

To be read with Licence No. 154 of 2024 Dated 17-11-2024

- That this layout plan for an additional area measuring 2.96875 acres in the already licence granted area measuring 5.0 acres (Licence No. 18 of 2021 dated 16.04.2021), thereby making total site area 7.96875 acres (Drawing No. DTCPL/0530 Dated: 19/11/2024) comprised of Global Homes Pvt. Ltd in Sector-36, Sohna is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
  - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
  - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
  - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCPL for the modification of layout plans of the colony.
  - That the Revenue Rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
  - That the colonizer shall abide by the directions of the DTCPL, 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 areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
  - 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.
  - No plot will derive an access from less than 9.0 metres wide road would mean a minimum clear width of 9metres 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 (3) (a) (iii) of the Act No. 8 of 1975.
  - That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
  - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - That the colonizer/owner shall ensure the installation of Solar 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.
  - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAM AVTAR BASSI) (YAJAN CHAUDHARY) (SUNENA) (HITESH SHARMA) (JITENDER SHARMA) (AMIT KHATRI, IAS.)  
 ID (HQ) ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DTCPL (HR)

30 M WIDE ROAD

12 M WIDE SERVICE ROAD

POCKET-B

STP  
(UNDERGROUND)UGT  
(UNDERGROUND)

ESS

POCKET-A

EXISTING 5 ACRES  
BOUNDARY LINE

12 M WIDE SERVICE ROAD

38 M WIDE GREEN BELT

TO GURUGRAM

SOHNA-GURUGRAM  
ROAD(56.99 M WIDE)

1.5 M WIDE ROAD WIDENING

FROM SOHNA

ALREADY LICENSED AREA	20234.28	SQ.M.	5.0	ACRES
ADDITIONAL AREA BEING APPLIED FOR LICENSE	12013.884		2.9687	
NET LICENSABLE AREA	32248.164		7.9687	
AREA UNDER SECTOR ROAD & 50MT WIDE GREEN BELT WITH SERVICE ROAD	615.123	SQ.M.	0.152	ACRES
BALANCE AREA	31633.041	SQ.M.	7.8167	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.562	SQ.M.	0.076	ACRES
NET PLOT AREA	31940.60	SQ.M.	7.8927	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ. M.	SQ. M.
TOTAL GREEN AREA	7.50%	7.94%	2418.612	2559.285
TOTAL O.C.F. AREA	10%	10.00%	3224.816	3224.818
TOTAL COMMERCIAL AREA	4%	2.49%	1277.624	797.069

PLOT EFFICIENCY CALCULATED ON PLOT AREA	AREA (SQ. M.)	PERCENTAGE (ON LICENSED PLOT)		(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	14926.542	46.29%		46.73%
TOTAL COMMERCIAL	797.069	2.47%		2.50%
TOTAL PLOTTED RESI. & COMM.	15723.611	48.76%		49.23%

DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	32248.164	SQ. M.	7.9687	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	7.8927	1894.25		PERSON
MIN. PLOT REQUIRED PER ACRE	7.8927	105.24		PLOTS
PLOT PROVIDED		112		PLOTS
PERSONS PER PLOT (4.5X4)		18		
TOTAL POPULATION	112	2016		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		255.43		PPA

## LEGEND

	COMMERCIAL		LICENSE APPLIED AREA 2.9687 ACRES (Pocket-A & B)
	COMMUNITY		EARLIER LICENSED AREA 5.0 ACRES (LICENSE NO. 18 OF 2021, DATED 16.04.2021)
	GREEN		SERVICES

CLASSIFICATION OF PLOTS						
TYPE	SIZE OF PLOTS		AREA OF PLOTS(SQMT.)	NO. OF PLOTS IN EXISTING LICENSED LAND (5 ACRES)	NO. OF PLOTS IN ADDITIONAL LAND (2.9687 ACRES)	TOTAL NO OF PLOTS (7.9687 ACRES)
	WIDTH (M)	LENGTH (M)				
A	7.800	19.230	149.994	34	—	34
B	6.400	18.320	117.248	25	9	34
C	7.473	18.320	136.905	—	2	2
D	8.760	17.120	149.971	—	23	23
E	6.752	17.120	115.594	—	3	3
F	8.760	14.816	129.788	—	3	3
G	7.950	17.120	136.104	—	2	2
H	7.950	14.816	117.787	—	1	1
J	7.248	17.120	124.086	—	4	4
M1	5.320	12.677	67.442	4	—	4
M2	5.848	19.230	112.457	2	—	2
TOTAL				65	47	112

GREEN AREA CALCULATION		
NOMENCLATURE	SQ.MTR	ACRES
G1	147.42	0.036
G2	234.336	0.058
G3	1276.659	0.315
G4	146.900	0.036
G5	702.610	0.174
G6	51.360	0.013
TOTAL	2559.285	0.632

	MTS.	MTS.	SQ.MTS.
VEGETABLE/M ILK BOOTH	5	5	27.5
TOTAL			27.5

## PROJECT NAME &amp; ADDRESS :

LAYOUT PLAN FOR ADDITIONAL AREA MEASURING 2.9687 ACRES ADJOINING LICENSED AREA OF 5.0 ACRES VIDE LIC NO. LICENSE NO. 18 OF 2021 DATED 16.04.2021, TOTAL AREA OF 7.9687 ACRES IN VILLAGE DHUNELA, SECTOR 36, SOHNA, GURUGRAM.  
BEING DEVELOPED BY SIGNATUREGLOBAL HOMES PVT. LTD.

## OWNER'S NAME

SIGNATUREGLOBAL HOMES PVT. LTD.

## DWG TITLE

SITE LAYOUT PLAN

## DWG NO.

SGHPL-2024-SGP1-EXT-SUB-A1

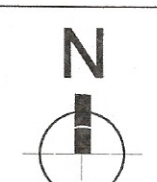
## ARCHITECT'S SIGNATURE

Ar. Sooraj Kumar Gupta  
 CA/2016/00000  
 Mob. No. - 9815053210  
 Ghaziabad

## OWNER'S SIGNATURE

For SIGNATUREGLOBAL HOMES PRIVATE LIMITED  
 Authorised Signatory/Director

## NORTH:



## DATE :

SHEET : 01

SCALE : NTS