCE (1-4-5)	116.1464	470.0.2.361
7	30 % BENEFIT OF AREA UNDER ROADS(60.0 M JAIPUR) AND WIDE GREEN BELT OF DELHI JAIPUR ROAD(30% OF 4)	2.5019	10125.575
8	NET AREA(6-7)	113.6445	459.976.786
9	AREA UNDER UNDETERMINED USE	1.5019	6079.626
10	NET PLANNED AREA (8-9)	124.0575	501941.412

LANDUSE		PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MAX. 35% OF THE NET PLANNED AREA)	43.417	175681.970	35.00%	44.089	178325.236	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.000	125488.0 M	25.00%	28.957	117172.141	23.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	25091.215	5.00%	5.301	21451.339	4.35%
4	AREA UNDER COMMUNITY FACILITIES (MINIMUM 10% OF THE NET PLANNED AREA)	37.413	151403.632	30.00%	40.513	163924.756	32.25%
TOTAL AREA					124.0575	501941.412	

DETAIL OF DDJAY RESIDENTIAL PLOTS					
TYPE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.550	149.850	595	89150.250
B	9.000	13.900	125.300	274	34272.800
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.918	16.650	115.184	6	691.102
M1			114.985	1	114.985
M7			149.310	1	149.310
TOTAL AREA (SQM)				854	135702.547
TOTAL AREA (ACRES)					26.059

DETAIL OF IA (250-500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.814	1	440.814
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.439	1	395.439
15	IA	IA15	438.222	1	438.222
16	IA	IA16	436.364	1	436.364
17	IA	IA17	458.455	1	458.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
			TOTAL AREA (SQM)	19	8396.161
			TOTAL AREA (ACRES)		2.075

DETAIL OF IB (501-750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	534.996	23	12304.308
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.922	1	673.922
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.031	1	706.031
20	IB	IB20	692.300	5	3460.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
			TOTAL AREA (SQM)	65	38407.938
			TOTAL AREA (ACRES)		9.491

DETAIL OF IC (751-1000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	949.632	1	949.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	838.765	1	838.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10994.740
14	IC	IC14	823.086	16	13169.376
			TOTAL AREA (SQM)	75	66599.005
			TOTAL AREA (ACRES)		16.457

DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1384.378	1	1384.378
3	ID	ID3	1111.889	1	1111.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.680	1	1012.680
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.198	1	1060.198
10	ID	ID10	1208.182	1	1208.182
11	ID	ID11	1088.284	1	1088.284
12	ID	ID12	1064.111	1	1064.111
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.401	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
			TOTAL AREA (SQM)	20	21914.755
			TOTAL AREA (ACRES)		5.415

DETAIL OF IE (1251-1500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1338.166	1	1338.166
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.820	1	1334.820
5	IE	IE5	1416.316	1	1416.316
6	IE	IE6	1348.951	1	1348.951
7	IE	IE7		1	
			TOTAL AREA (SQM)	8	10726.854
			TOTAL AREA (ACRES)		2.651

DETAIL OF IF (1501-1750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.683	1	1579.683
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
			TOTAL AREA (SQM)	7	11321.918
			TOTAL AREA (ACRES)		2.798

DETAIL OF IG (1751-2000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.756	1	1965.756
2	IG	IG2	1915.000	1	1915.000
3	IG	IG3	1878.709	1	1878.709
				3	5759.065
			TOTAL AREA (SQM)		
			TOTAL AREA (ACRES)		1.423

DETAIL OF IH (2001-2500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
			TOTAL AREA (SQM)		
			TOTAL AREA (ACRES)		1.101

DETAIL OF II (2501-3000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	II	II1	2848.015	1	2848.015
2	II	II2	2534.166	1	2534.166
3	II	II3	2782.825	1	2782.825
4	II	II4	2778.778	1	2778.778
				4	
			TOTAL AREA (SQM)		10943.784
			TOTAL AREA (ACRES)		2.704

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05808	1	0.05808
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04758	1	0.04758
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

Legend:-

- NON-AUTO DEPENDENT MIXED USE (ALONG 30 M WIDE GREEN BUFFER)
- SPACE FOR BUS STATION
- GREEN AREA
- REVENUE RASTA
- COMMERCIAL
- COMMUNITY FACILITIES
- PACKET 1 (11.5875 ACRES, WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS WHICH IS KEPT FROZEN TILL SUBMISSION OF THE NOC FROM RERTS/CONCERNED AUTHORITY REGARDING 30% OF RRTS
- 33 KV HT Line Feeder till the shifted.
- CHAINING: 1 CHAIN=20.1168 Meter, Pocket A to Pocket M & N: 1 CHAIN=30.1752 Meter

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

REVISED LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD
E - 95, East Of Kailash, New Delhi-110065
T : 4639/2491F 4639/492
E : info@gpmindia.com / W : www.gpmindia.com
ARCHITECTS & PLANNERS

N W E S

SCALE - 1:2000

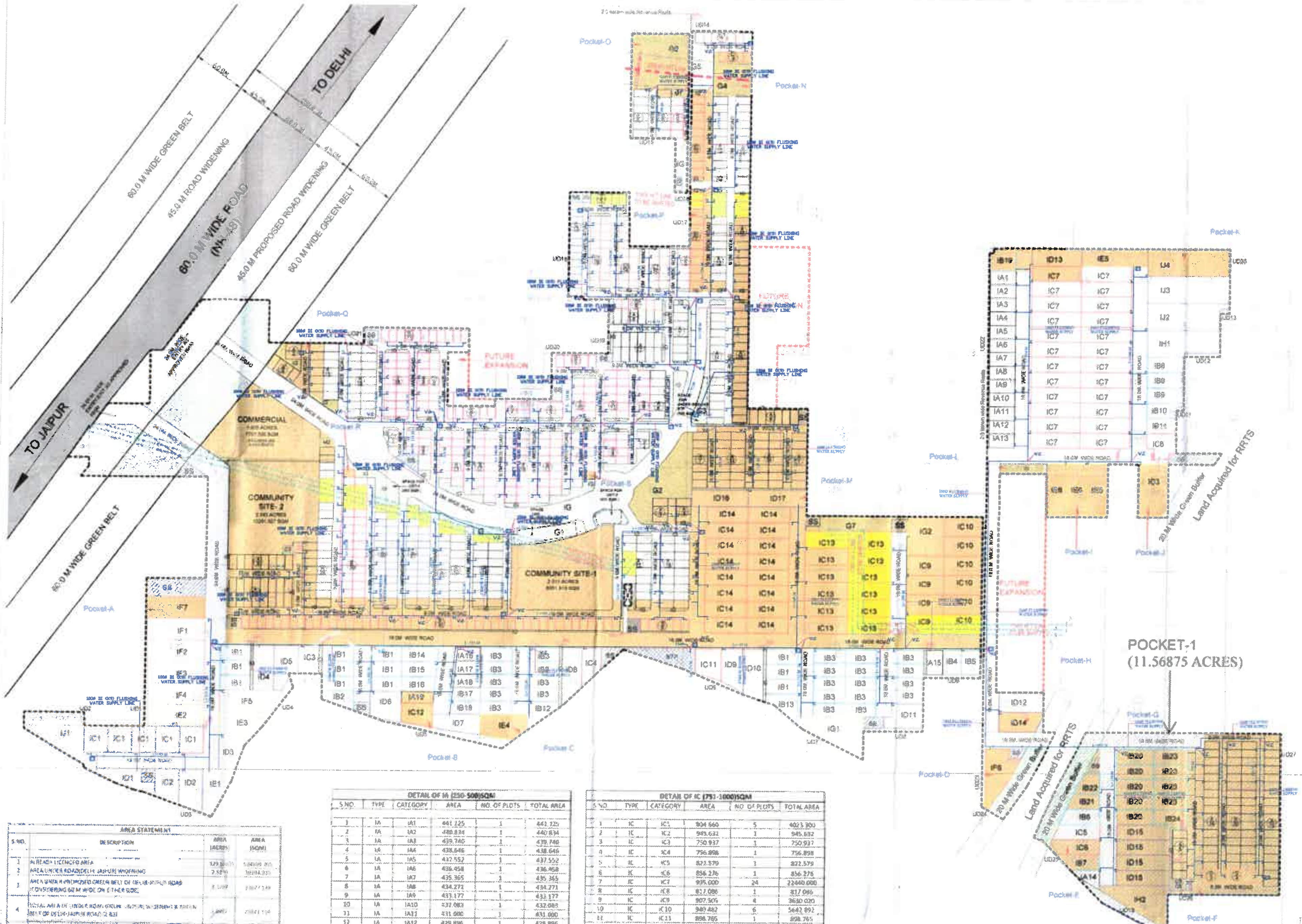
OWNER'S SIGN

For Signaturegloba (India) Limited
Director/ Authorised Signatory

ARCHITECT'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. LLA
CA. No. 0867/95

IRRIGATION SYSTEM



LEGEND :		
S.No.	SYMBOL	DESCRIPTION
(1)	–►–	100Ø FLUSHING WATER SUPPLY

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That this Revised Layout plan for an area measuring 129.65625 acres (Drawing No. DTCP-10466 dated [illegible]) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP., in collaboration with Signatureglobal (India) Ltd. in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram, is hereby approved subject to the following conditions:-

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. [illegible]
17. [illegible]
18. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. [illegible] issued by Haryana Government Renewable Energy Department.
19. [illegible]
20. That 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. [illegible]
21. That the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.

(AMIT KHATRI, IAS) DTCP (HR)

Changing old Layout Area Detail		
Sr.No.	Item	Area (Sqmt.)
1	Pocket-A	1639.[illegible]
2	Pocket-B	1313.[illegible]
3	Pocket-C	1334.82
4	Pocket-D	1717.[illegible]
5	Pocket-E	1590.38
6	Pocket-F	32898.[illegible]
7	Pocket-G	1373.[illegible]
8	Pocket-H	1029.[illegible]
9	Pocket-I	4046.85
10	Pocket-J	1978.70
11	Pocket-K	7355.[illegible]
12	Pocket-L	578.[illegible]
13	Pocket-M (including Commercial Area 1.903 Acres)	130122.13
14	Pocket-N	4551.75
15	Pocket-O	4262.[illegible]
16	Pocket-P	2886.[illegible]
17	Pocket-Q	3096.[illegible]
18	Pocket-R	125.30
19	Pocket-S	125.30
	Total Area (Sqmt.)	202027.[illegible]
	Total Area (Acres)	49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	59.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

DETAIL OF COMMERCIAL PLOTS				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

Calculations for the DDJAY Affordable Plotted category				
S.No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.097	Acres	65.0%
2	Total Gross area under DDJAY	43.226	Acres	
3	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11529	Persons	
4	Density of the Plotted colony	267	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
6	Area of community facilities provided	4.854	Acres	11.23%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
8	Area of Green Provided	3.544	Acres	8.2%

DETAIL OF DDJAY RESIDENTIAL GREEN AREA			
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	357.401
2	G1	1	1477.641
3	G2	1	3533.431
4	G3	1	1298.998
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

DETAIL OF INDUSTRIAL PLOTS				
S.NO	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	6	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5759.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	IJ (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	[illegible]
2	AREA UNDER ROAD(DELHI JAIPUR) WIDENING	2.53[illegible]	10244.[illegible]
3	AREA UNDER PROPOSED GREEN BELT OF DELHI JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	[illegible]	[illegible]
4	TOTAL AREA OF UNDER ROAD (DELHI JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2 &3)	[illegible]	[illegible]
5	AREA UNDER GREEN BUFFER OF RRTS/WIDENING 20 M (ON EITHER SIDE)	[illegible]	[illegible]
6	BALANCE (1-4-5)	[illegible]	[illegible]
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI JAIPUR ROAD(50 % OF 4)	[illegible]	[illegible]
8	NET AREA(6+7)	[illegible]	[illegible]
9	AREA UNDER UNDETERMINED USE	[illegible]	[illegible]
10	NET PLANNED AREA (8-9)	124.[illegible]	[illegible]

	LANDUSE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	[illegible]	[illegible]	[illegible]	[illegible]	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.009	[illegible]	[illegible]	[illegible]	[illegible]	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	[illegible]	[illegible]	[illegible]	[illegible]	1.53%
4	BALANCE AREA UNDER ROADS/OPEN SPACES AND PUBLIC UTILITIES (35% OF THE NET PLANNED AREA)	43.412	[illegible]	[illegible]	[illegible]	[illegible]	40.29%
	TOTAL AREA				[illegible]	[illegible]	

DETAIL OF DDJAY RESIDENTIAL PLOTS					
TPYE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	335	50190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
	TOTAL AREA (SQM)			854	113702.547
	TOTAL AREA (ACRES)				28.097

DETAIL OF IA (250-500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.272	1	498.272
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
		TOTAL AREA (SQM)		19	8396.161
		TOTAL AREA (ACRES)			2.075

DETAIL OF IB (501-750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
		TOTAL AREA (SQM)		65	38407.938
		TOTAL AREA (ACRES)			9.491

DETAIL OF IC (751-1000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10996.740
14	IC	IC14	823.086	16	13169.376
		TOTAL AREA (SQM)		75	66599.005
		TOTAL AREA (ACRES)			16.457

DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1131.889	1	1131.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.196	1	1060.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.111	1	1069.111
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
				20	21914.755
		TOTAL AREA (ACRES)			5.415

DETAIL OF IE (1251-1500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1336.160	1	1336.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1394.829	1	1394.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
		TOTAL AREA (ACRES)			2.651

DETAIL OF IF (1501-1750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
		TOTAL AREA (ACRES)			2.748

DETAIL OF IG (1751-2000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
		TOTAL AREA (ACRES)			1.423

DETAIL OF IH (2001-2500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
		TOTAL AREA (ACRES)			1.101

DETAIL OF IJ (2501-3100)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IJ	IJ1	2648.015	1	2648.015
2	IJ	IJ2	2534.166	1	2534.166
3	IJ	IJ3	2782.825	1	2782.825
4	IJ	IJ4	2778.778	1	2778.778
				4	10943.784
		TOTAL AREA (ACRES)			2.704

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04759	1	0.04759
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

Legend:-

- ALREADY LICENCED LAND (VIDE LIC NO. 104 OF 2024 DATED 01.08.2024) = 129.65625 Acres
- SPACE FOR SUB STATION
- GREEN AREA
- REVENUE RASTA
- UD AREA
- COMMERCIAL
- COMMUNITY FACILITIES
- 11 KV HT Line 5.75 m wide row side R.O.W.
- POCKET-1 (11.56875 ACRES) WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC/ACCESS PERMISSION FROM NCRTC/COMPETENT AUTHORITY REGARDING ROW OF RRTS
- Plots Falling under R.O.W. of 11 KV HT Line Frozen till the shifted
- CHANGING OLD LAYOUT-49.922 Acres (Pocket A to S)

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

REVISED LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD
ARCHITECTS & PLANNERS
C - 35, East Of Kailash, New Delhi-110065
E : info@gpmindia.com | W : www.gpmindia.com

SCALE - 1 :2000

OWNER'S SIGN

For Signatureglobal (India) Limited
Director/ Authorised Signatory

ARCHITECT'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., [illegible]
CA No. [illegible]

RECYCLE WATER FLUSHING SYSTEM

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That this Revised Layout Plan for an area measuring 129.65625 acres (Drawing No. DTCP-[illegible] dated [illegible]) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP., in collaboration with Signatureglobal (India) Ltd. in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram, is hereby approved subject to the following conditions:-

1. That this Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule [illegible] and the bilateral agreement.
2. That the demarcation plans as per site of all the industrial, Residential and Commercial and Community sites shall be got approved from the 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.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
14. [illegible]
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]

(SANJAY KAMBOJ) STP (HQ) · (NARENDER SINGH) STP (HQ) · (HITENDER SINGH) CTP (HR) · (AMIT KHATRI, IAS) DTCP (HR) · (SANDEEP [illegible]) DTP(HQ) · (PARVEEN KUMAR) ATP(HQ)

Changing old Layout Area Detail		
Sr No.	Item	Area (Sqmt.)
1	Pocket-A	1639.[illegible]
2	Pocket-B	1313.[illegible]
3	Pocket-C	1334.[illegible]
4	Pocket-D	1717.[illegible]
5	Pocket-E	1590.1[illegible]
6	Pocket-F	32898.7[illegible]
7	Pocket-G	1373.[illegible]
8	Pocket-H	1029.[illegible]
9	Pocket-I	4046.[illegible]
10	Pocket-J	1978.[illegible]
11	Pocket-K	7355.[illegible]
12	Pocket-L	578.7[illegible]
13	Pocket-M (Including Commercial Area 1.903 Acres)	130122.13
14	Pocket-N	4551.75
15	Pocket-O	4262.96
16	Pocket-P	2886.58
17	Pocket-Q	3096.05
18	Pocket-R	125.[illegible]
19	Pocket-S	125.10
	Total Area (Sqmt.)	202027.[illegible]
	Total Area (Acres)	49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY

TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS

TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	59.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

Calculations for the DDJAY Affordable Plotted category

S. No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.097	Acres	65.0%
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4	Density of the Plotted colony	267	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
6	Area of community facilities provided	4.854	Acres	11.23%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
8	Area of Green Provided	3.544	Acres	8.2%

DETAIL OF DDJAY RESIDENTIAL GREEN AREA

S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1477.641
3	G2	1	3533.431
4	G3	1	1298.958
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

DETAIL OF INDUSTRIAL PLOTS

S NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5759.065	1.423
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9	IJ (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (ACRE)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	524694.955
2	AREA UNDER ROAD(DELHI-JAIPUR) WIDENING	2.5[illegible]	10194.035
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	3.3[illegible]	13677.119
4	TOTAL AREA OF UNDER ROAD (DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2+3)	5.8[illegible]	23871.154
5	AREA UNDER GREEN BUFFER OF RRTS(CONSIDERING 20 M ON EITHER SIDE)	1.3086	5291.390
6	BALANCE (1-4-5)	122.4[illegible]	495534.961
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD(50% OF 4)	2.9[illegible]	11935.577
8	NET AREA(6+7)	125.[illegible]	507470.538
9	AREA UNDER UNDETERMINED USE	1.36319	5516.625
10	NET PLANNED AREA (8-9)	124.03671	501953.913

	LANDUSE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.870	35.0%	44.065	178325.236	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.009	125488.478	25.0%	28.097	113702.547	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	25097.[illegible]	5.0%	1.903	7701.339	1.53%
4	BALANCE AREA UNDER ROADS/OPEN SPACES/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.870	35.0%	49.971	202224.791	40.29%
	TOTAL AREA				124.03671	501953.913	

DETAIL OF DDJAY RESIDENTIAL PLOTS

TYPE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	395	59190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
	TOTAL AREA (SQM)			854	113702.547
	TOTAL AREA (ACRES)				28.097

DETAIL OF IA (250-500)SQM

S NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.222	1	498.272
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
		TOTAL AREA (SQM)		19	8396.161
		TOTAL AREA (ACRES)			2.075

DETAIL OF IB (501-750)SQM

S NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
		TOTAL AREA (SQM)		65	38407.938
		TOTAL AREA (ACRES)			9.491

DETAIL OF IC (751-1000)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	872.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.897
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10996.740
14	IC	IC14	873.086	15	13169.376
		TOTAL AREA (SQM)		75	66599.005
		TOTAL AREA (ACRES)			16.457

DETAIL OF ID (1001-1250)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1111.889	1	1111.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.196	1	1060.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.113	1	1069.113
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
				20	21914.755
		TOTAL AREA (ACRES)			5.415

DETAIL OF IE (1251-1500)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1335.160	1	1335.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.829	1	1334.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
		TOTAL AREA (ACRES)			2.651

DETAIL OF IF (1501-1750)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
		TOTAL AREA (ACRES)			2.748

DETAIL OF IG (1751-2000)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
		TOTAL AREA (ACRES)			1.423

DETAIL OF IH (2001-2500)SQM

S NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
		TOTAL AREA (ACRES)			1.101

DETAIL OF IJ (2501-3100)SQM

S NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IJ	IJ1	2848.015	1	2848.015
2	IJ	IJ2	2534.166	1	2534.166
3	IJ	IJ3	2782.825	1	2782.825
4	IJ	IJ4	2778.778	1	2778.778
				4	10943.784
		TOTAL AREA (ACRES)			2.704

DETAILS OF UNDETERMINED AREA

PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04758	1	0.04758
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

ROAD

Legend:-

- ALREADY LICENCED LAND VIDE LIC NO. 104 OF 2024 DATED 01.08.2024 (129.65625 Acres)
- SPACE FOR STP STATION
- GREEN AREA
- REVENUE RASTA
- DDJAY AREA
- COMMERCIAL
- COMMUNITY FACILITIES
- 11 KV HT Line 2.75 m wide row each R.O.W
- POCKET-1 (11.56875 ACRES) WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC AS PER PERMISSION FROM NCRTC COMPETENT AUTHORITY REGARDING ROW OF RRTS
- Plots Falling under R.O.W. of 11 KV HT Line Freeze till the shifted
- CHANGING OLD LAYOUT-49.922 Acres (Pocket A to S)

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

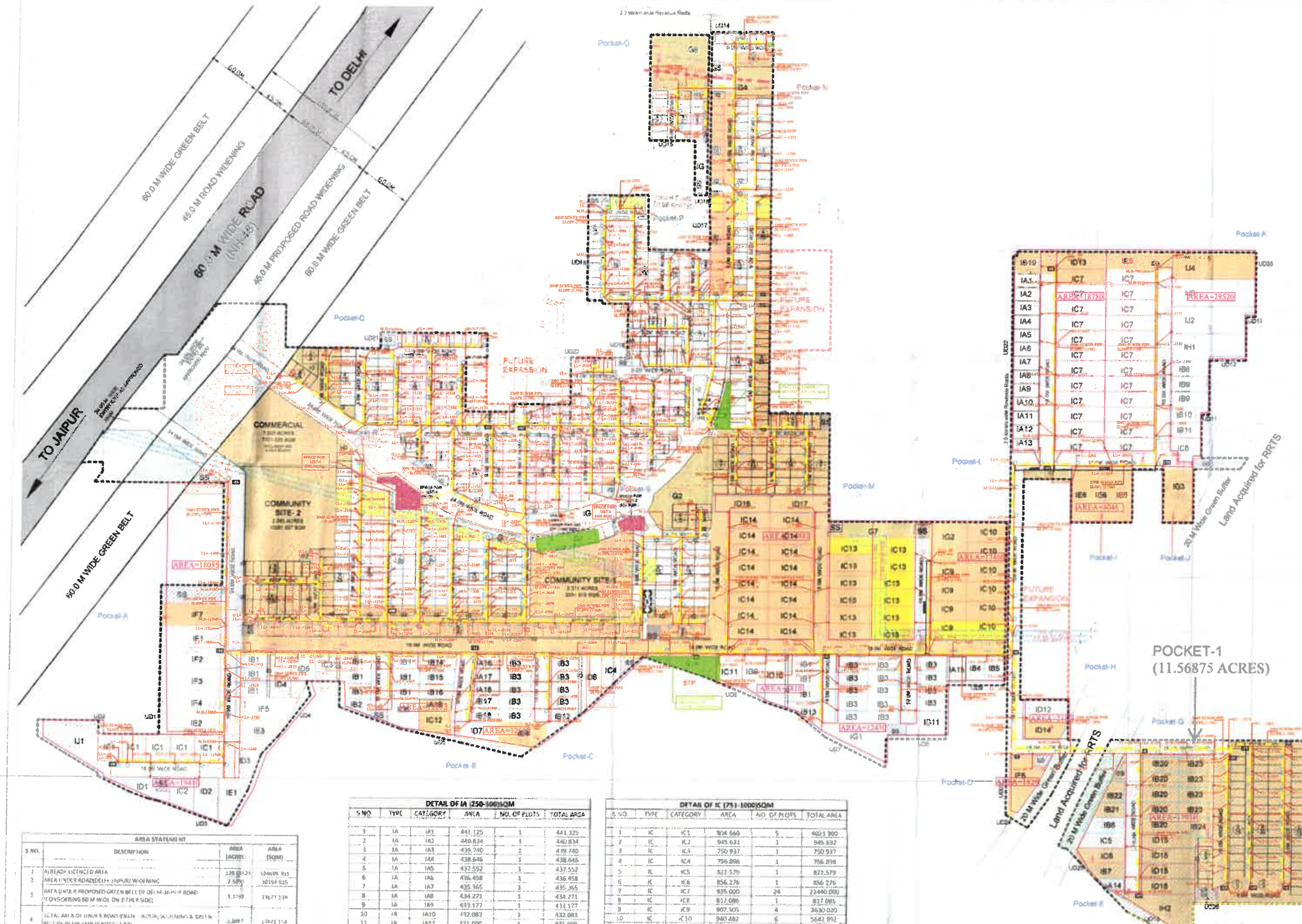
REVISED LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD
C - 35, East Of Kailash, New Delhi-110065
ARCHITECTS & PLANNERS
T : 46999991 F 46999912
E : [illegible] W : www.gpmindia.com

N / S / E / W

SCALE :- 1 :2000

OWNER'S SIGN	ARCHITECT'S SIGN
For Signatureglobal (India) Limited — Director/ Authorised Signatory	GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. LLA CA No. [illegible]



LEGEND :		
S.No.	SYMBOL	DESCRIPTION
(1)		MH - 600X600 CHAMBER
(2)		MH - SEWER MANHOLE
(3)		150Ø INTERNAL SEWER LINE
(4)		250Ø EXTERNAL SEWER LINE
(5)		STP BY PASS LINE

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That this Revised Layout plan for an area measuring 129.65625 acres (Drawing No. DTCP-[illegible] dated [illegible]) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP., in collaboration with Signatureglobal (India) Ltd. in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram, is hereby approved subject to the following conditions:-

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]

STP (HQ) · DTCP (HR)

Changing old Layout Area Detail		
Sr No.	Item	Area (Sqmt.)
1	Pocket-A	1639.78
2	Pocket-B	1313.49
3	Pocket-C	1334.82
4	Pocket-D	1717.86
5	Pocket-E	1590.18
6	Pocket-F	32898.76
7	Pocket-G	1373.90
8	Pocket-H	1029.94
9	Pocket-I	4046.85
10	Pocket-J	1978.19
11	Pocket-K	7355.38
12	Pocket-L	578.79
13	Pocket M (Including Commercial Area 1.903 Acres)	130122.13
14	Pocket-N	4551.75
15	Pocket-O	4262.96
16	Pocket-P	2886.58
17	Pocket-Q	3096.05
18	Pocket-R	125.10
19	Pocket-S	125.10
	Total Area (Sqmt.)	202027.66
	Total Area (Acres)	49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS				
TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	59.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

DETAIL OF DDJAY RESIDENTIAL GREEN AREA			
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1477.641
3	G2	1	3533.431
4	G3	1	1298.998
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

Calculations for the DDJAY Affordable Plotted category				
S No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.097	Acres	65.0%
2	Total Gross area under DDJAY	43.226	Acres	
3	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11529	Persons	
4	Density of the Plotted colony	267	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
6	Area of community facilities provided	4.854	Acres	11.23%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
8	Area of Green Provided	3.544	Acres	8.2%

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

DETAIL OF INDUSTRIAL PLOTS				
S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.756	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5758.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	IJ (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	524699.[illegible]
2	AREA UNDER ROAD(DELHI-JAIPUR) WIDENING	2.5095	10194.015
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	3.3797	13677.139
4	TOTAL AREA OF UNDER ROAD (DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2+3)	5.8897	23871.154
5	AREA UNDER GREEN BUFFER OF RRTS(CONSIDERING 20 M ON EITHER SIDE)	1.3080	5293.280
6	BALANCE (1-4-5)	122.44[illegible]	495534.961
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD(50% OF 4)	2.9[illegible]	11935.577
8	NET AREA(6+7)	125.39[illegible]	507470.538
9	AREA UNDER UNDETERMINED USE	1.36319	5516.625
10	NET PLANNED AREA (8-9)	124.02571	501953.913

LANDUSE		PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.870	35.0%	44.065	178325.236	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.009	125488.478	25.0%	28.097	113702.547	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	25097.[illegible]	5.00%	1.903	7701.339	1.53%
4	BALANCE AREA UNDER ROAD/OPEN/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	43.412	175683.[illegible]	35.0%	49.9[illegible]	202224.[illegible]	40.29%
	TOTAL AREA				124.02571	501953.913	

DETAIL OF DDJAY RESIDENTIAL PLOTS					
TPYE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	395	59190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
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D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
TOTAL AREA (SQM)				854	113702.547
TOTAL AREA (ACRES)					28.097

DETAIL OF IA (250-500)SQM					
S.NO	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.222	1	498.222
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
			TOTAL AREA (SQM)	19	8396.161
			TOTAL AREA (ACRES)		2.075

DETAIL OF IB (501-750)SQM					
S.NO	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.756	1	621.756
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
			TOTAL AREA (SQM)	65	38407.938
			TOTAL AREA (ACRES)		9.491

DETAIL OF IC (751-1000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10996.740
14	IC	IC14	823.086	16	13169.376
			TOTAL AREA (SQM)	75	66599.005
			TOTAL AREA (ACRES)		16.457

DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1111.889	1	1111.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.196	1	1060.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.111	1	1069.111
13	ID	ID13	1087.087	1	1087.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
				20	21914.755
			TOTAL AREA (ACRES)		5.415

DETAIL OF IE (1251-1500)SQM					
S.NO	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1398.160	1	1398.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.829	1	1334.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
			TOTAL AREA (ACRES)		2.651

DETAIL OF IF (1501-1750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
			TOTAL AREA (ACRES)		2.748

DETAIL OF IG (1751-2000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5758.065
			TOTAL AREA (ACRES)		1.423

DETAIL OF IH (2001-2500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
			TOTAL AREA (ACRES)		1.101

DETAIL OF IJ (2501-3100)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IJ	IJ1	[illegible]	1	[illegible]
2	IJ	IJ2	[illegible]	1	[illegible]
3	IJ	IJ3	[illegible]	1	[illegible]
4	IJ	IJ4	[illegible]	1	[illegible]
				4	10943.784
			TOTAL AREA (ACRES)		2.704

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04759	1	0.04759
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

Legend:-

- ALREADY LICENSED LAND (VIDE LIC NO. 104 OF 2024 DATED 01.08.2024) = 129.65625 Acres
- SPACE FOR SUB STATION
- GREEN AREA
- REVENUE RASTA
- UT AREA
- COMMERCIAL
- COMMUNITY FACILITIES
- 11 KV HT Line 3.75 m wide row side R.O.W
- POCKET-1 (11.56875 ACRES) WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC ACCESS PERMISSION FROM NCRTC COMPETENT AUTHORITY REGARDING ROW OF RRTS
- Plots Falling under R.O.W. of 11 KV HT Line Frozen till the shifted
- CHANGING OLD LAYOUT 49.922 Acres (Pocket A to S)

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

REVISED LAYOUT PLAN

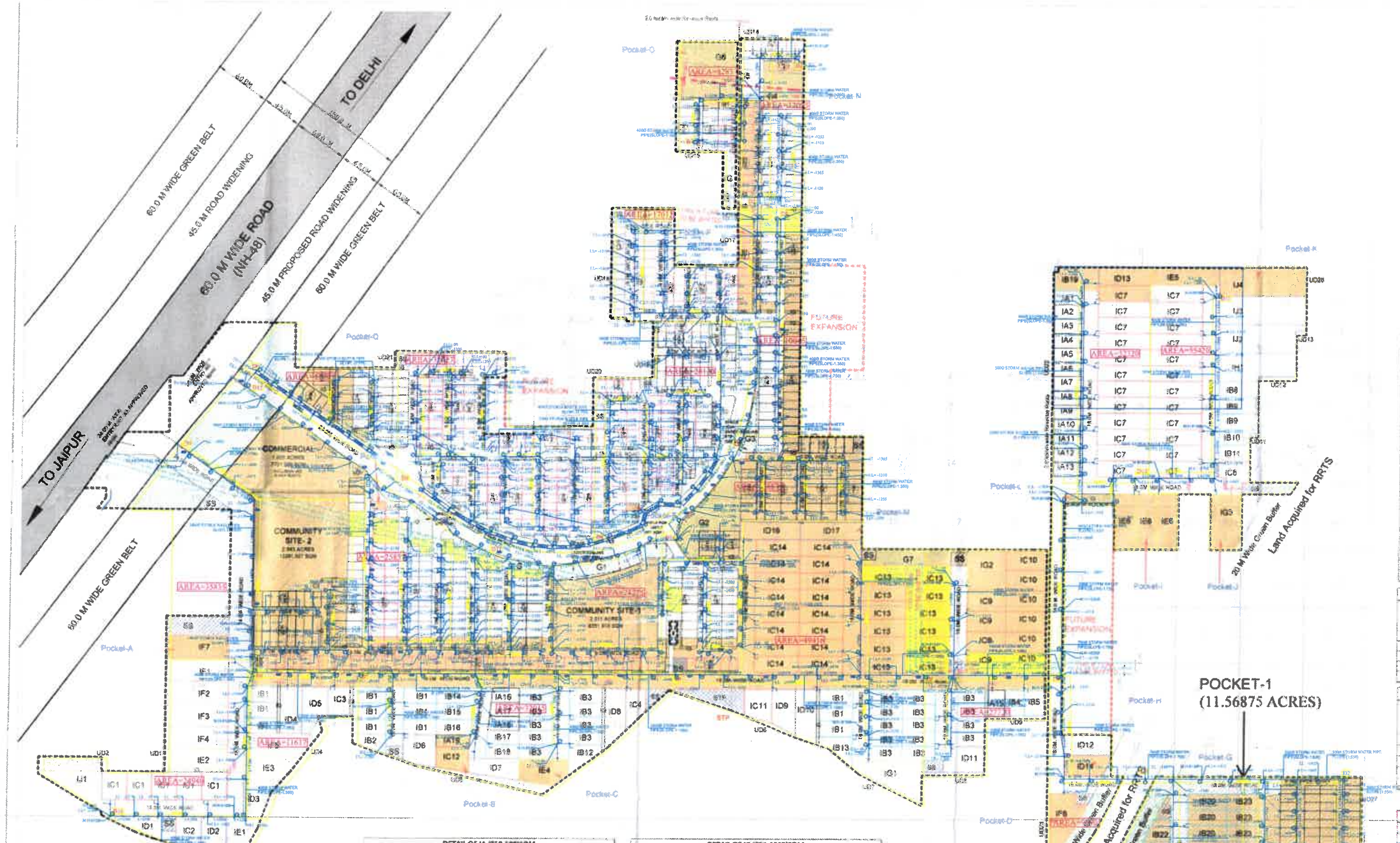
GIAN P. MATHUR AND ASSOCIATES (P) LTD
ARCHITECTS & PLANNERS

SCALE :- 1 :2000

N / S / E / W

OWNER'S SIGN	ARCHITECT'S SIGN
For Signatureglobal (India) Limited Director / Authorised Signatory	GIAN P. MATHUR ARCHITECT B. Arch, M.C.A. I.I.A CA No. [illegible]

SEWAGE SYSTEM



LEGEND :

S.No.	SYMBOL	DESCRIPTION
(1)	■	600X600 CHAMBER
(2)	⊖	MH - STORM WATER MANHOLE
(3)	→	150Ø INTERNAL STORM WATER LINE
(4)	→	400Ø EXTERNAL STORM WATER LINE

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That this Revised Layout plan for an area measuring 129.65625 acres (Drawing No. DTCP-[illegible] dated [illegible]) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP, in collaboration with Signatureglobal (India) Ltd. in the revenue estate of Village Sidhrawali, Tehsil Manesar, District Gurugram, is hereby approved subject to the following conditions:-

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]

[illegible] ATP (HQ) | [illegible] STP (HQ) | (JITENDER SIHAG) STP (HQ) | ([illegible] IAS) DTCP (HR)

[illegible] (HQ) | (PARVEEN [illegible]) [illegible]

Changing old Layout Area Detail		
Sr.No.	Item	Area (Sqmt.)
1	Pocket-A	1699.0[illegible]
2	Pocket B	1313.[illegible]
3	Pocket C	1334.82
4	Pocket D	1717.9[illegible]
5	Pocket-E	1590.3[illegible]
6	Pocket-F	32898.7[illegible]
7	Pocket-G	1373.9[illegible]
8	Pocket-H	1029.94
9	Pocket-I	4046.8[illegible]
10	Pocket-J	1978.70
11	Pocket-K	7255.9[illegible]
12	Pocket-L	578.7[illegible]
13	Pocket-M (Including Commercial Area 1.903 Acres)	140122.1[illegible]
14	Pocket-N	4551.79
15	Pocket-O	4262.96
16	Pocket-P	2886.58
17	Pocket-Q	3096.0[illegible]
18	Pocket-R	125.20
19	Pocket-S	125.10
	Total Area (Sqmt.)	202027.4[illegible]
	Total Area (Acres)	49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY

TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	58.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

DETAIL OF COMMERCIAL PLOTS

TPYE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

Calculations for the DDJAY Affordable Plotted category

S.No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.092	Acres	65.0%
2	Total Gross area under DDJAY	43.226	Acres	
3	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11529	Persons	
4	Density of the Plotted colony	267	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
6	Area of community facilities provided	4.854	Acres	11.23%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
8	Area of Green Provided	3.544	Acres	8.2%

DETAIL OF DDJAY RESIDENTIAL GREEN AREA

S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1427.641
3	G2	1	3533.331
4	G3	1	1298.998
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

AREA=8046

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

DETAIL OF INDUSTRIAL PLOTS

S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.938	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5759.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	II (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

AREA STATEMENT

S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65[illegible]	524690.[illegible]
2	AREA UNDER ROAD(DELHI-JAIPUR) WIDENING	2.5[illegible]	10394.[illegible]
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	[illegible]	[illegible]
4	TOTAL AREA OF UNDER ROAD (DELHI - JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2+3)	[illegible]	[illegible]
5	AREA UNDER GREEN BUFFER OF RRTS(CONSIDERING 20 M ON EITHER SIDE)	1.3[illegible]	[illegible]
6	BALANCE (1-4-5)	122.[illegible]	495534.[illegible]
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI- JAIPUR) WIDENING & GREEN BELT OF DELHI JAIPUR ROAD(50% OF 4)	2.9[illegible]	[illegible]
8	NET AREA(6+7)	125.[illegible]	[illegible]
9	AREA UNDER UNDETERMINED USE	1.36319	[illegible]
10	NET PLANNED AREA (8-9)	124.[illegible]	503954.[illegible]

S.NO.	LANDUSE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	175687.[illegible]	35%	44.065	178325.236	35.[illegible]%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.009	125488.[illegible]	25%	28.[illegible]	113782.567	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.202	25097.731	5.0%	1.903	7701.339	1.53%
4	BALANCE AREA UNDER ROAD/OPEN/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	43.412	175687.[illegible]	35%	49.[illegible]	202224.[illegible]	40.29%
	TOTAL AREA				124.[illegible]	503951.[illegible]	

DETAIL OF DDJAY RESIDENTIAL PLOTS

TYPE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	395	59190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
	TOTAL AREA (SQM)			854	113782.567
	TOTAL AREA (ACRES)				28.0[illegible]

DETAIL OF IA (250-500)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.222	1	498.222
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
			TOTAL AREA (SQM)	19	8396.161
			TOTAL AREA (ACRES)		2.075

DETAIL OF IB (501-750)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	573.675	1	573.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
			TOTAL AREA (SQM)	65	38407.938
			TOTAL AREA (ACRES)		9.491

DETAIL OF IC (751-1000)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.660	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	756.898	1	756.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10996.740
14	IC	IC14	823.086	16	13169.376
			TOTAL AREA (SQM)	75	66599.005
			TOTAL AREA (ACRES)		16.457

DETAIL OF ID (1001-1250)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1111.889	1	1111.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1060.196	1	1060.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.111	1	1069.111
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
				20	21914.755
			TOTAL AREA (ACRES)		5.415

DETAIL OF IE (1251-1500)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1302.134	1	1302.134
2	IE	IE2	1335.160	1	1335.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.829	1	1334.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
			TOTAL AREA (ACRES)		2.651

DETAIL OF IF (1501-1750)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1633.403	1	1633.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
			TOTAL AREA (ACRES)		2.748

DETAIL OF IG (1751-2000)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
			TOTAL AREA (ACRES)		1.423

DETAIL OF IH (2001-2500)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
			TOTAL AREA (ACRES)		1.101

DETAIL OF II (2501-3100)SQM

S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	II	II1	2848.015	1	2848.015
2	II	II2	2534.166	1	2534.166
3	II	II3	2782.825	1	2782.825
4	II	II4	2778.778	1	2778.778
				4	10943.784
			TOTAL AREA (ACRES)		2.704

DETAILS OF UNDETERMINED AREA

PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.04759	1	0.04759
UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

Legend:-

- ALREADY LICENCED LAND (NEW LICENCE NO. 104 OF 2024 DATED 01.08.2024) [illegible]
- SPACE FOR SUB STATION
- GREEN AREA
- REVENUE RASTA
- [illegible] AREA
- COMMERCIAL
- COMMUNITY FACILITIES
- 11 KV HT Line [illegible]
- POCKET-1 (11.56875 ACRES) WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC ACCESS PERMISSION FROM NCRTC/COMPETENT AUTHORITY REGARDING ROW OF RRTS
- Plots Falling under R.O.W. of 11 KV HT Line Frozen till the shifted
- CHANGING OLD LAYOUT 49.922 Acres (Pocket A to S) [illegible]

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

REVISED LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD [illegible]
ARCHITECTS & PLANNERS

SCALE - 1 :2000

N / S / E / W

OWNER'S SIGN

For Signatureglobal (India) Limited
Director/ Authorised Signatory

ARCHITECT'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. LLA
CA No. [illegible]

STORM WATER DRAINAGE

LEGEND :

S.No.	SYMBOL	DESCRIPTION
(1)		100Ø DOMESTIC WATER SUPPLY
(2)	GH	GARDEN HYDRANT
(3)		MUNICIPAL SUPPLY LINE
(4)		TANKER FILLING LINE

TO BE READ WITH LICENCE NO. 104 OF 2024 DATED 01.08.2024.

That the Revised Layout plan for an area measuring 129.65625 acres (Drawing No. DTCP-[illegible] dated [illegible]) comprised of licence which is issued in respect of Industrial Plotted Colony being developed by Sun Gold Heights Developers LLP, in collaboration with Signatureglobal (India) Ltd. in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram, is hereby approved subject to the following conditions:-

1. That the Revised 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 demarcation plans as per site of all the Industrial, Residential and Commercial and Community 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.
3. That the high tension lines passing in the colony area shall have to be suitably shifted or right of way along the same shall be maintained as per all norms.
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]

(DINESH KAPOOR) DTP (HQ) (NARENDER SINGH) STP (HQ) (JITENDER SIHAG) DTCP(HR) (AMIT KHATRI, IAS) DTCP (HR)
(SANDEEP [illegible]) ATP(HQ) ([illegible]) ATP(HQ)

Changing old Layout Area Detail		
Sr No.	Item	Area (Sqmt.)
1	Pocket-A	1639.[illegible]
2	Pocket-B	1313.[illegible]
3	Pocket-C	1334.82
4	Pocket-D	1717.[illegible]
5	Pocket-E	1590.18
6	Pocket-F	32898.79
7	Pocket-G	1373.90
8	Pocket-H	1029.94
9	Pocket-I	4046.85
10	Pocket-J	1978.70
11	Pocket-K	7355.88
12	Pocket-L	578.79
13	Pocket M (Including Commercial Area 1.903 Acres)	130122.13
14	Pocket-N	4551.75
15	Pocket-O	4262.96
16	Pocket-P	2886.58
17	Pocket-Q	3096.[illegible]
18	Pocket-R	125.10
19	Pocket-S	125.10
	Total Area (Sqmt.)	202027.65
	Total Area (Acres)	49.922

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS				
TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 129.65625 acres)	
Minimum area under Industrial Plots	35%	65%	35.53%	59.71%
Area under Residential Component	25%		22.65%	
Maximum area under Commercial	5%		1.53%	
Balance area under Roads, Greens and Public Utilities	35%		40.29%	

DETAIL OF DDJAY RESIDENTIAL GREEN AREA			
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1427.641
3	G2	1	3533.431
4	G3	1	1296.999
5	G4	1	1750.187
6	G5	1	415.885
7	G6	1	3545.945
8	G7	1	1514.415
	TOTAL AREA PROVIDED (SQM)		14343.903
	TOTAL AREA (ACRES)		3.544

Calculations for the DDJAY Affordable Plotted category				
S.No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	28.097	Acres	65.0%
2	Total Gross area under DDJAY	43.226	Acres	
3	Population of the plotted colony @13.5 Per/plot as three floors are now allowed	11529	Persons	
4	Density of the Plotted colony	267	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.323	Acres	10%
6	Area of community facilities provided	4.854	Acres	11.23%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.24	Acres	7.5%
8	Area of Green Provided	3.544	Acres	8.2%

NOTE:-AREA NOT LESS THAN OF UGT 250 SQMT & UNDER GROUND STP 450 SQMT.

AREA STATEMENT			
S.NO.	DESCRIPTION	AREA (ACRES)	AREA (SQM)
1	ALREADY LICENCED AREA	129.65625	524699.395
2	AREA UNDER ROAD(DELHI- JAIPUR) WIDENING	2.5190	10194.115
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON OTHER SIDE)	5.1797	[illegible]
4	TOTAL AREA OF UNDER ROAD (DELHI - JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2+3)	5.6987	23071.154
5	AREA UNDER [illegible] BUFFER OF RRTS(CONSIDERING 20 M ON OTHER SIDE)	1.3000	[illegible]
6	BALANCE (1-4-5)	122.[illegible]	495534.961
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING & GREEN BELT OF DELHI- JAIPUR ROAD(50% OF 4)	2.8493	11935.577
8	NET AREA(6+7)	125.[illegible]	507470.538
9	AREA UNDER UNDETERMINED USE	1.36319	5516.616
10	NET PLANNED AREA (8-9)	124.00671	501953.913

	LANDUSE	PERMISSIBLE AREA AS PER POLICY			PROPOSED AREA AS PER LAYOUT		
		AREA (ACRES)	AREA (SQM)	PERCENTAGE	AREA (ACRES)	AREA (SQM)	PERCENTAGE
1	AREA UNDER INDUSTRIAL PLOTS (MIN. 35% OF THE NET PLANNED AREA)	43.412	[illegible]	35.0%	44.065	178325.236	35.53%
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	31.000	[illegible]	25.0%	28.097	113702.547	22.65%
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.200	[illegible]	5.0%	1.903	7701.339	1.53%
4	BALANCE AREA UNDER ROADS/OPEN/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	43.412	[illegible]	35.0%	[illegible]	[illegible]	40.29%
	TOTAL AREA				124.00671	501953.913	

DETAIL OF DDJAY RESIDENTIAL PLOTS					
TYPE		PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
A	9.000	16.650	149.850	395	59190.750
B	9.000	13.900	125.100	274	34277.400
B1	9.000	14.500	130.500	22	2871.000
C	8.000	13.500	108.000	85	9180.000
C1	9.000	11.500	103.500	69	7141.500
C2	7.000	11.500	80.500	1	80.500
D	6.978	16.650	116.184	6	697.102
M1			114.985	1	114.985
M2			149.310	1	149.310
	TOTAL AREA (SQM)			854	113702.547
	TOTAL AREA (ACRES)				28.097

DETAIL OF IA (250-500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IA	IA1	441.125	1	441.125
2	IA	IA2	440.834	1	440.834
3	IA	IA3	439.740	1	439.740
4	IA	IA4	438.646	1	438.646
5	IA	IA5	437.552	1	437.552
6	IA	IA6	436.458	1	436.458
7	IA	IA7	435.365	1	435.365
8	IA	IA8	434.271	1	434.271
9	IA	IA9	433.177	1	433.177
10	IA	IA10	432.083	1	432.083
11	IA	IA11	431.000	1	431.000
12	IA	IA12	429.896	1	429.896
13	IA	IA13	428.802	1	428.802
14	IA	IA14	395.436	1	395.436
15	IA	IA15	498.222	1	498.222
16	IA	IA16	436.364	1	436.364
17	IA	IA17	459.455	1	459.455
18	IA	IA18	482.547	1	482.547
19	IA	IA19	465.188	1	465.188
			TOTAL AREA (SQM)	19	8396.161
			TOTAL AREA (ACRES)		2.075

DETAIL OF IB (501-750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IB	IB1	583.333	12	6999.996
2	IB	IB2	515.984	1	515.984
3	IB	IB3	524.996	23	12074.908
4	IB	IB4	578.746	1	578.746
5	IB	IB5	577.217	1	577.217
6	IB	IB6	691.221	1	691.221
7	IB	IB7	673.822	1	673.822
8	IB	IB8	742.229	1	742.229
9	IB	IB9	712.844	2	1425.688
10	IB	IB10	600.389	1	600.389
11	IB	IB11	570.350	1	570.350
12	IB	IB12	705.183	1	705.183
13	IB	IB13	697.520	1	697.520
14	IB	IB14	678.813	1	678.813
15	IB	IB15	650.304	1	650.304
16	IB	IB16	621.796	1	621.796
17	IB	IB17	505.638	1	505.638
18	IB	IB18	523.675	1	523.675
19	IB	IB19	706.033	1	706.033
20	IB	IB20	693.600	5	3468.000
21	IB	IB21	559.863	1	559.863
22	IB	IB22	548.104	1	548.104
23	IB	IB23	646.853	4	2587.412
24	IB	IB24	705.047	1	705.047
			TOTAL AREA (SQM)	65	38407.936
			TOTAL AREA (ACRES)		9.491

DETAIL OF IC (751-1000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IC	IC1	804.560	5	4023.300
2	IC	IC2	945.632	1	945.632
3	IC	IC3	750.937	1	750.937
4	IC	IC4	796.898	1	796.898
5	IC	IC5	822.579	1	822.579
6	IC	IC6	856.276	1	856.276
7	IC	IC7	935.000	24	22440.000
8	IC	IC8	817.086	1	817.086
9	IC	IC9	907.505	4	3630.020
10	IC	IC10	940.482	6	5642.892
11	IC	IC11	898.765	1	898.765
12	IC	IC12	848.504	1	848.504
13	IC	IC13	916.395	12	10996.740
14	IC	IC14	823.086	16	13169.376
		TOTAL AREA (SQM)		75	66599.005
		TOTAL AREA (ACRES)			16.457

DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID1	1053.445	1	1053.445
2	ID	ID2	1184.373	1	1184.373
3	ID	ID3	1111.889	1	1111.889
4	ID	ID4	1175.000	1	1175.000
5	ID	ID5	1121.959	1	1121.959
6	ID	ID6	1093.492	1	1093.492
7	ID	ID7	1012.600	1	1012.600
8	ID	ID8	1217.522	1	1217.522
9	ID	ID9	1080.196	1	1080.196
10	ID	ID10	1208.142	1	1208.142
11	ID	ID11	1089.284	1	1089.284
12	ID	ID12	1069.111	1	1069.111
13	ID	ID13	1067.087	1	1067.087
14	ID	ID14	1029.944	1	1029.944
15	ID	ID15	1006.403	4	4025.612
16	ID	ID16	1186.958	1	1186.958
17	ID	ID17	1208.141	1	1208.141
				20	21914.755
		TOTAL AREA (ACRES)			5.415

DETAIL OF IE (1251-1500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IE	IE1	1301.134	1	1301.134
2	IE	IE2	1339.160	1	1339.160
3	IE	IE3	1288.562	1	1288.562
4	IE	IE4	1334.829	1	1334.829
6	IE	IE5	1416.316	1	1416.316
7	IE	IE6	1348.951	3	4046.853
				8	10726.854
		TOTAL AREA (ACRES)			2.651

DETAIL OF IF (1501-1750)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IF	IF1	1579.681	1	1579.681
2	IF	IF2	1566.655	1	1566.655
3	IF	IF3	1553.629	1	1553.629
4	IF	IF4	1540.604	1	1540.604
5	IF	IF5	1533.403	1	1533.403
6	IF	IF6	1608.861	1	1608.861
7	IF	IF7	1639.085	1	1639.085
				7	11121.918
		TOTAL AREA (ACRES)			2.748

DETAIL OF IG (1751-2000)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
		TOTAL AREA (ACRES)			1.423

DETAIL OF IH (2001-2500)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IH	IH1	2286.446	1	2286.446
2	IH	IH2	2169.310	1	2169.310
				2	4455.756
		TOTAL AREA (ACRES)			1.101

DETAIL OF IJ (2501-3100)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IJ	IJ1	2648.015	1	2648.015
2	IJ	IJ2	2534.166	1	2534.166
3	IJ	IJ3	2782.825	1	2782.825
4	IJ	IJ4	2778.778	1	2778.778
				4	10943.784
		TOTAL AREA (ACRES)			2.704

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		In Acres
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
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UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36319

DETAIL OF INDUSTRIAL PLOTS				
S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	IA (250-500SQM)	19	8396.161	2.075
2	IB (501-750SQM)	65	38407.936	9.491
3	IC (751-1000SQM)	75	66599.005	16.457
4	ID (1001-1250SQM)	20	21914.755	5.415
5	IE (1251-1500SQM)	8	10726.854	2.651
6	IF (1501-1750SQM)	7	11121.918	2.748
7	IG (1751-2000SQM)	3	5759.065	1.423
8	IH (2001-2500SQM)	2	4455.756	1.101
9	IJ (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	203	178325.236	44.065

Legend:-

ALREADY LICENCED LAND VIDE LIC NO. 104 OF 2024 DATED 01.08.2024 (129.65625 Acres)
SPACE FOR E.S.S STATION
GREEN AREA
REVENUE RASTA
UD AREA
COMMERCIAL
COMMUNITY FACILITIES
11 KV HT Line [illegible] wide row side R.O.W
POCKET-1 (11.56875 ACRES) WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC / ACCESS PERMISSION FROM THE COMPETENT AUTHORITY REGARDING ROW OF RRTS
Plots Falling under R.O.W. of 11 KV HT Line Frozen till the shifted
CHANGING OLD LAYOUT 49.922 Acres (Pocket A to S)

OWNER :

SUNGOLD HEIGHTS DEVELOPERS LLP IN COLLABRATION WITH SIGNATUREGLOBAL (INDIA) LIMITED

PROJECT :

PROPOSED REVISED LAYOUT PLAN FOR INDUSTRIAL PLOTTED COLONY MEASURING 129.65625 ACRES (OF ALREADY LICENSED LAND VIDE LIC NO. 104 OF 2024 DATED- 01.08.2024) IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

REVISED LAYOUT PLAN

GIAN P. MATHUR AND ASSOCIATES (P) LTD
ARCHITECTS & PLANNERS
C - 15, East Of Kailash, New Delhi-110065
T : [illegible] F : [illegible]
E : [illegible] W : www.gpmindia.com

SCALE - 1:2000

N W E S

OWNER'S SIGN

For Signatureglobal (India) Limited
Director/ Authorised Signatory

ARCHITECT'S SIGN

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. LLA CA No. [illegible]

DOMESTIC WATER SYSTEM