

**From:** dtp gurugram <[dtppggn.buildingplan@gmail.com](mailto:dtppggn.buildingplan@gmail.com)>

**Sent:** Wednesday, October 23, 2024 9:58:18 AM

**To:** Vijay Pal <[vijay.pal@signatureglobal.in](mailto:vijay.pal@signatureglobal.in)>; Ravi Aggarwal <[ravi@signatureglobal.in](mailto:ravi@signatureglobal.in)>; compliance <[compliance@signatureglobal.in](mailto:compliance@signatureglobal.in)>; Sonu Patwari <[sonupatwari69@gmail.com](mailto:sonupatwari69@gmail.com)>

**Subject:** Approval of Revised Residential Building Plans (S+4th floor) of Plot Nos. A-50A, A-132, A-134, A-136, A-138, A-140, A-143, A-145, A-159, A-161, A-163, A-165, A-166, A-168, A-170, A-172, A-174, A-176, A-178, B-118A, B-133, B-135, B-137, B-139, B-141, B-...

Dear Architect,

The Proposed Residential Building Plans of Plot Nos. A-50A, A-132, A-134, A-136, A-138, A-140, A-143, A-145, A-159, A-161, A-163, A-165, A-166, A-168, A-170, A-172, A-174, A-176, A-178, B-118A, B-133, B-135, B-137, B-139, B-141, B-142, B-144, B-158, B-160, B-162, B-164, B-167, B-169, B-171, B-173, B-175, B-177, C-01, C-02, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106 & M9, total 54 nos. of plots under subject matter as received in this office under self-certification policy have been checked vis-à-vis zoning provisions and provisions of HBC-2017 in reference to setbacks, height, position of gate, FAR and ground coverage and found correct. Please ensure that rest of provisions of HBC-2017 as well as ownership /other parameters are complied with /again ensured, before issuing approval to the owner /applicant and ensure that approval letter and approved building plan and CD are submitted by you in this office as well as O/o DTP (Enforcement), Gurugram within 15 days from this technical approval, failing which strict disciplinary action shall be initiated for withdrawal of technical approval. A copy of the approval letter may also be submitted to the concerned colonizer.

Further, in case of your withdrawal of professional services in respect of subject cited, plots the intimation regarding the same must be conveyed immediately along-with reasons thereof, to this office under intimation to District Town Planner (Enf.), Gurugram and you shall be liable to follow the measures prescribed in the Self Certification Policy, failing which action as per Act /Rules/Policy shall be initiated. Further, the following condition should be imposed in BR-III issued by you to the applicant:-

- 1 That you shall abide by the terms & conditions as mentioned in Deen Dayal Jan Awas Yojna (DDJAY-2016).
- 2 These plans are approved with FAR of 264% as per the permissible FAR mentioned in policy dated 08.02.2016. Any enhanced FAR shall be got approved

for which you shall be liable to pay the additional fee/ charges as per the instructions framed by Govt. from time to time.

- 3** That you shall abide by the Punjab Scheduled Roads and Controlled Area restriction of Unregulated Development Act, 1963 and rules framed there under.
- 4** The building plans shall be treated as cancelled if the plot falls in an unlicensed area.
- 5** The subjected plots are not frozen by the Department in the Layout Plan.
- 6** The subject cited approval is valid for two years.
- 7** This plan is being approved without prejudice to the validity of the license of the colony.
- 8** You shall get the setbacks of your building(s) checked at plinth level and obtain a certificate from this office before proceeding with the super structure.
- 9** That you shall get occupation certificate from the competent authority before occupying the above said building.
- 10** That you shall provide rain water harvesting system as proposed in the building plan.
- 11** That responsibility of the structural design & structural stability against the earthquake of the building block shall be solely of the Architect / Owner.
- 12** That the basement setback shall be minimum 2.4 Mtr. from the common wall in the event the adjoining plot is built-up without a basement.
- 13** That you shall not use the proposed building other than residential purposes and shall not raise any further construction without getting the approval of competent authority otherwise this approval shall be automatically cancelled and appropriate action as per rule will be initiated.
- 14** That you shall not apply for occupation certificate till all the development works in the licensed colony are completed and functional.
- 15** Solar assisted water heating system shall have to be provided as per prevailing Government Policies / Norms.
- 16** That you shall abide by the conditions as declared in the affidavit. If you breach any of the conditions laid down in the said affidavit the approval of building plan deemed to be cancelled.
- 17** That you shall also comply with the conditions as approved/conveyed from time to time by the Govt.

- 18** That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and order dated 21.04.2017 passed by Commissioner, Municipal Corporation, Gurugram (MCG) regarding construction & demolition waste management at site.
- 19** This sanction will be void ab initio if any of the conditions mentioned above are not complied with.
- 20** You shall submit the BRS-III alongwith copy of plans duly signed by you related to all these plots in 15 days of this technical approval.
- 21** This sanction is granted subject to validity of license.

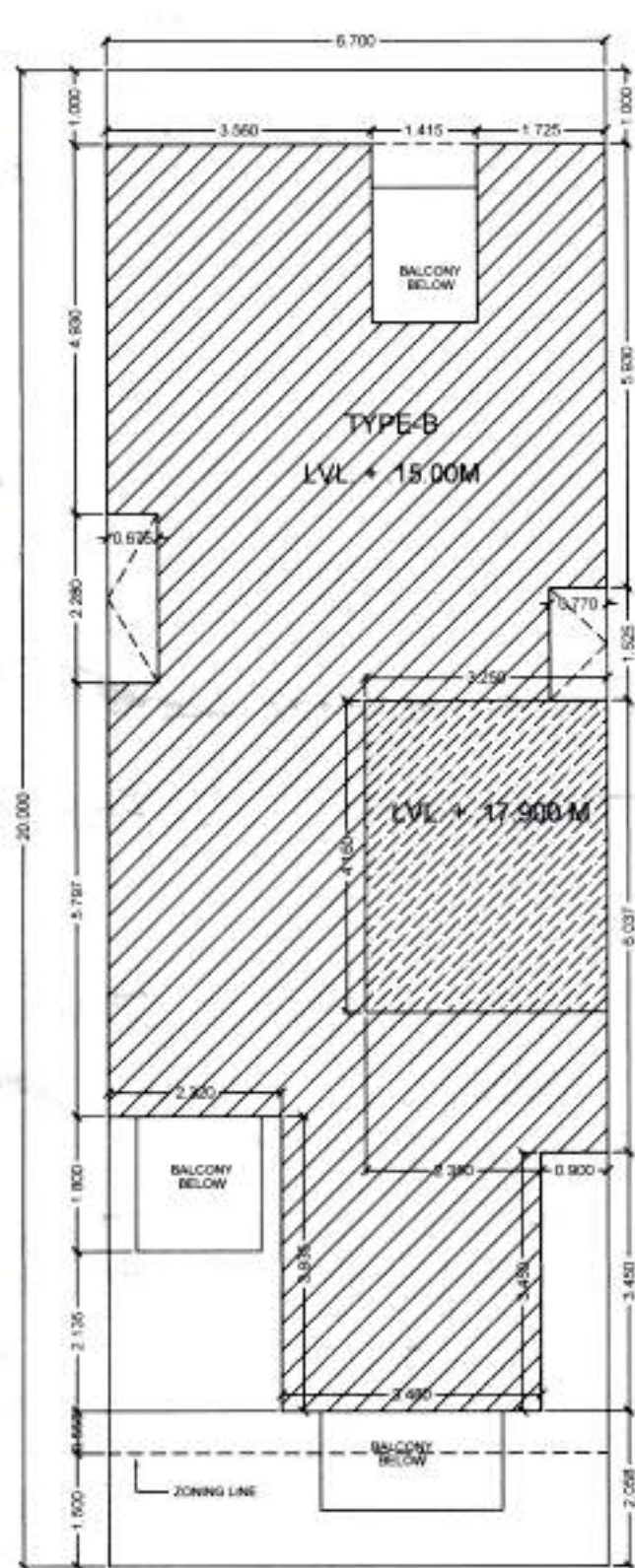
In addition to above, it is also directed to obtain the PH services report from concerned XEN's HSVP before issuance of BRS-III to the applicant.

The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

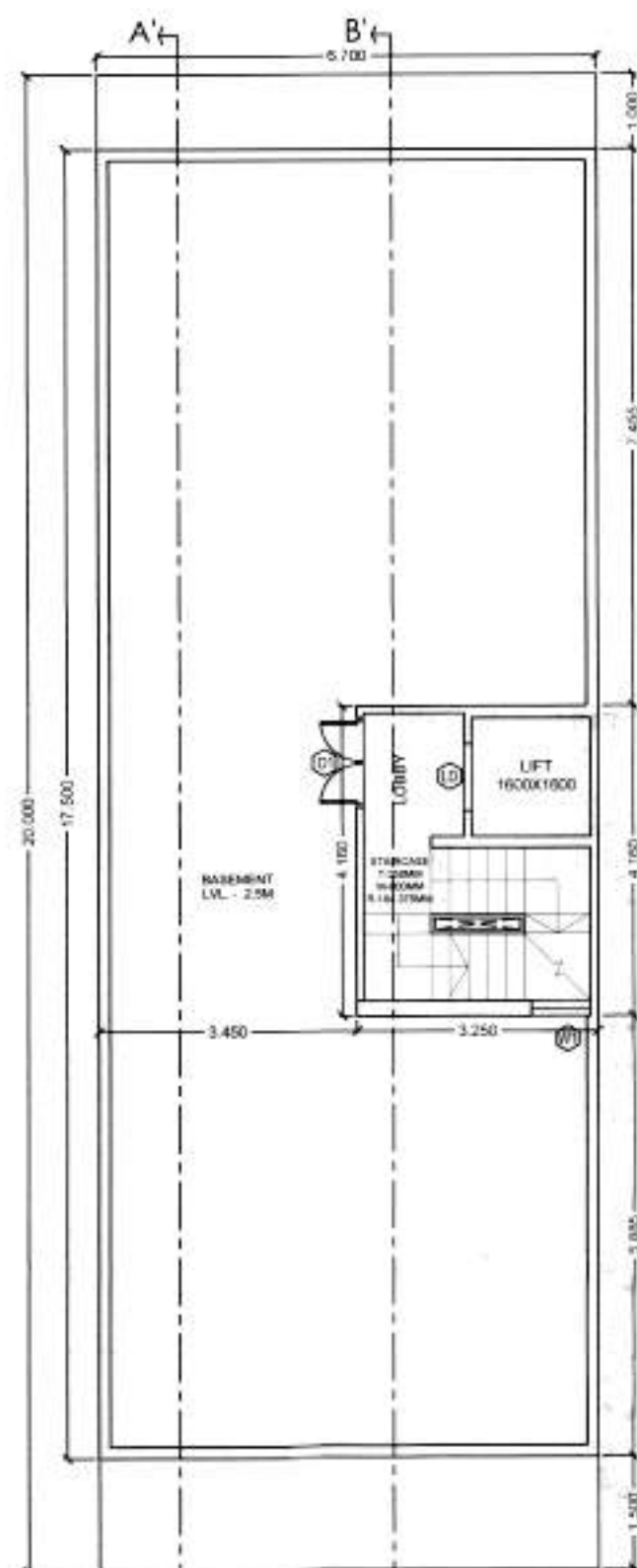
With Regards

DTP (P), GGN.

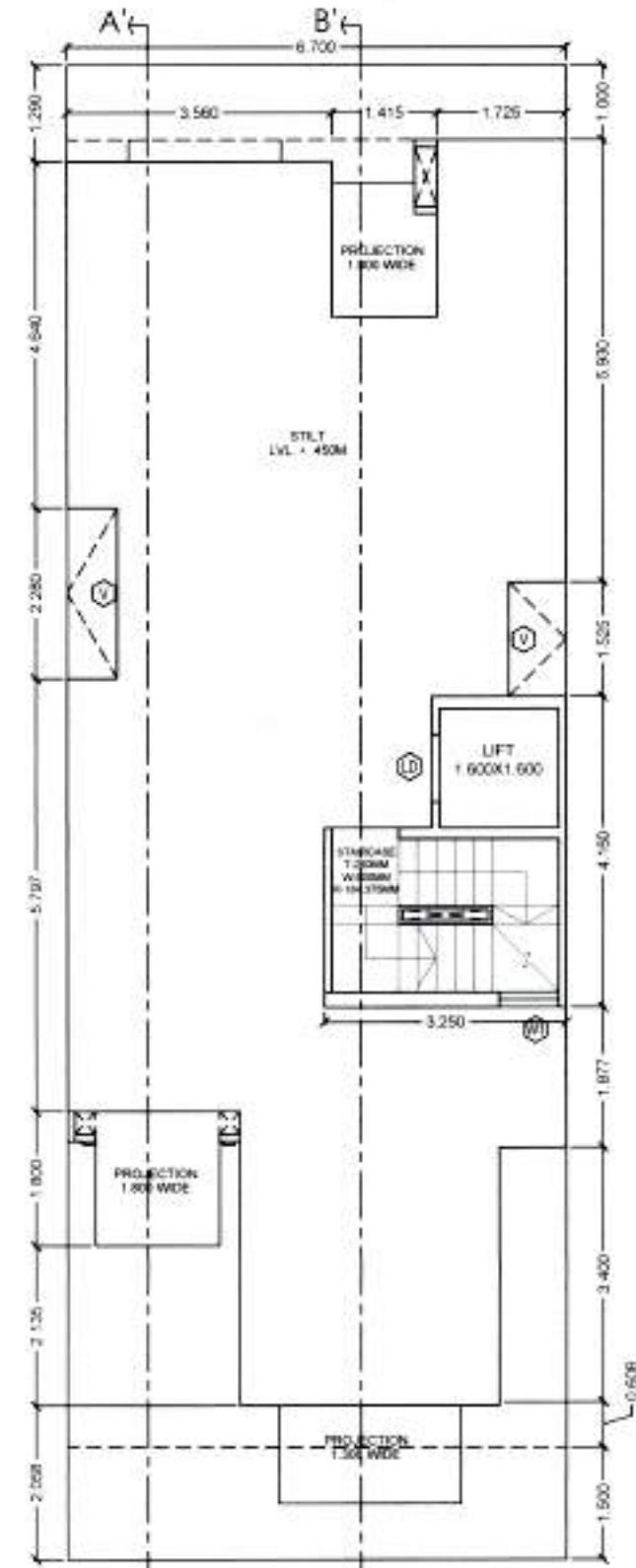




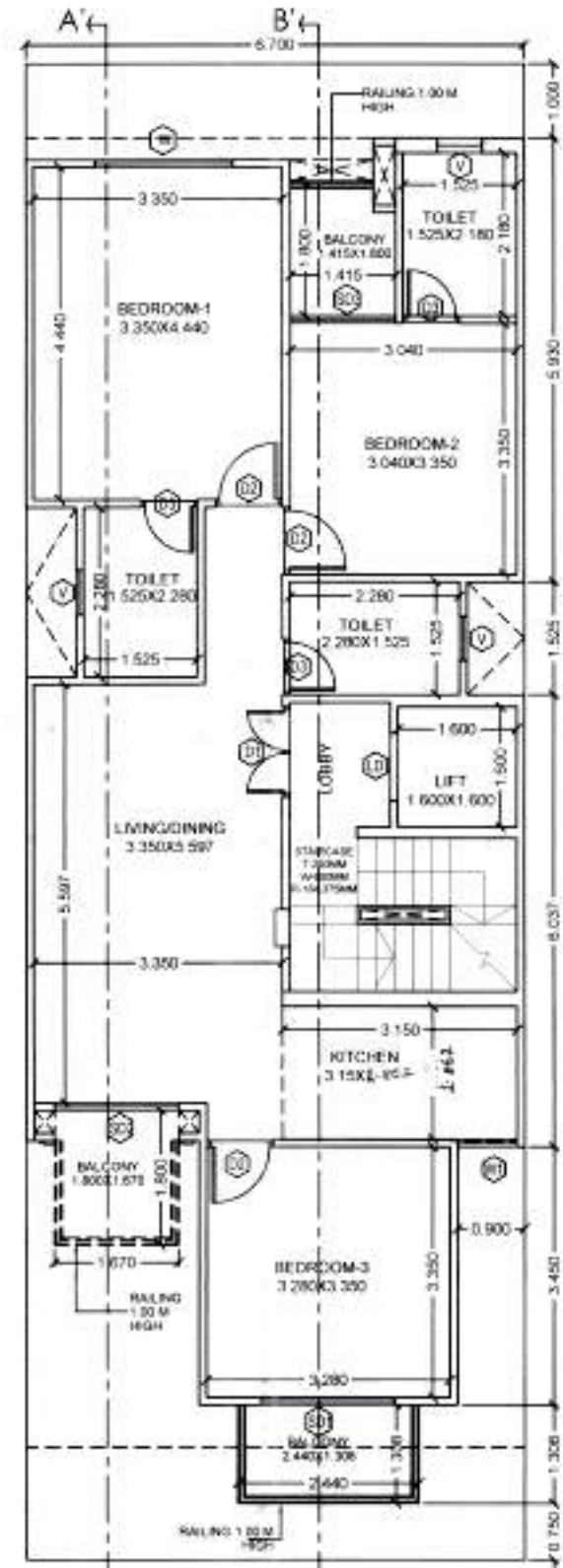
SITE PLAN  
ROAD 9 MT WIDE  
LVL ± 0.0 MT



BASEMENT FLOOR PLAN



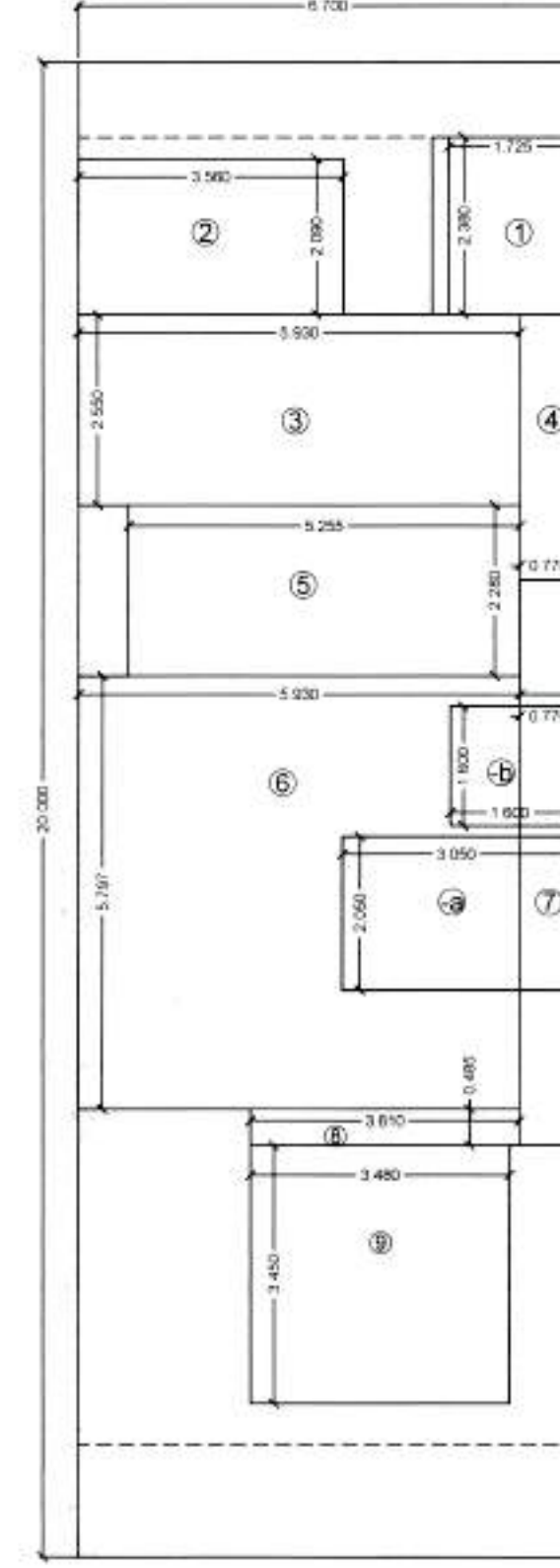
STILT FLOOR PLAN



1ST TO 4TH FLOOR PLAN



TERRACE FLOOR PLAN

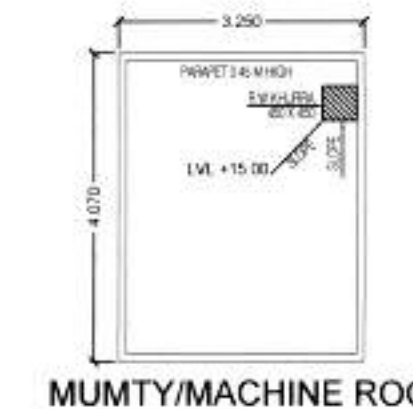


AREA DIAGRAM  
1ST TO 4TH FLOOR

OPENING SCHEDULE

| ITEM | TYPE | SIZE (M)    | NO. | UNIT | QTY |
|------|------|-------------|-----|------|-----|
| 1    | DOOR | 2.10 X 2.10 | 4   | NO.  | 4   |
| 2    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 3    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 4    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 5    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 6    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 7    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 8    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |
| 9    | DOOR | 1.80 X 2.10 | 4   | NO.  | 4   |

STILT AREA DIAGRAM



MUMTY/MACHINE ROOM

AREA CALCULATIONS

| ITEM | DESCRIPTION                       | AREA (SQ. M)             |
|------|-----------------------------------|--------------------------|
| 1    | TOTAL PLOT AREA                   | 6.700 X 20.000 = 134.000 |
| 2    | PERMISSIBLE FAR @ 2.0             | 268.000                  |
| 3    | PURCHASABLE FAR @ 2.64            | 353.760                  |
| 4    | PROPOSED FAR @ 2.659              | 352.373                  |
| 5    | PERMISSIBLE GROUND COVERAGE @ 75% | 100.500                  |
| 6    | PROPOSED GROUND COVERAGE @ 70.27% | 94.164                   |

AREA OF STILT FLOOR

| ITEM | L     | X | B     | X | FACTOR | X | NO    | = | SQ. MT |
|------|-------|---|-------|---|--------|---|-------|---|--------|
| 1    | 1.800 | X | 1.750 | X | 1.0    | X | 1     | = | 3.150  |
| 2    | 3.250 | X | 2.400 | X | 1.0    | X | 1     | = | 7.800  |
|      |       |   |       |   |        |   | TOTAL | = | 10.950 |

AREA OF TYPICAL FLOOR

| ITEM | L     | X | B     | X | FACTOR | X | NO    | = | SQ. MT |
|------|-------|---|-------|---|--------|---|-------|---|--------|
| 1    | 1.725 | X | 2.380 | X | 1.0    | X | 1     | = | 4.106  |
| 2    | 3.500 | X | 2.050 | X | 1.0    | X | 1     | = | 7.175  |
| 3    | 5.930 | X | 2.550 | X | 1.0    | X | 1     | = | 15.122 |
| 4    | 0.770 | X | 3.550 | X | 1.0    | X | 1     | = | 2.734  |
| 5    | 5.255 | X | 2.280 | X | 1.0    | X | 1     | = | 11.981 |
| 6    | 5.930 | X | 5.797 | X | 1.0    | X | 1     | = | 34.376 |
| 7    | 0.770 | X | 6.037 | X | 1.0    | X | 1     | = | 4.648  |
| 8    | 3.485 | X | 3.610 | X | 1.0    | X | 1     | = | 12.591 |
| 9    | 3.480 | X | 3.450 | X | 1.0    | X | 1     | = | 12.006 |
|      |       |   |       |   |        |   | TOTAL | = | 94.164 |

DEDUCTIONS

| ITEM | L     | X | B     | X | FACTOR | X | NO    | = | SQ. MT |
|------|-------|---|-------|---|--------|---|-------|---|--------|
| a    | 3.050 | X | 2.050 | X | 1.0    | X | 1     | = | 6.253  |
| b    | 1.500 | X | 1.500 | X | 1.0    | X | 1     | = | 2.250  |
|      |       |   |       |   |        |   | TOTAL | = | 8.503  |

TOTAL FAR AREA + TOTAL ADDITIONS - TOTAL DEDUCTION = 85.351

AREA OF STAIRCASE + LIFT

| ITEM | L     | X | B     | X | FACTOR | X | NO    | = | SQ. MT |
|------|-------|---|-------|---|--------|---|-------|---|--------|
| ST   | 3.050 | X | 2.050 | X | 1.0    | X | 1     | = | 6.253  |
| LIFT | 1.500 | X | 1.500 | X | 1.0    | X | 1     | = | 2.250  |
|      |       |   |       |   |        |   | TOTAL | = | 8.503  |

AREA OF TYPICAL FLOOR + STAIRCASE + LIFT = 94.164

FAR AREA DETAILS

| ITEM | DESCRIPTION                | AREA (SQ. M) |
|------|----------------------------|--------------|
| 1    | TOTAL AREA OF STILT FLOOR  | 10.950       |
| 2    | TOTAL AREA OF FIRST FLOOR  | 85.351       |
| 3    | TOTAL AREA OF SECOND FLOOR | 85.351       |
| 4    | TOTAL AREA OF THIRD FLOOR  | 85.351       |
| 5    | TOTAL AREA OF FOURTH FLOOR | 85.351       |
| 6    | TOTAL FAR AREA             | 352.373      |

AREA OF MUMTY & MACHINE ROOM

| ITEM | L     | X | B     | X | FACTOR | X | NO    | = | SQ. MT |
|------|-------|---|-------|---|--------|---|-------|---|--------|
| 1    | 3.250 | X | 4.070 | X | 1.0    | X | 1     | = | 13.228 |
|      |       |   |       |   |        |   | TOTAL | = | 13.228 |

AREA OF STILT FLOOR FOR PARKING

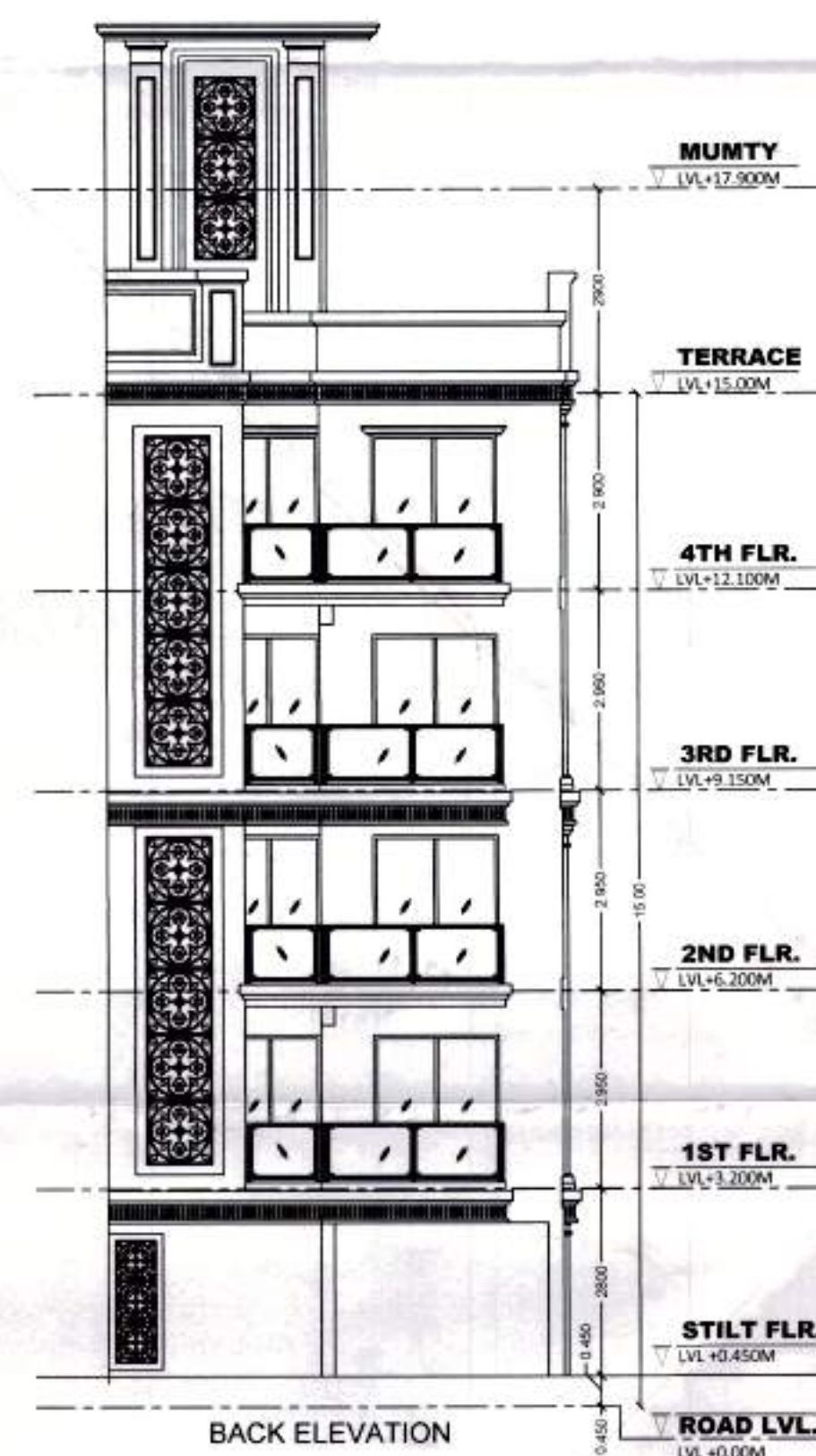
| ITEM | DESCRIPTION                 | AREA (SQ. M) |
|------|-----------------------------|--------------|
| 1    | TOTAL PROP. GROUND COVERAGE | 94.164       |

BUILT UP AREA DETAILS

| ITEM | DESCRIPTION                                    | AREA (SQ. M) |
|------|--|--------------|
| 1    | TOTAL AREA OF BASEMENT FLOOR                   | 117.250      |
| 2    | TOTAL AREA OF STILT FLOOR                      | 94.164       |
| 3    | TOTAL AREA OF FIRST FLOOR + AREA OF STAIRCASE  | 91.604       |
| 4    | TOTAL AREA OF SECOND FLOOR + AREA OF STAIRCASE | 91.604       |
| 5    | TOTAL AREA OF THIRD FLOOR + AREA OF STAIRCASE  | 91.604       |
| 6    | TOTAL AREA OF FOURTH FLOOR + AREA OF STAIRCASE | 91.604       |
| 7    | TOTAL AREA OF MUMTY & MACHINE ROOM             | 13.228       |
| 8    | TOTAL BUILT UP AREA                            | 591.037      |

AREA OF BASEMENT

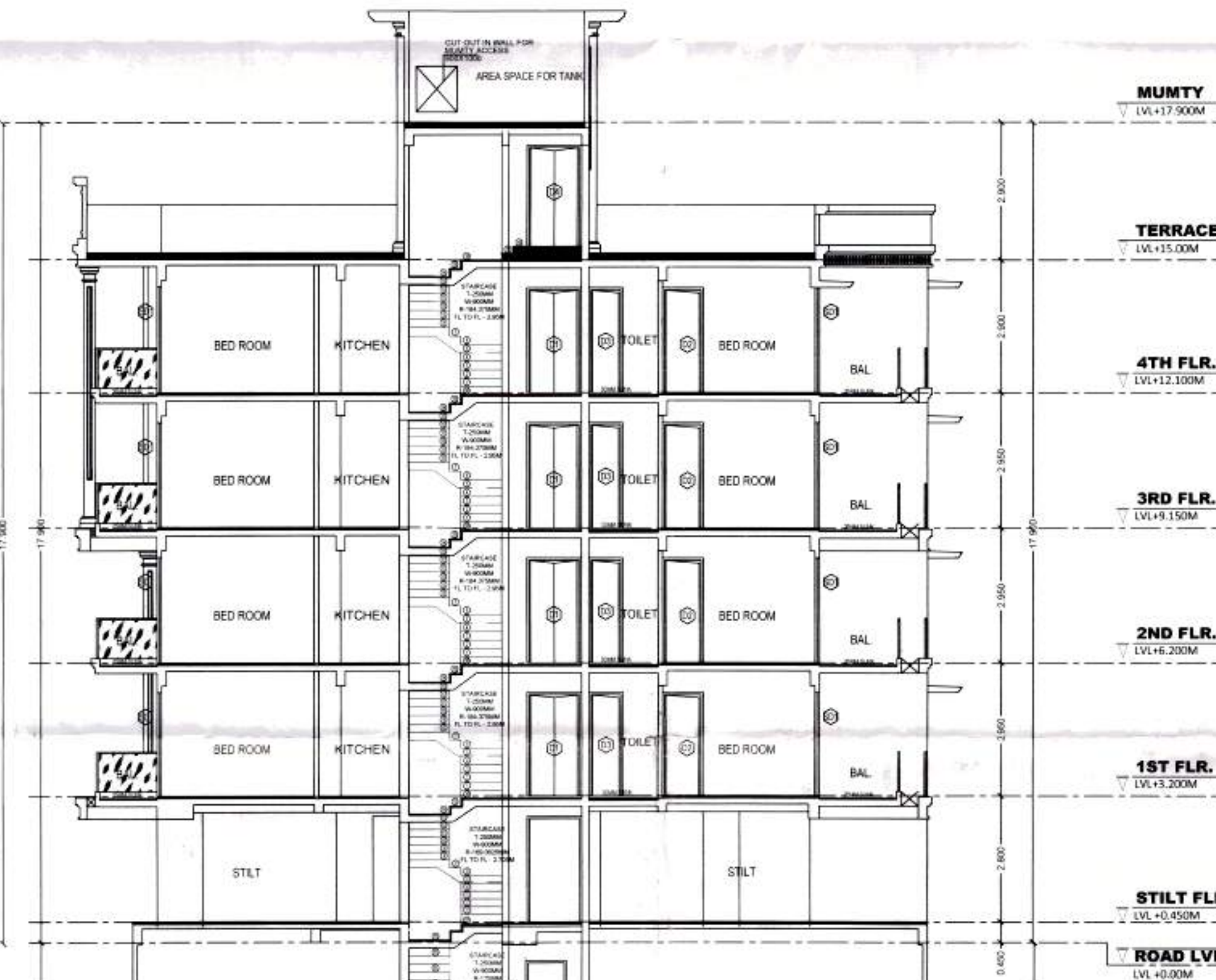
| ITEM | L     | X | B      | X | FACTOR | X | NO    | = | SQ. MT  |
|------|-------|---|--------|---|--------|---|-------|---|---------|
| 1    | 6.700 | X | 17.500 | X | 1.0    | X | 1     | = | 117.250 |
|      |       |   |        |   |        |   | TOTAL | = | 117.250 |



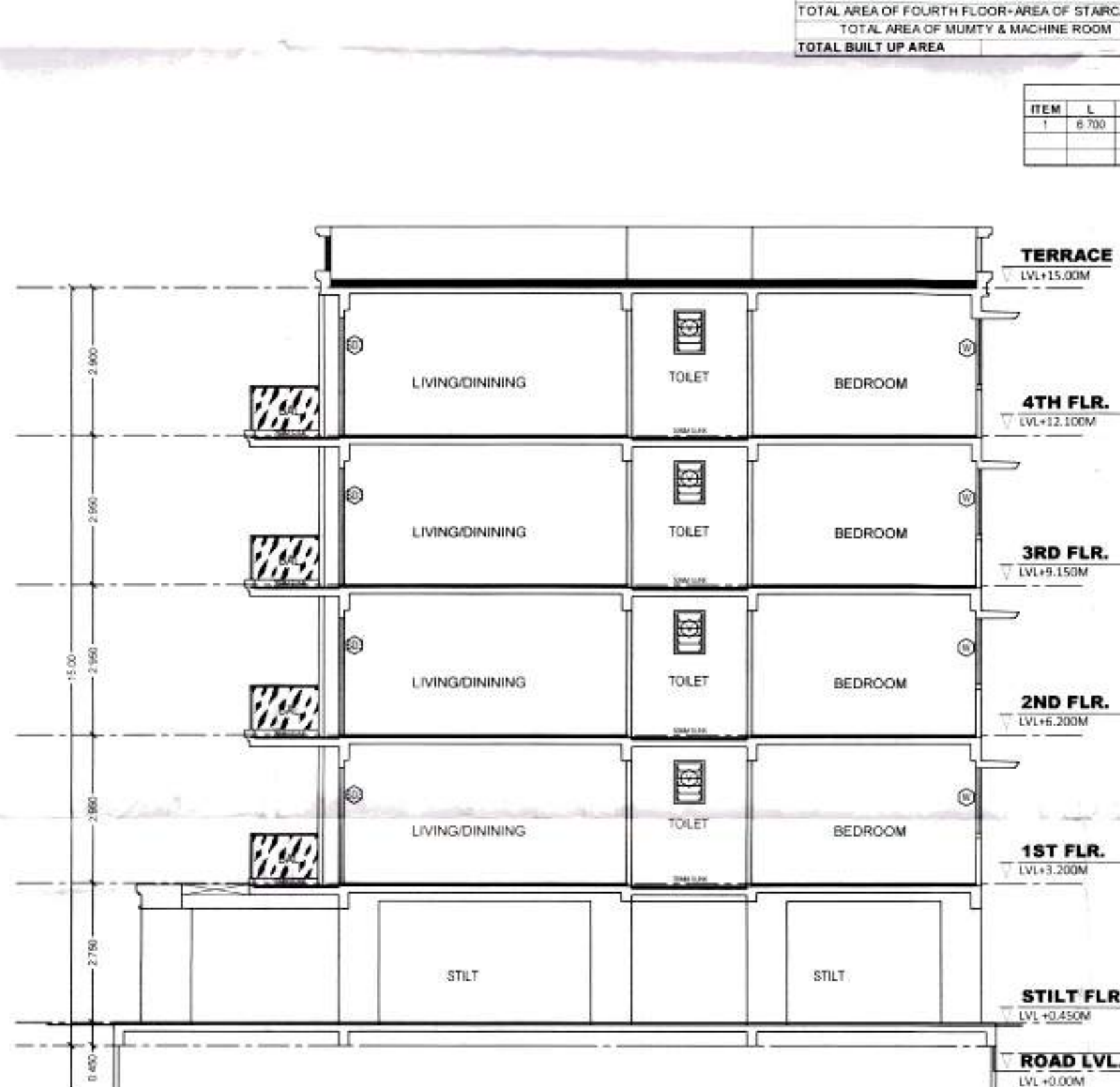
BACK ELEVATION



FRONT ELEVATION



SECTION-B-B



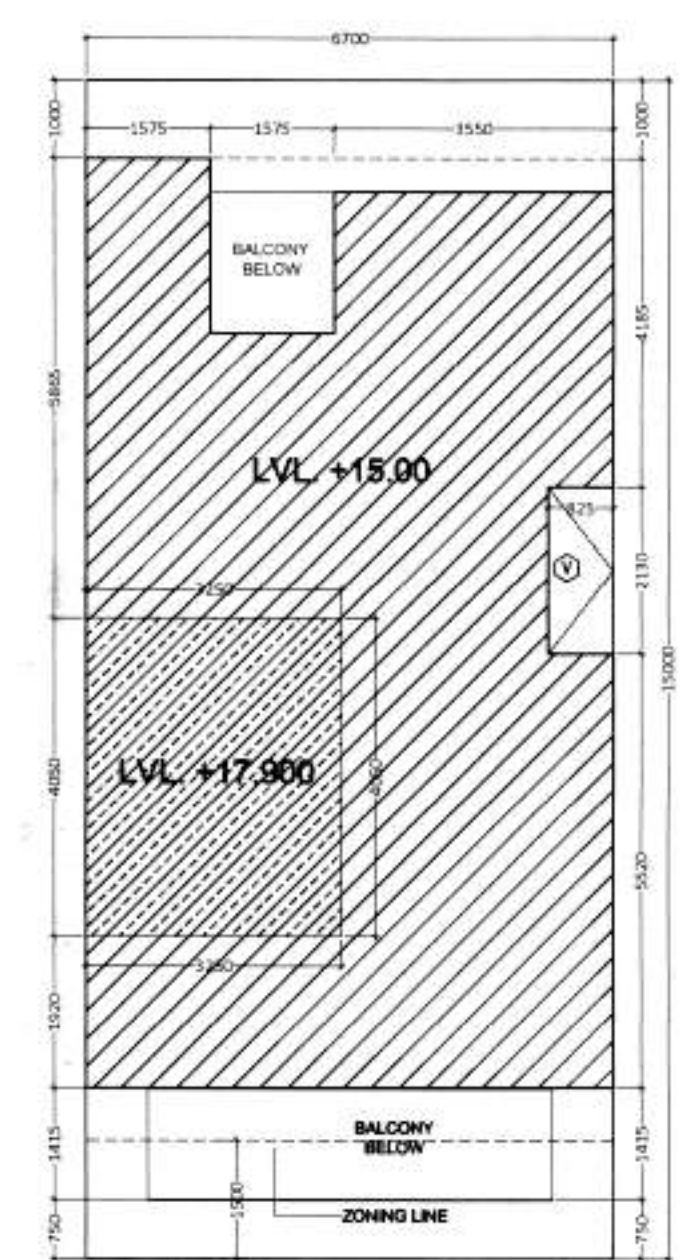
SECTION-A-A

- NOTE:
1. WALLS WILL BE IN BLOCK WORK AND 100MM/200MM THICK
  2. TOILET WILL BE MECHANICALLY VENTILATED
  3. ADJACENT PLOTS WILL BE AS MIRROR LAYOUT

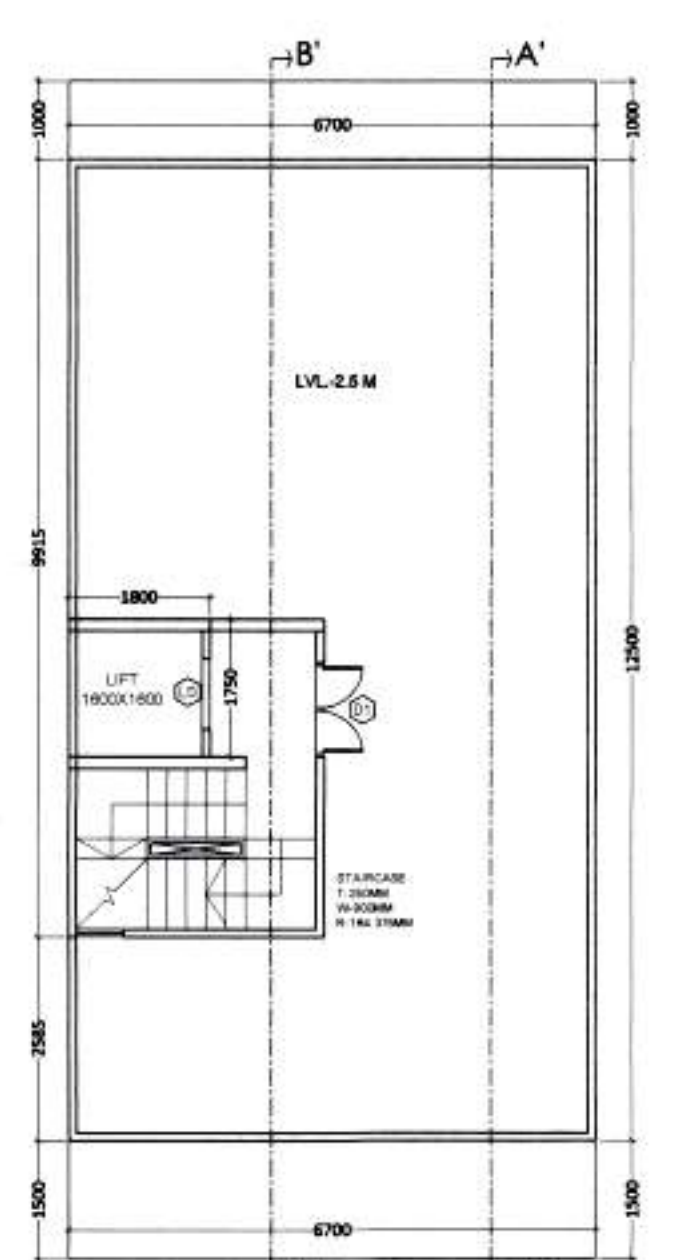
PROJECT:  
PROPOSED BUILDING PLAN OF PLOT NO. 132, 134, 136, 138, 140, 143, 145, 159, 161, 163, 165, 166, 168, 170, 172, 174, TYPE-B FOR PLOTTED COLONY UNDER DDA, SECTOR-37D, L.C. NO. 80 OF 2021 DATED 05.03.2021 & L.C. NO. 80 OF 2023 DATED 22.03.2023 TO BECOME TOTAL AREA OF 22.262 ACRES IN GURUGRAM DEVELOPED BY SIGNATURE GLOBAL DEVELOPERS PVT. LTD.



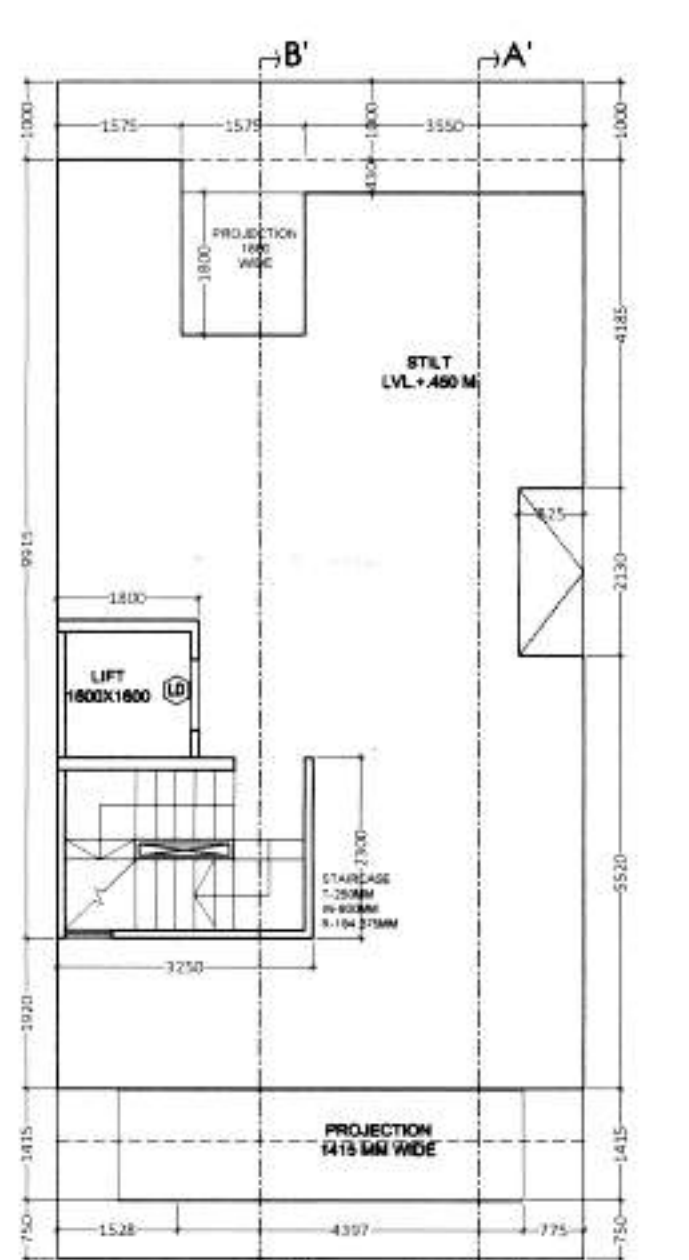




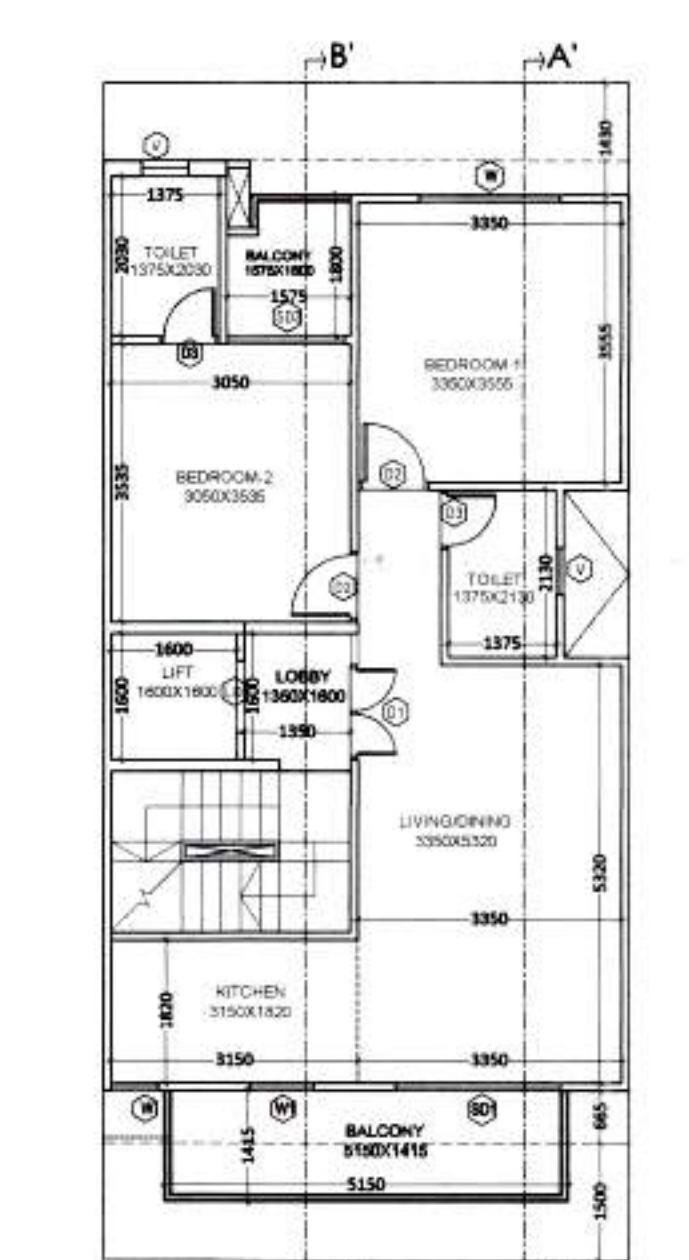
SITE PLAN  
9M. WIDE ROAD  
ROAD LVL. ±00



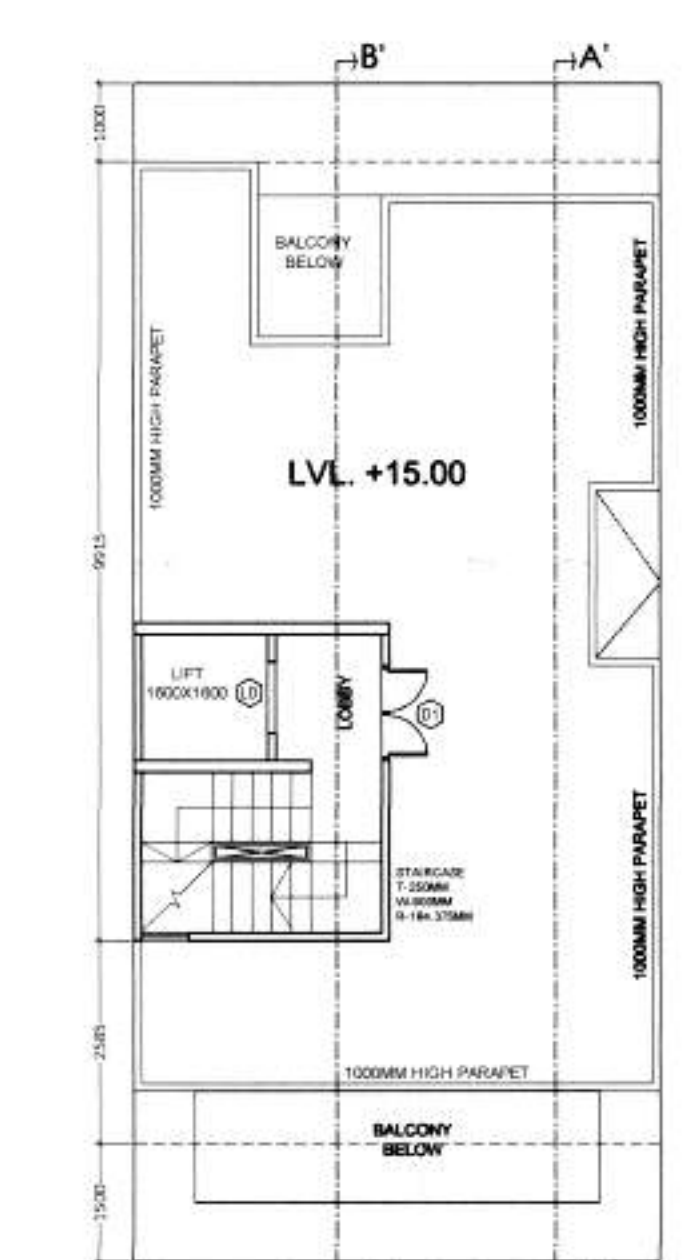
BASEMENT PLAN



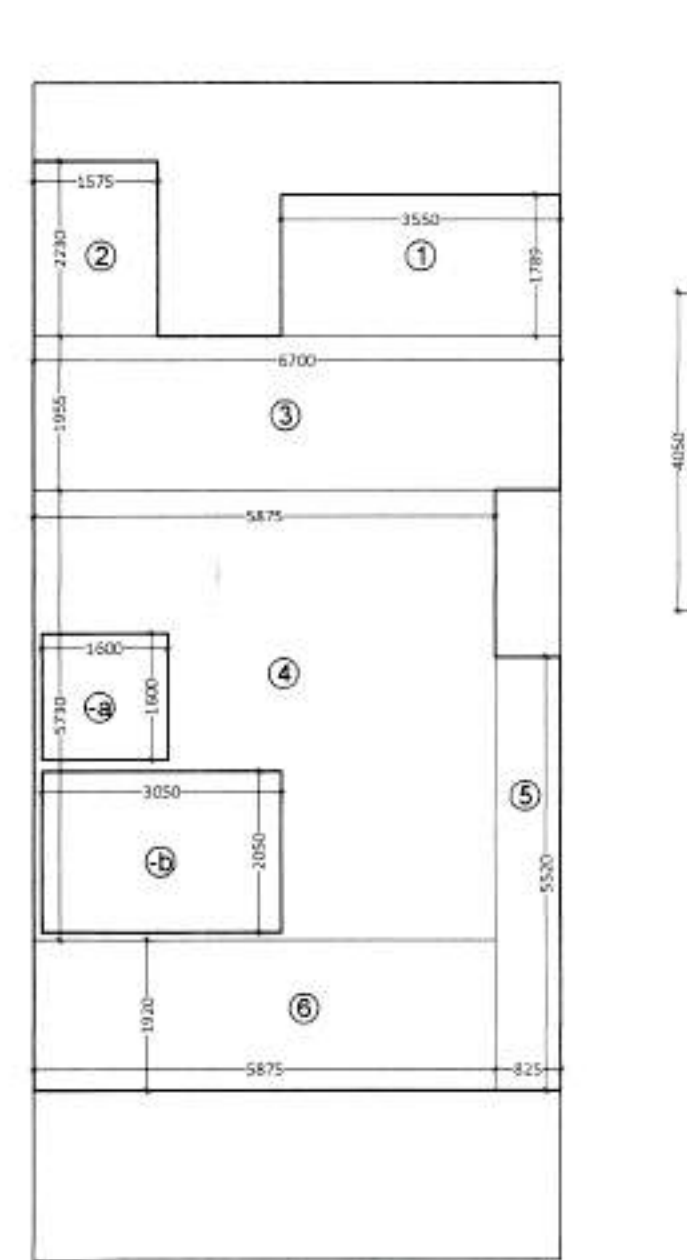
STILT FLOOR PLAN



TYPICAL FLOOR PLAN  
(1ST TO 4TH FLOOR)



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN  
(1ST TO 4TH FLOOR)  
AREA DIAGRAM

| AREA OF BASEMENT |       |   |        |   |        |   |    |   |        |
|------------------|-------|---|--------|---|--------|---|----|---|--------|
| ITEM             | L     | X | B      | X | FACTOR | X | NO | = | SQ. MT |
| 1                | 6.700 | x | 12.500 | x | 1.0    | x | 1  | = | 83.750 |
| TOTAL            |       |   |        |   |        |   |    |   | 83.750 |

| AREA CALCULATIONS |       |   |        |   |     |   |   |   |         |
|-------------------|-------|---|--------|---|-----|---|---|---|---------|
| TOTAL PLOT AREA   |       |   |        |   |     |   |   |   |         |
| 1                 | 6.700 | x | 12.500 | x | 1.0 | x | 1 | = | 100.500 |
| 2                 | 1.500 | x | 2.500  | x | 1.0 | x | 1 | = | 200.213 |
| TOTAL             |       |   |        |   |     |   |   |   |         |
| TOTAL             |       |   |        |   |     |   |   |   | 12.458  |

| AREA OF STILT FLOOR |       |   |       |   |        |   |    |   |        |
|---------------------|-------|---|-------|---|--------|---|----|---|--------|
| ITEM                | L     | X | B     | X | FACTOR | X | NO | = | SQ. MT |
| 1                   | 1.800 | x | 3.000 | x | 1.0    | x | 1  | = | 2.250  |
| 2                   | 1.450 | x | 2.300 | x | 1.0    | x | 1  | = | 3.325  |
| TOTAL               |       |   |       |   |        |   |    |   | 10.625 |

| AREA OF TYPICAL FLOOR |       |   |       |   |        |   |    |   |        |
|-----------------------|-------|---|-------|---|--------|---|----|---|--------|
| ADDITIONS             |       |   |       |   |        |   |    |   |        |
| ITEM                  | L     | X | B     | X | FACTOR | X | NO | = | SQ. MT |
| 1                     | 3.550 | x | 1.750 | x | 1.0    | x | 1  | = | 6.251  |
| 2                     | 1.975 | x | 2.750 | x | 1.0    | x | 1  | = | 5.512  |
| 3                     | 6.700 | x | 1.955 | x | 1.0    | x | 1  | = | 13.099 |
| 4                     | 5.875 | x | 5.730 | x | 1.0    | x | 1  | = | 33.664 |
| 5                     | 0.902 | x | 3.900 | x | 1.0    | x | 1  | = | 4.554  |
| 6                     | 5.975 | x | 1.900 | x | 1.0    | x | 1  | = | 11.250 |
| TOTAL                 |       |   |       |   |        |   |    |   | 72.459 |

| DEDUCTIONS |       |   |       |   |        |   |    |   |        |
|------------|-------|---|-------|---|--------|---|----|---|--------|
| ITEM       | L     | X | B     | X | FACTOR | X | NO | = | SQ. MT |
| 1          | 1.800 | x | 1.900 | x | 1.0    | x | 1  | = | 2.560  |
| 2          | 3.950 | x | 2.950 | x | 1.0    | x | 1  | = | 6.253  |
| TOTAL      |       |   |       |   |        |   |    |   | 8.813  |

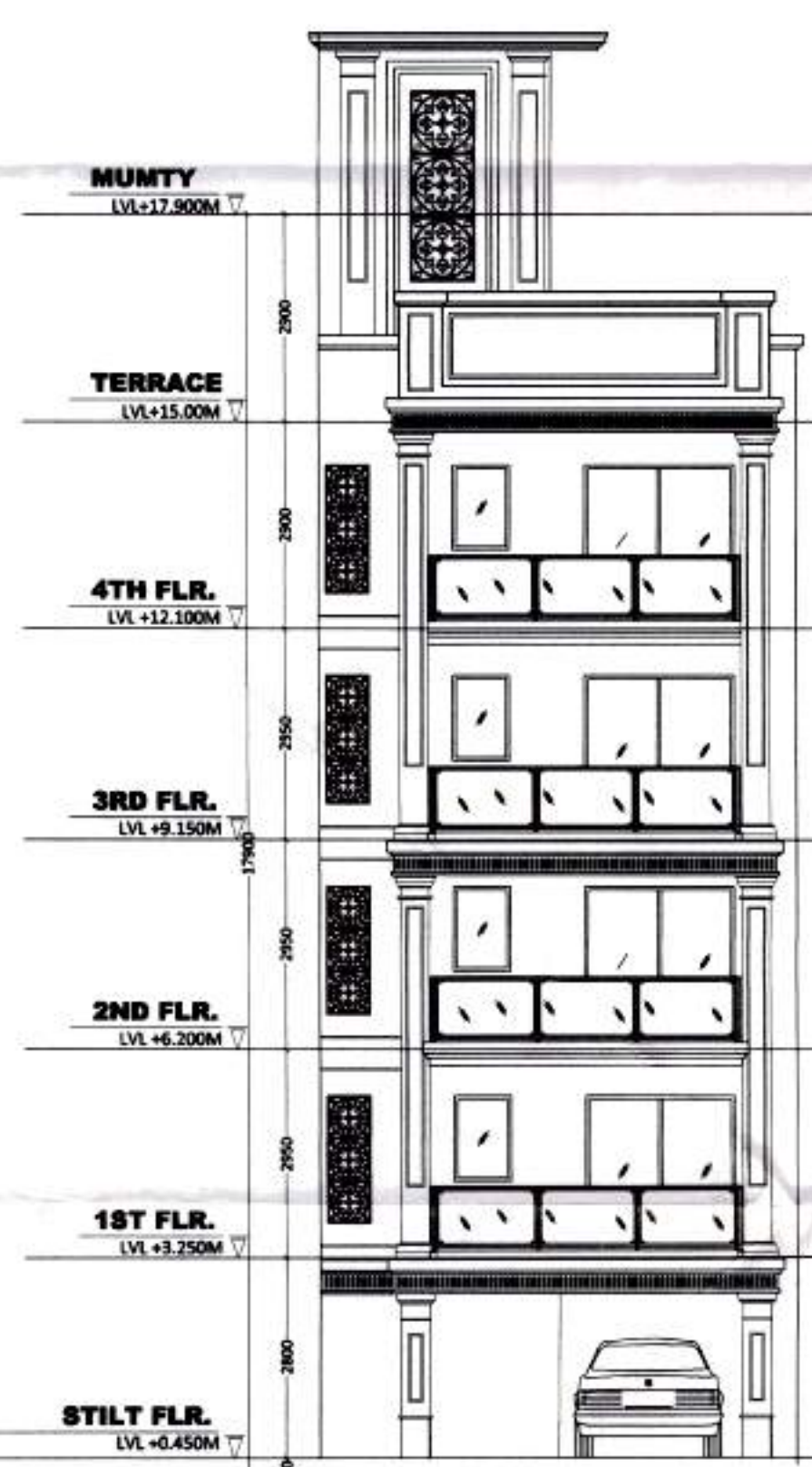
| TOTAL FAR AREA + TOTAL ADDITIONS - TOTAL DEDUCTION |  |  |  |  |  |  |  |  |        |
|--|--|--|--|--|--|--|--|--|--------|
| TOTAL FAR AREA                                     |  |  |  |  |  |  |  |  | 63.647 |

| AREA OF STAIRCASE + LIFT |       |   |       |   |        |   |    |   |        |
|--------------------------|-------|---|-------|---|--------|---|----|---|--------|
| ITEM                     | L     | X | B     | X | FACTOR | X | NO | = | SQ. MT |
| 1                        | 1.800 | x | 1.900 | x | 1.0    | x | 1  | = | 2.560  |
| 2                        | 1.800 | x | 1.900 | x | 1.0    | x | 1  | = | 2.560  |
| TOTAL                    |       |   |       |   |        |   |    |   | 5.120  |

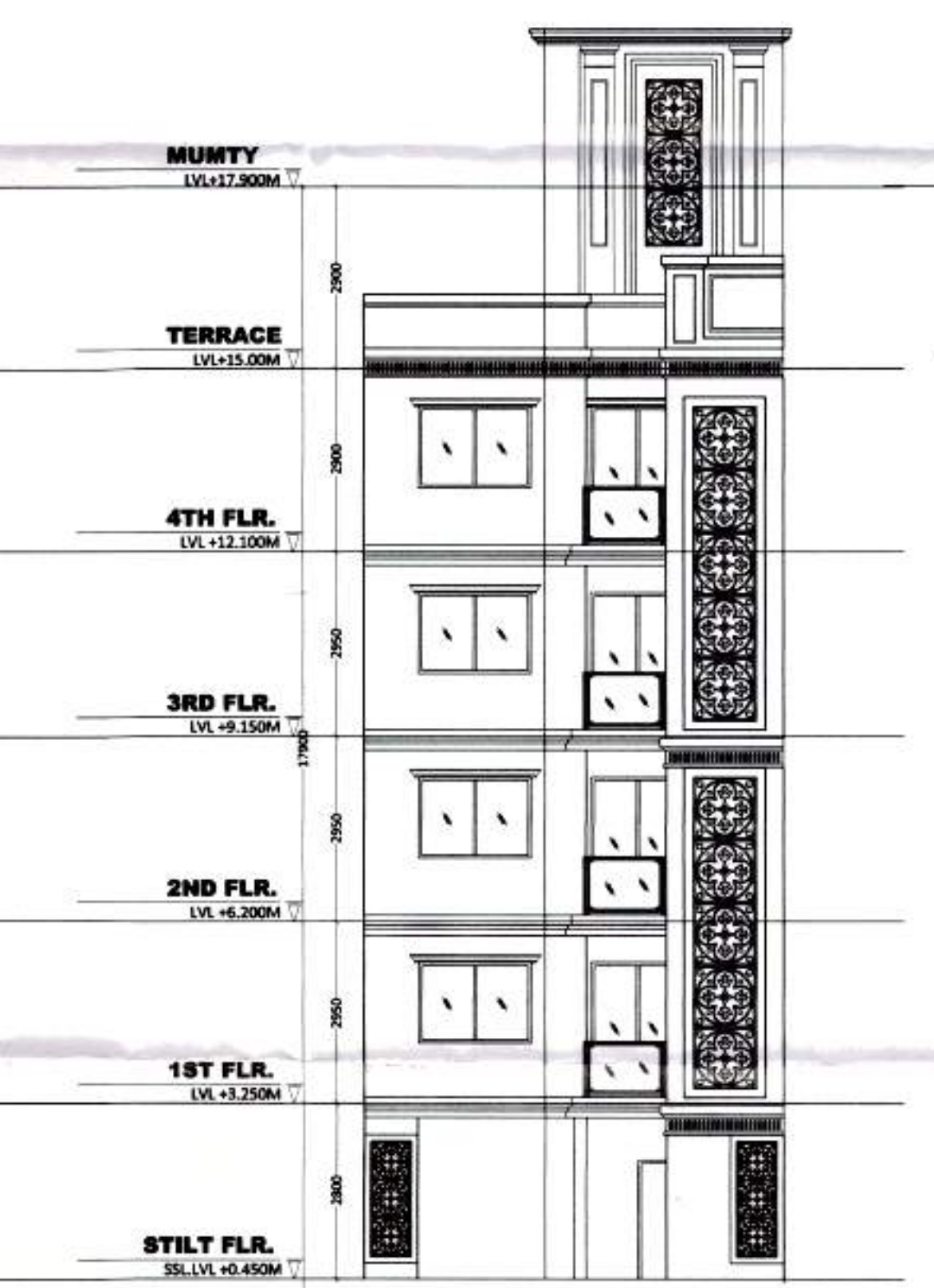
| GROUND COVERAGE                          |  |  |  |  |  |  |  |  |        |
|--|--|--|--|--|--|--|--|--|--------|
| AREA OF TYPICAL FLOOR + STAIRCASE + LIFT |  |  |  |  |  |  |  |  |        |
| TOTAL                                    |  |  |  |  |  |  |  |  | 77.459 |

| TOTAL AREA OF BASEMENT FLOOR        |  |  |  |  |  |  |  |  |              |
|-------------------------------------|--|--|--|--|--|--|--|--|--------------|
| TOTAL AREA OF FIRST FLOOR           |  |  |  |  |  |  |  |  |              |
| TOTAL AREA OF SECOND FLOOR          |  |  |  |  |  |  |  |  |              |
| TOTAL AREA OF THIRD FLOOR           |  |  |  |  |  |  |  |  |              |
| TOTAL AREA OF FOURTH FLOOR          |  |  |  |  |  |  |  |  |              |
| TOTAL FAR AREA                      |  |  |  |  |  |  |  |  |              |
| TOTAL FAR AREA (FAR + NON FAR AREA) |  |  |  |  |  |  |  |  | 649.165 SQ.M |

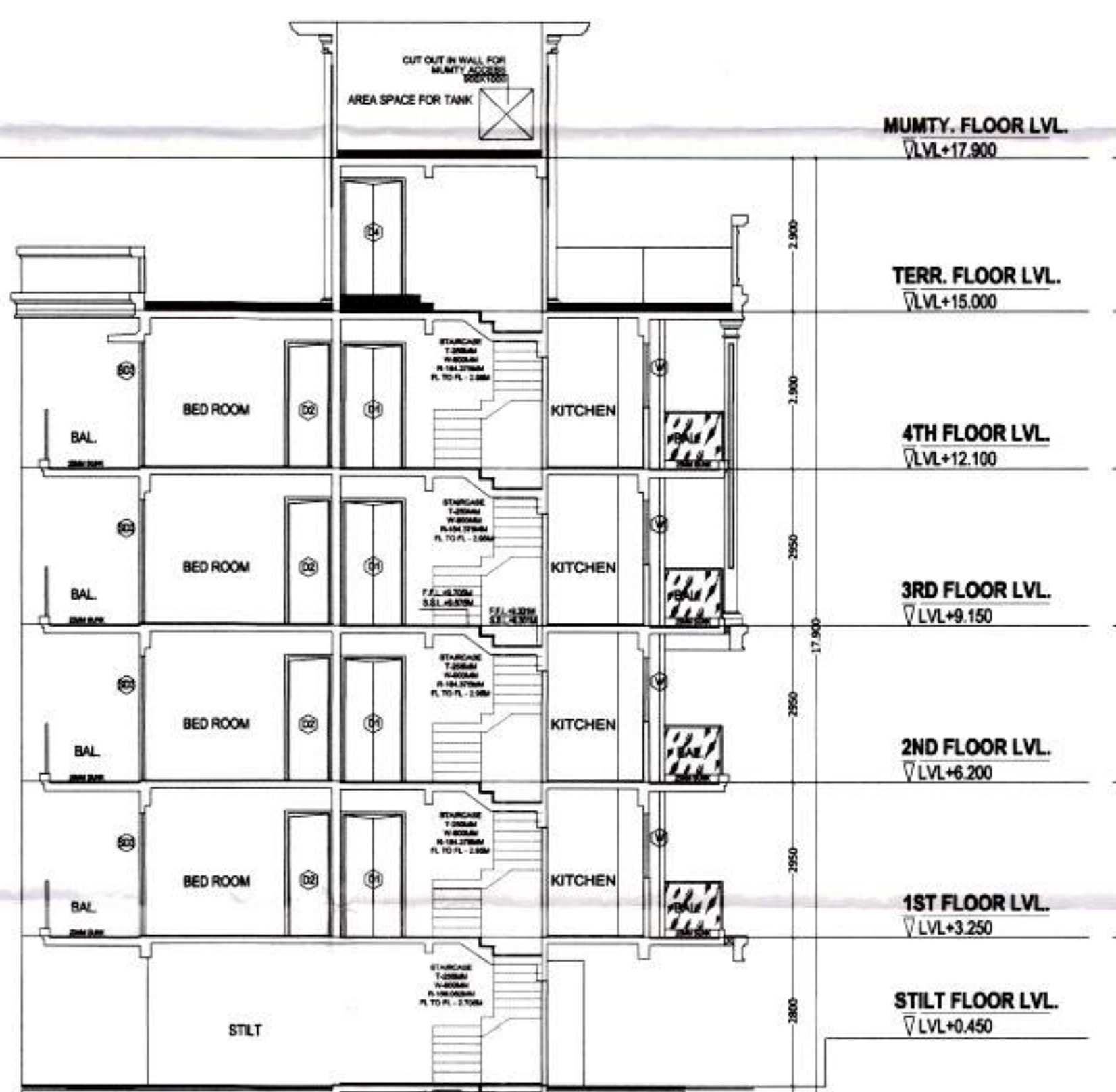
| MUMTY. FLOOR LVL.  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|
| TERR. FLOOR LVL.   |  |  |  |  |  |  |  |  |  |
| 4TH FLOOR LVL.     |  |  |  |  |  |  |  |  |  |
| 3RD FLOOR LVL.     |  |  |  |  |  |  |  |  |  |
| 2ND FLOOR LVL.     |  |  |  |  |  |  |  |  |  |
| 1ST FLOOR LVL.     |  |  |  |  |  |  |  |  |  |
| STILT FLOOR LVL.   |  |  |  |  |  |  |  |  |  |
| EXTERNAL ROAD LVL. |  |  |  |  |  |  |  |  |  |
| BASEMENT LVL.      |  |  |  |  |  |  |  |  |  |



FRONT ELEVATION



REAR ELEVATION



SECTION-B-B



SECTION-A-A

PROJECT:  
PROPOSED BUILDING PLAN OF PLOT NO. 01, 93, 95, 97, 99, 101, TYPE-C FOR PLOTTED COLONY UNDER DDAY  
SECTION-37D, (LC NO. 08 OF 2001 DATED 08/03/2001 & LC NO. 08 OF 2021 DATED 22/03/2021) IN A GRAMAM DEVELOPED BY  
SIGNATURE OF ARCHITECT/ENGINEER/PLT

ARCHITECTS: DRG. NO. - SIGTYPE-C

ARCHITECT'S SIGN: \_\_\_\_\_

OWNER'S SIGN: \_\_\_\_\_

ARCHITECT'S SIGN: \_\_\_\_\_