To be read with Licence No. 66 of 2023 Dated 23-03-2023

That the Layout plan for an additional area measuring 1.673 acres in Residential Affordable Plotted Colony under DDJAY measuring 20.5890 acres (License No. 08 of 2021 dated 05.03.2021), thereby making total site area 22.262 acres (Drawing No. 916-96 Dated 24-03-2023) comprised in Licence which is issued in respect of Affordable Residential Plotted Colony (Group Housing Development) under Deen Dayal Jan Awas Yojna being developed by Sh. Manoj Mehlawat in collaboration with Signature Global Developers Pvt. Ltd., Sector-37-D, Gurugram is hereby approved subject to the following conditions:

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 60% of the net planned area of the colony. The entire area reserved for community buildings 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 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 the proper provisions and maintenance of services in the area adjacent to the colony, the licensee shall abide by the directions of the DTCP for the maintenance of legal plots 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 plot/particle shall derive access directly from the carriage way of 30 metres or wider vector road or applicable.
8. All green belts provided in the layout plan within the licenced area of the colony shall be developed by the licensee. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/owner on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement 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 licenced 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 permissable 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)(iii) of the Act No. 8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through gift and sale 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 Gras 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 Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide notification no. 19/8/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(HQ) | (JITENDER SHARMA) CTP(T&CP) | IT.L. SATYAPRAKASH, IAS DG,TCP(HR)

(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

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

GREEN AREA CALCULATION

	SQ.M.	ACRES
G1	1128.780	0.279
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	299.180	0.074
G8	613.250	0.152
G9	225.850	0.056
G10	1112.180	0.275
TOTAL	6975.370	1.724

SECTOR-37D

SITE-37D+EXTENSION (22.262 ACRE)	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Liscence Area	22.26200	90090.975				
Open Area under GREEN/PARK	1.670	6756.823	7.50	1.724	6975.370	7.74
Community Facilities	2.226	9009.097	10.00	2.227	9013.610	10.01
Commercial Area (calculated on total licenced area)	0.890	3603.639	4.00	0.890	3603.510	4.00
Area Under Plots (calculated on total licenced area)	13.580	54955.495	61.00	10.997	44503.970	49.40
Total permissible Residential + Commercial area	14.470	58559.134	65.00	11.888	48107.480	53.40
Permissible Density	240-400 ppa		Minimum Required Plots	296.83		
Achieved Density @ 18 persons per plot	287.04	ppa	Achieved Plots	355.000	(@18 Persons/Plot)	

CLASSIFICATION OF PLOTS

TYPE	SIZE OF PLOT		AREA OF PLOT	NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.	SQ.MTS.		SQ.MTS
A	7.50	19.99	149.93	60	8995.50
B	6.70	20.00	134.00	175	23450.00
c	6.70	15.00	100.50	104	10452.00
M	IRREGULAR SIZE			16	1606.47
TOTAL				355	44503.97

LEGEND

- ALREADY LICENSED BOUNDARY (20.589acres) (LIC. NO. - 08 OF 2021 DATED 05.03.2021)
- Additional Land applied for license(1.673 acres)
- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- TDR 40 (In principle approval through memo no. :- TDRA-40A/CTP/2108/2023 dated 23.01.2023)
- GREEN
- REVENUE RASTA

PROJECT NAME AND ADDRESS:
REVISED LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-37D, GURGAON, OVER AN AREA OF 22.262 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

OWNER'S SIGNATURE:

NORTH

AR. AMAN THAKRAL
CA/2016/79767
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