

From: dtp gurugram <dtppggn.buildingplan@gmail.com>

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

To: Vijay Pal <vijay.pal@signatureglobal.in>; Ravi Aggarwal <ravi@signatureglobal.in>; compliance <compliance@signatureglobal.in>; Sonu Patwari <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.

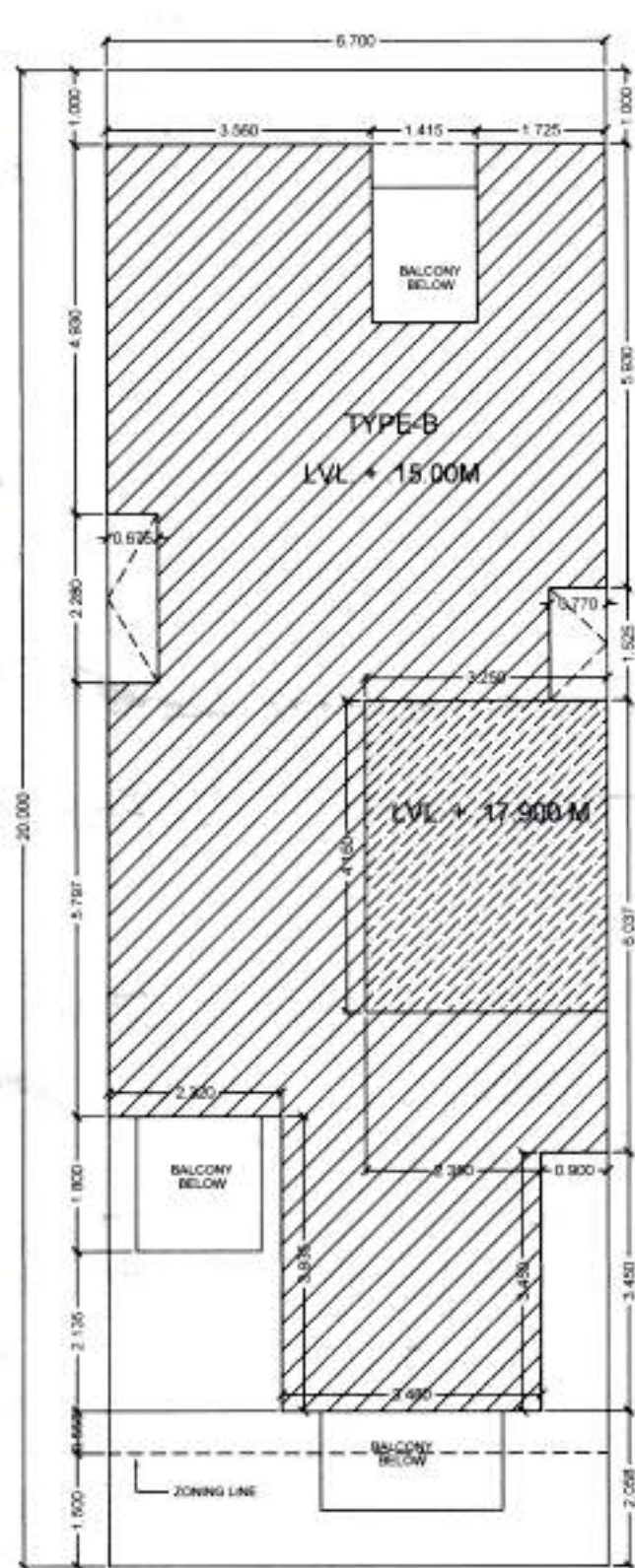
- 18** That you shall adhere to the guidelines issued by Director General, Town & Country Planning on 14.05.2015 (Circulated by this office on 27.05.2015) in reference to orders dated 10.04.2015 of Hon'ble National Green Tribunal in O.A. No. 21 of 2014 i.e. Vardhman Kaushik Vs. Union of India & Ors and 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.

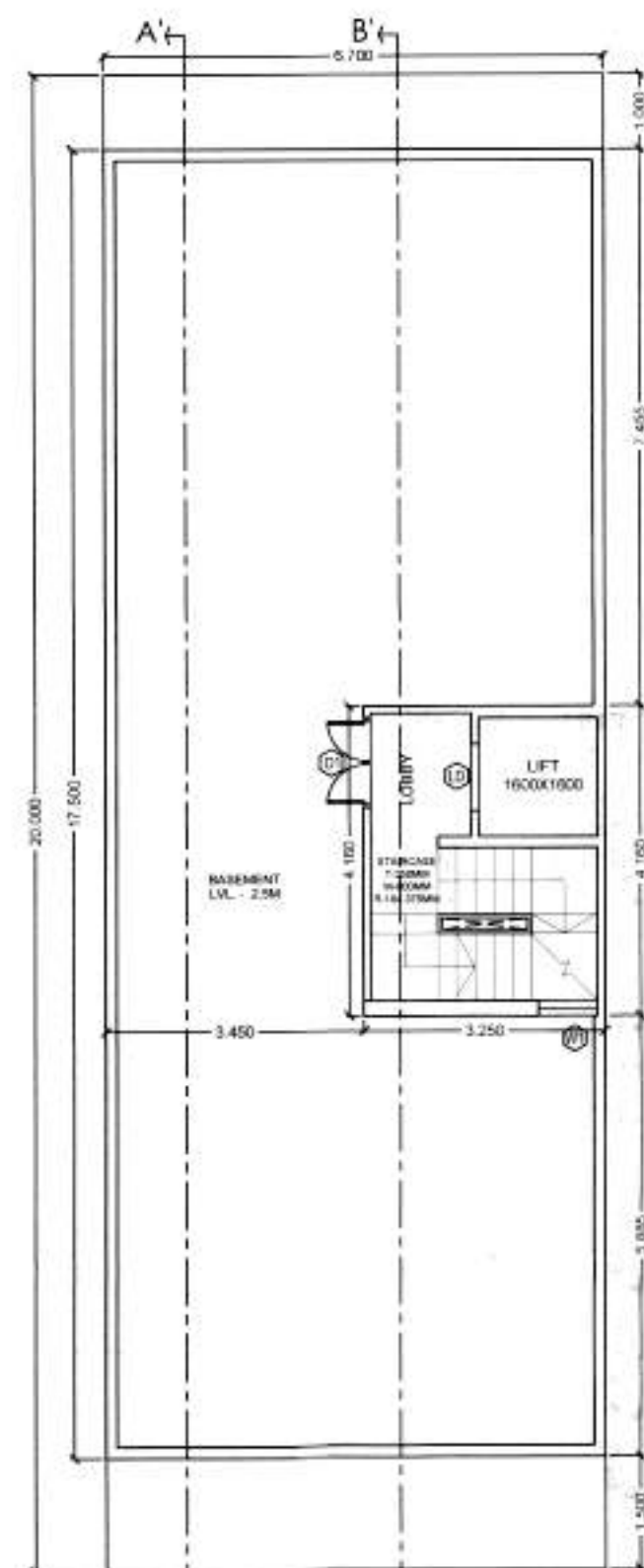
The copy of BRS-III shall also be endorsed to the Regional Officer of Haryana State Pollution Control Board, Gurugram.

With Regards

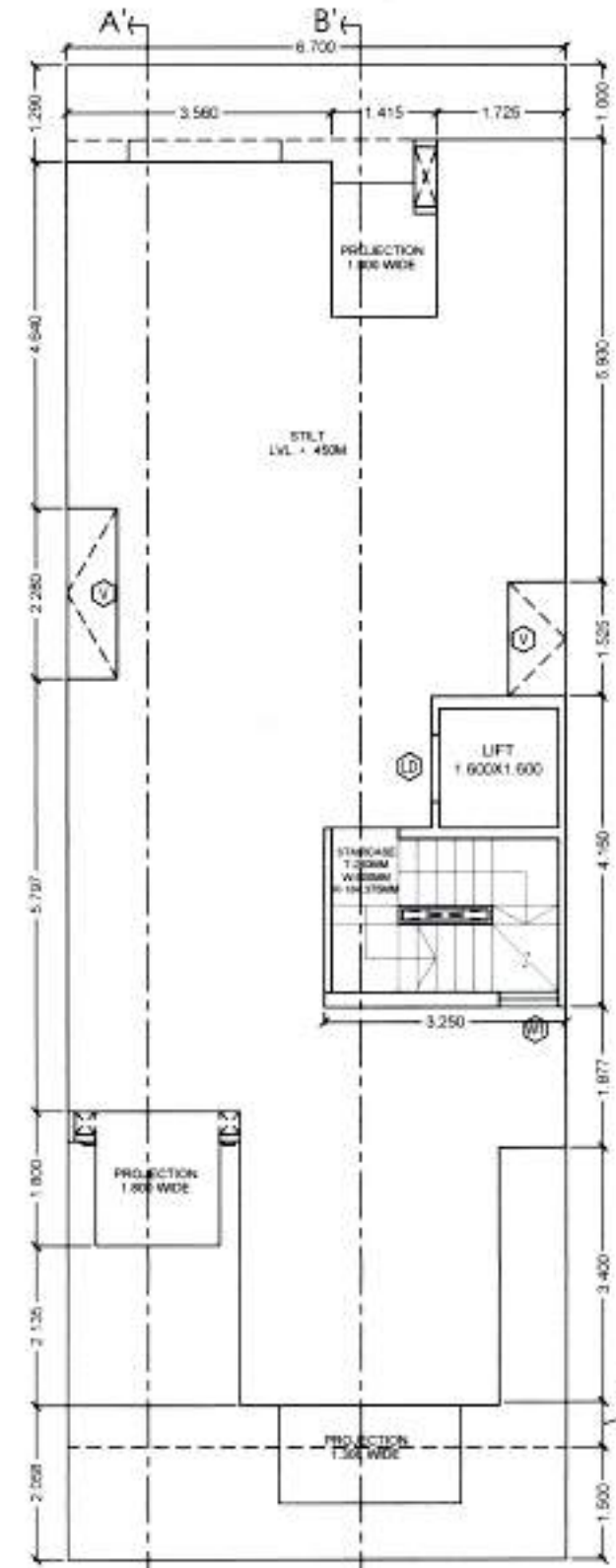
DTP (P), GGN.



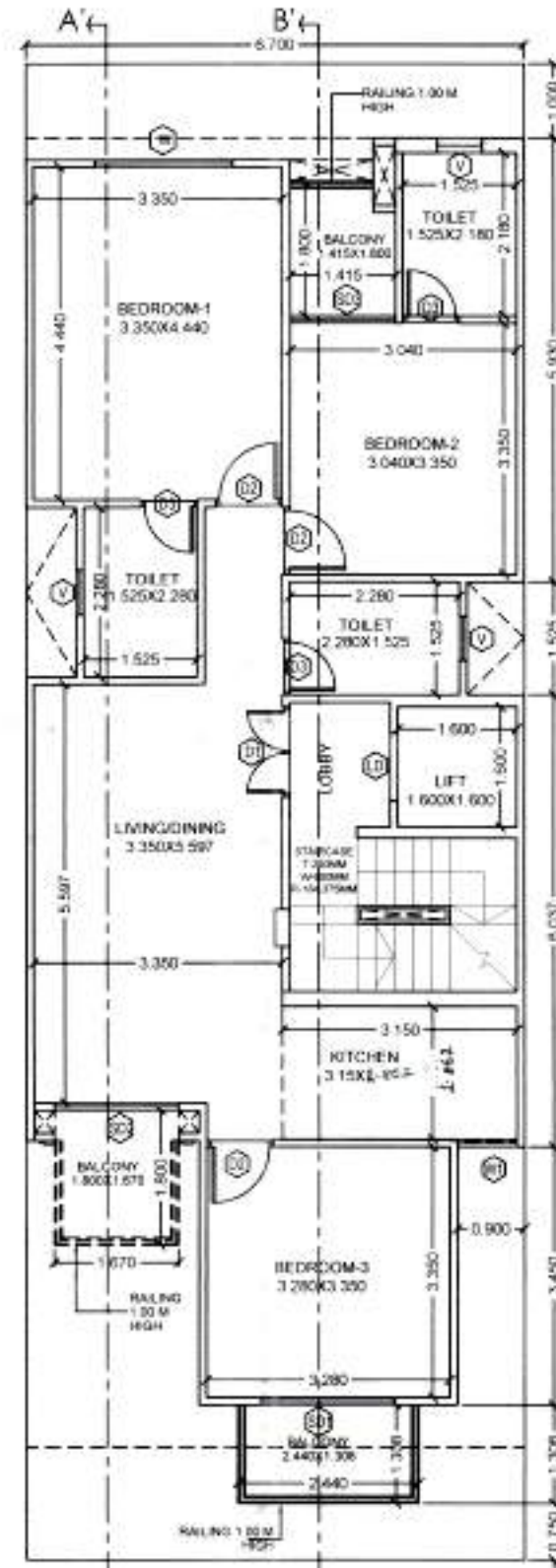
SITE PLAN
ROAD 9 MT WIDE
LVL ± 0.0 MT



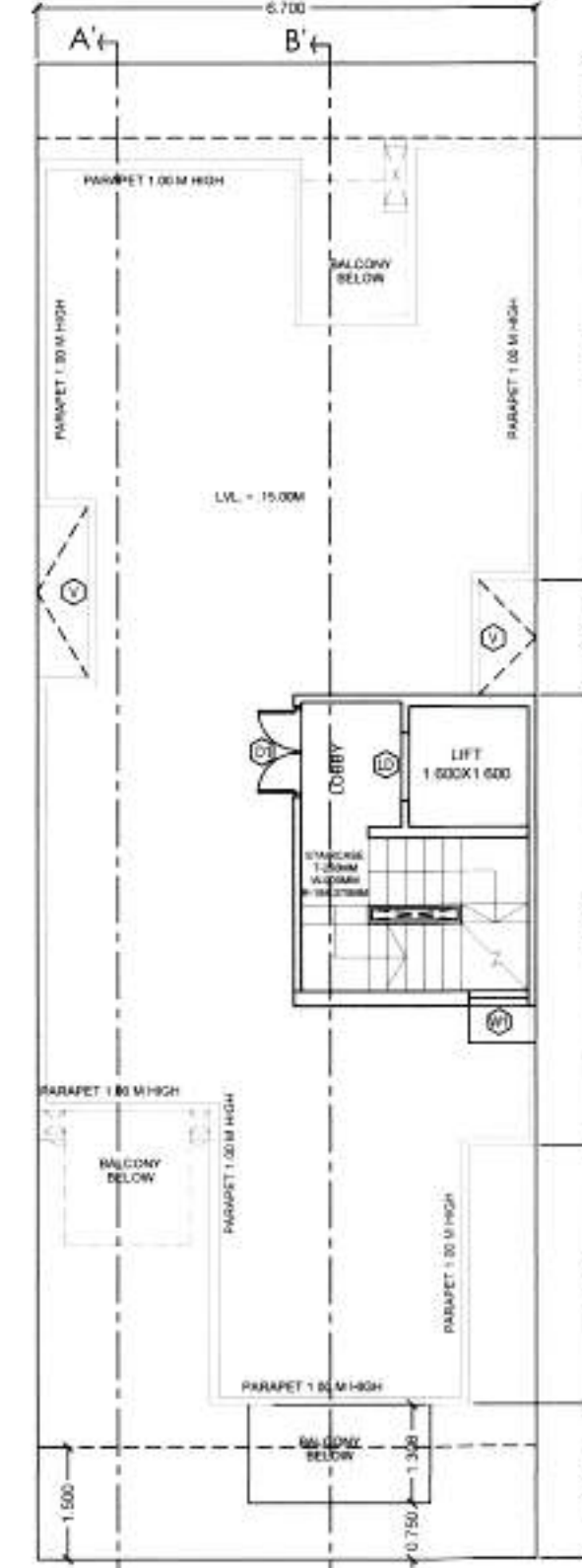
BASEMENT FLOOR PLAN



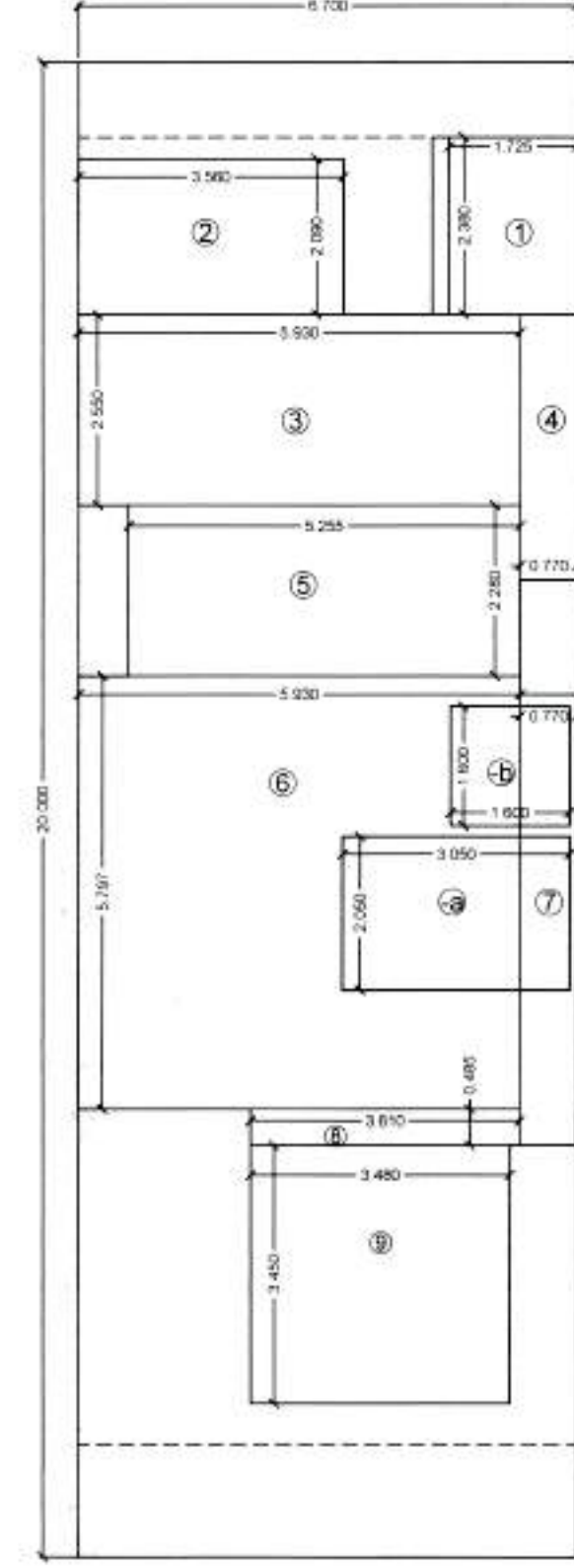
STILT FLOOR PLAN



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	117.250
2	PERMISSIBLE FAR @ 2.0	234.500
3	PURCHASABLE FAR @ 2.64	305.760
4	PROPOSED FAR @ 2.64	305.760
5	PERMISSIBLE GROUND COVERAGE @ 75%	100.500
6	PROPOSED GROUND COVERAGE @ 70.27%	82.760

AREA OF STILT FLOOR

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

AREA OF TYPICAL FLOOR

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
1	1.725	2.380	x	1.0	x	1	=	4.106
2	3.500	2.050	x	1.0	x	1	=	7.175
3	5.930	2.550	x	1.0	x	1	=	15.122
4	0.770	3.550	x	1.0	x	1	=	2.734
5	5.255	2.280	x	1.0	x	1	=	11.981
6	5.930	5.797	x	1.0	x	1	=	34.376
7	0.770	6.037	x	1.0	x	1	=	4.648
8	3.485	3.810	x	1.0	x	1	=	13.271
9	3.480	3.450	x	1.0	x	1	=	12.006
						TOTAL	=	94.164

DEDUCTIONS

ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
a	3.050	2.050	x	1.0	x	1	=	6.253
b	1.500	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	B	X	FACTOR	X	NO	=	SQ. MT
ST	3.050	2.050	x	1.0	x	1	=	6.253
LIFT	1.500	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	B	X	FACTOR	X	NO	=	SQ. MT
1	3.250	4.070	x	1.0	x	1	=	13.228
						TOTAL	=	13.228

AREA OF STILT FLOOR FOR PARKING

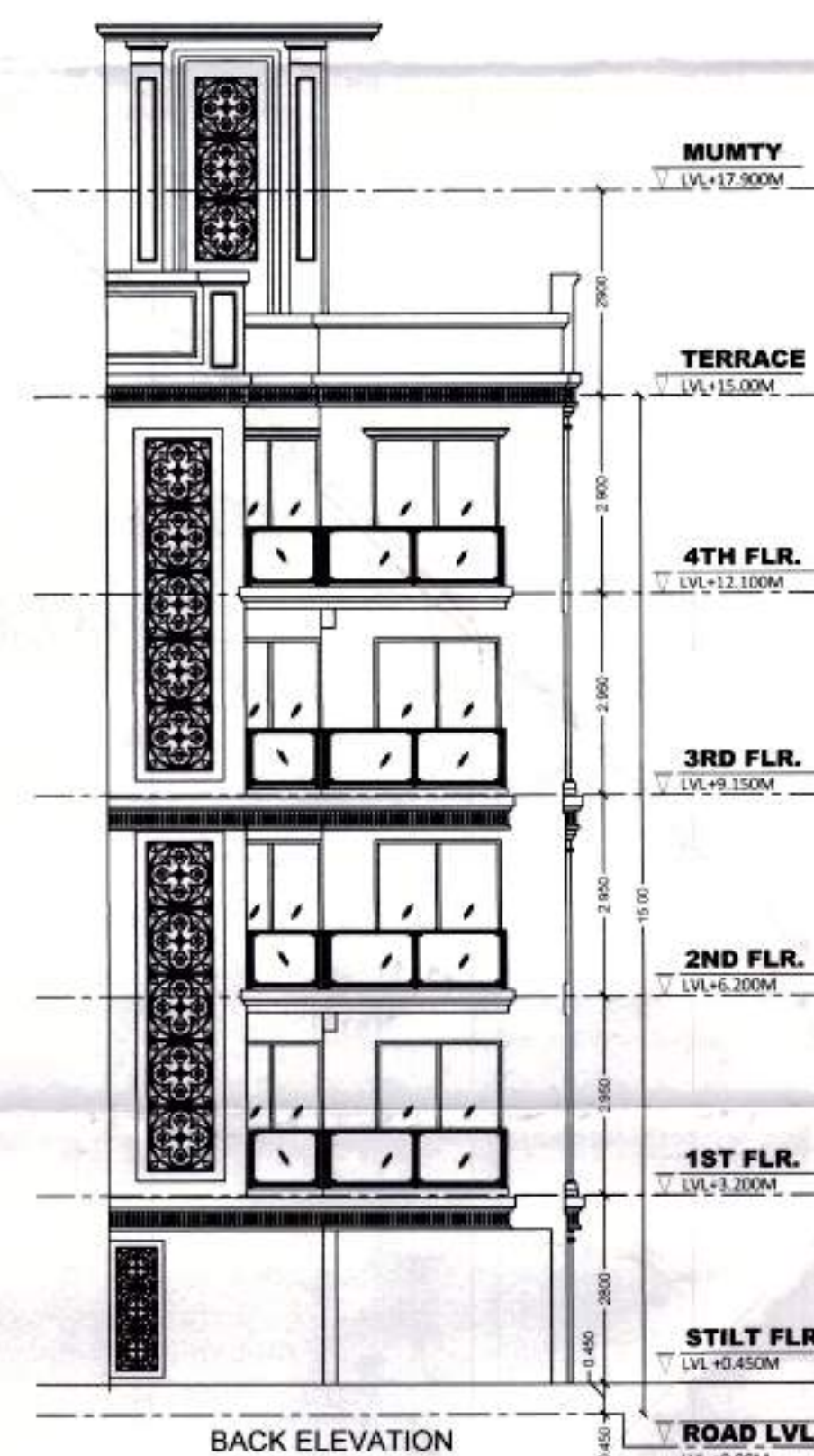
ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
1	3.250	4.070	x	1.0	x	1	=	13.228
						TOTAL	=	13.228

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

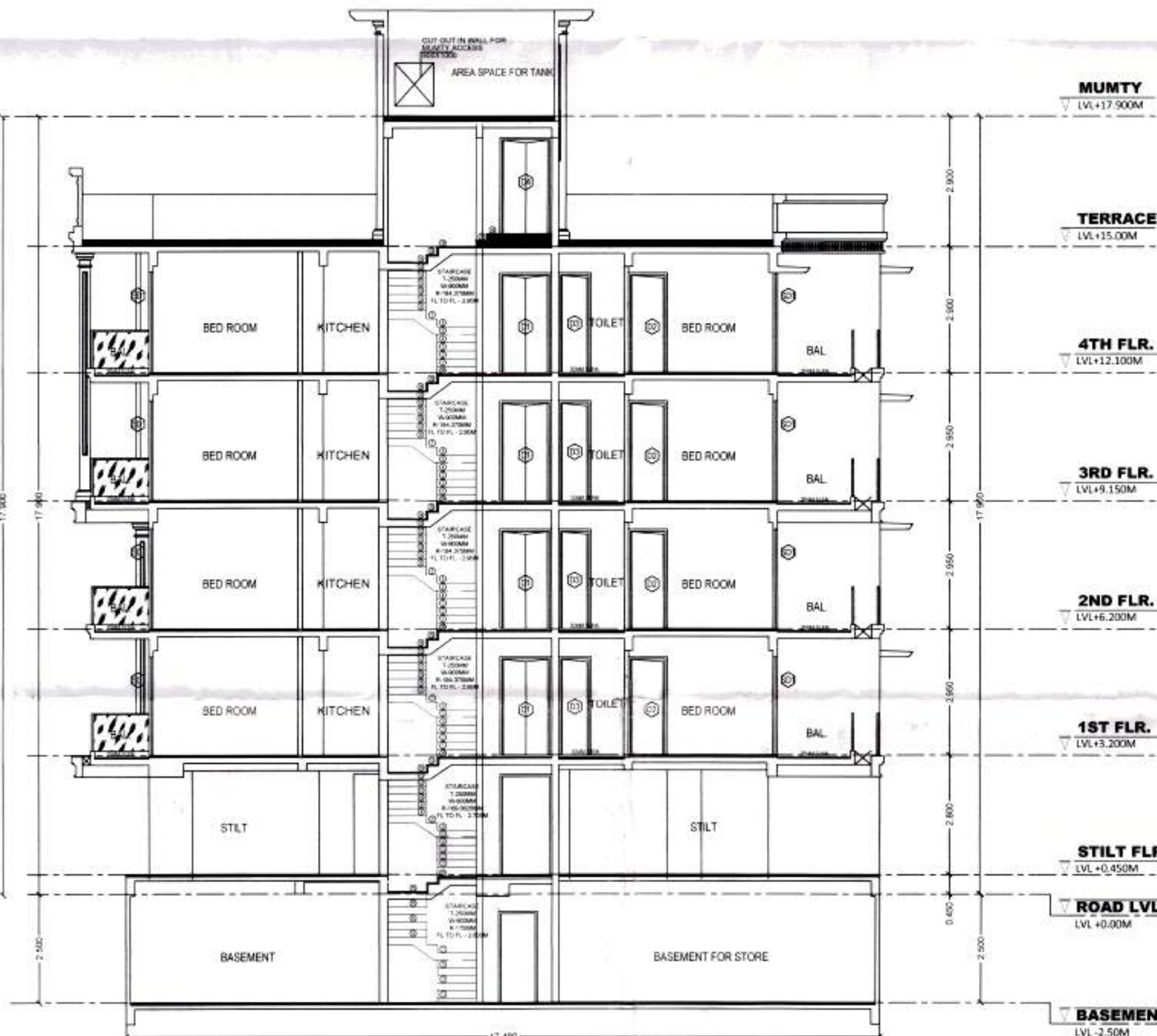
ITEM	L	B	X	FACTOR	X	NO	=	SQ. MT
1	6.700	17.500	x	1.0	x	1	=	117.250
						TOTAL	=	117.250



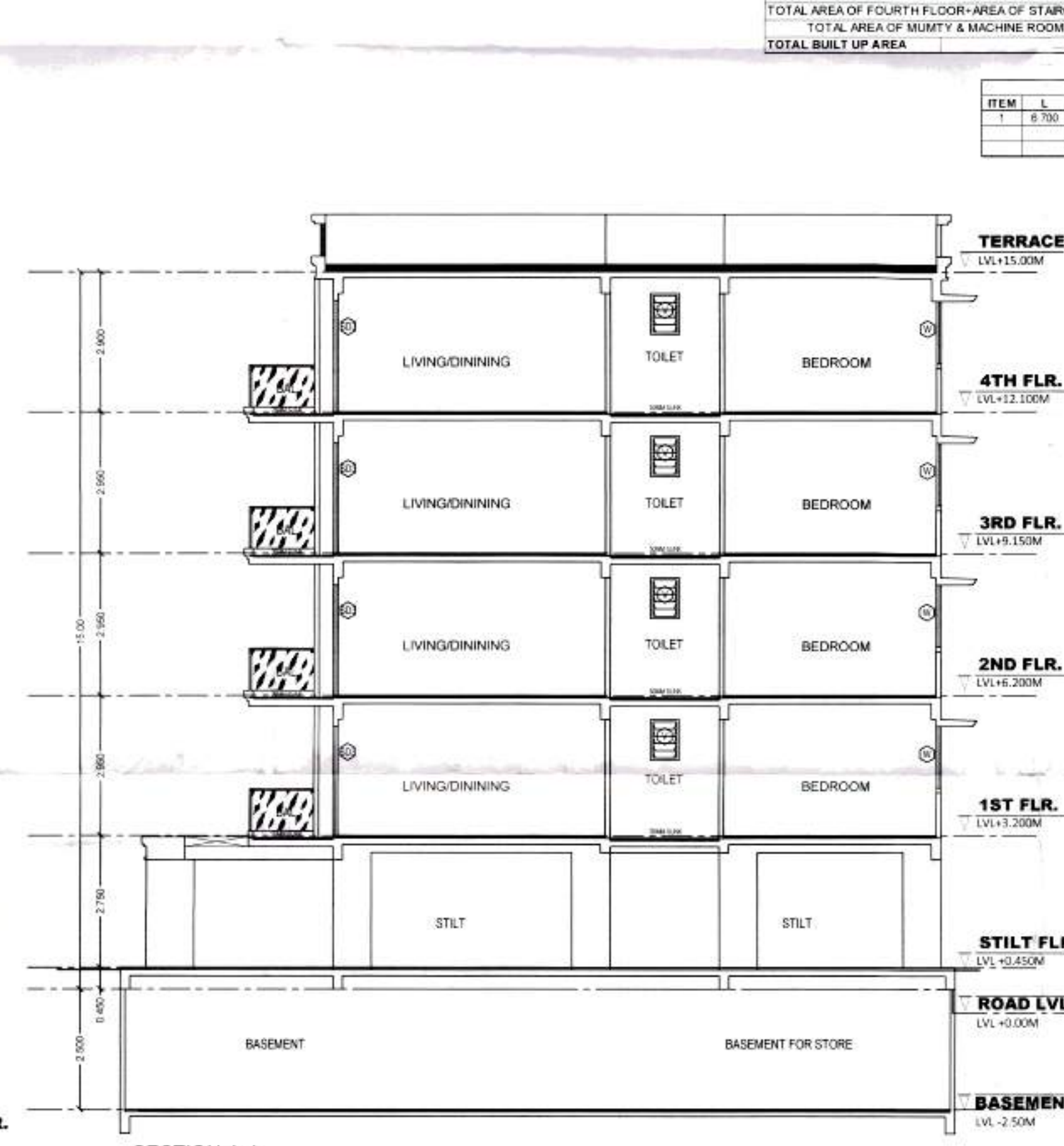
BACK ELEVATION



FRONT ELEVATION



SECTION-B-B

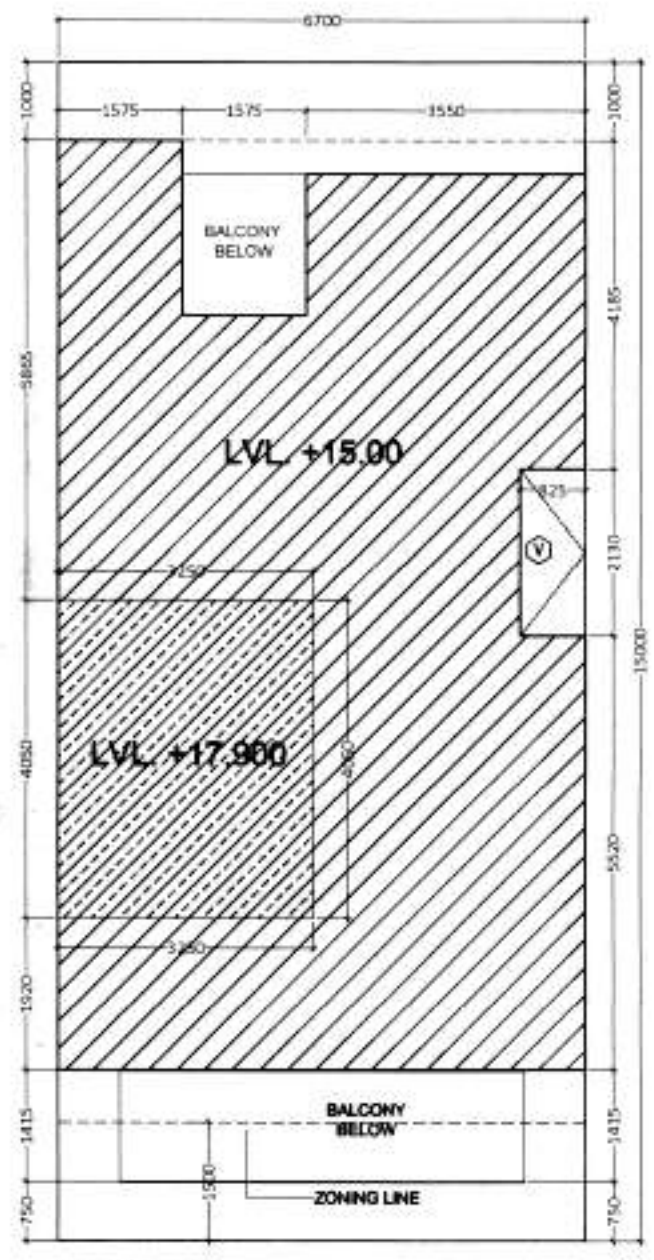


SECTION-A-A

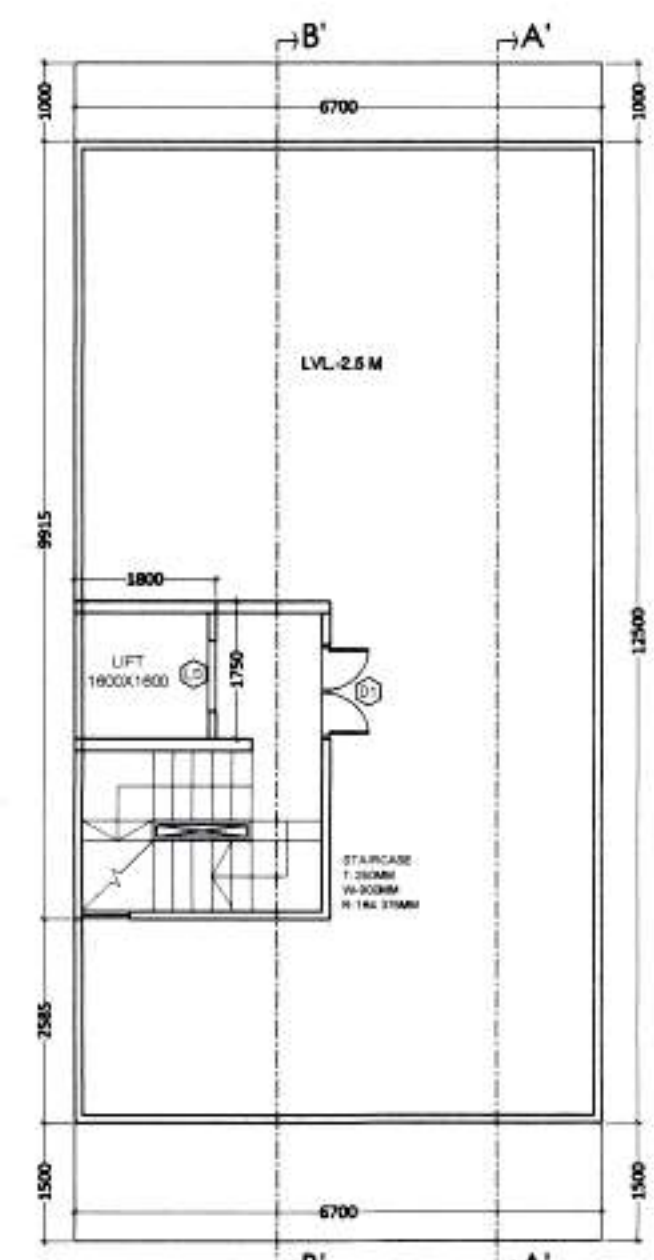
- NOTE:
1. WALLS WILL BE IN BLOCK WORK AND 100MM/200MM THICK
 2. TOILET WILL BE MECHANICALLY VENTILATED
 3. ADJACENT PLOTS WILL BE AS MIRROR LAYOUT

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.

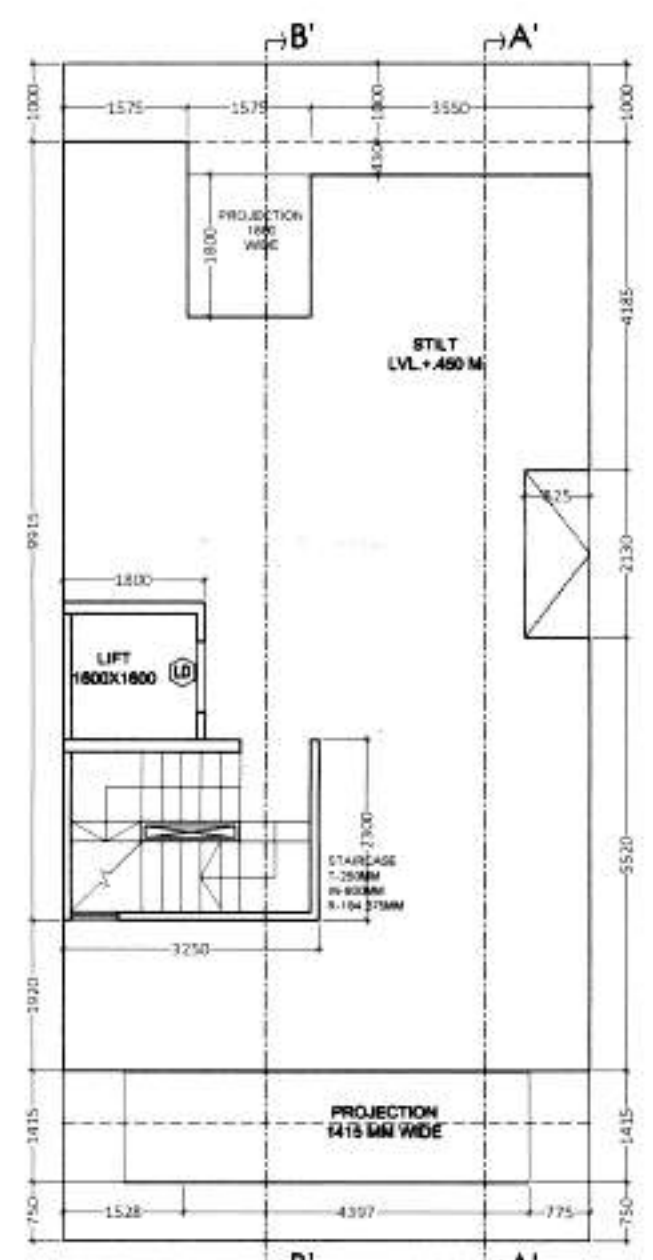
ARCHITECTS SIGN: DRG. NO. - SIG/TYPE-B
DRAWER'S SIGN: [Signature]



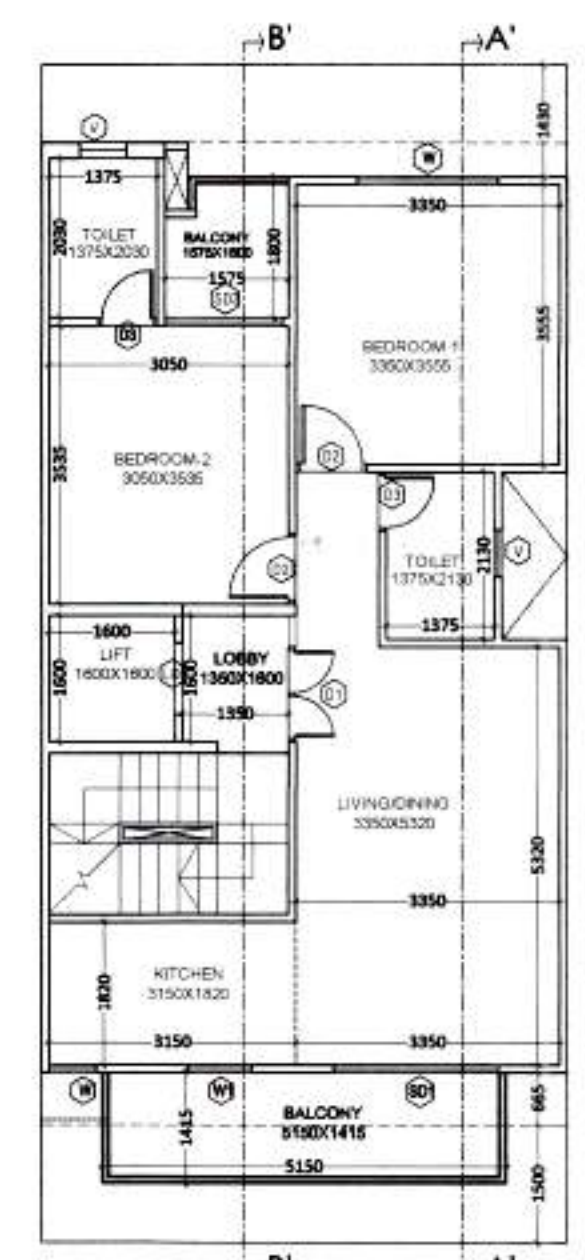
SITE PLAN
9M. WIDE ROAD
ROAD LVL. ±00



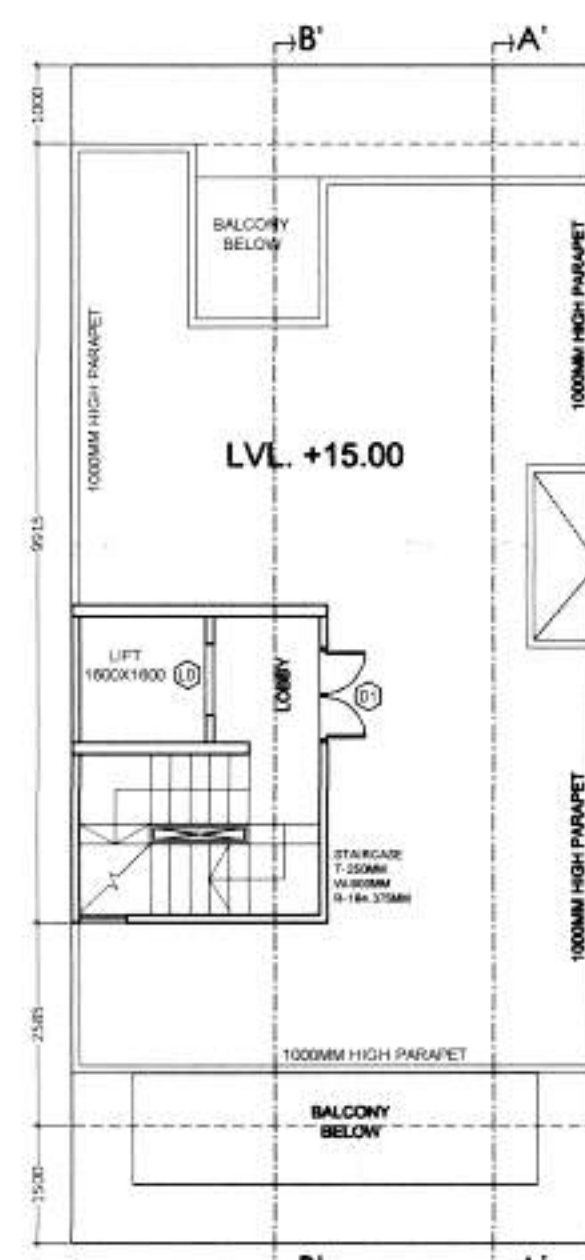
BASEMENT PLAN



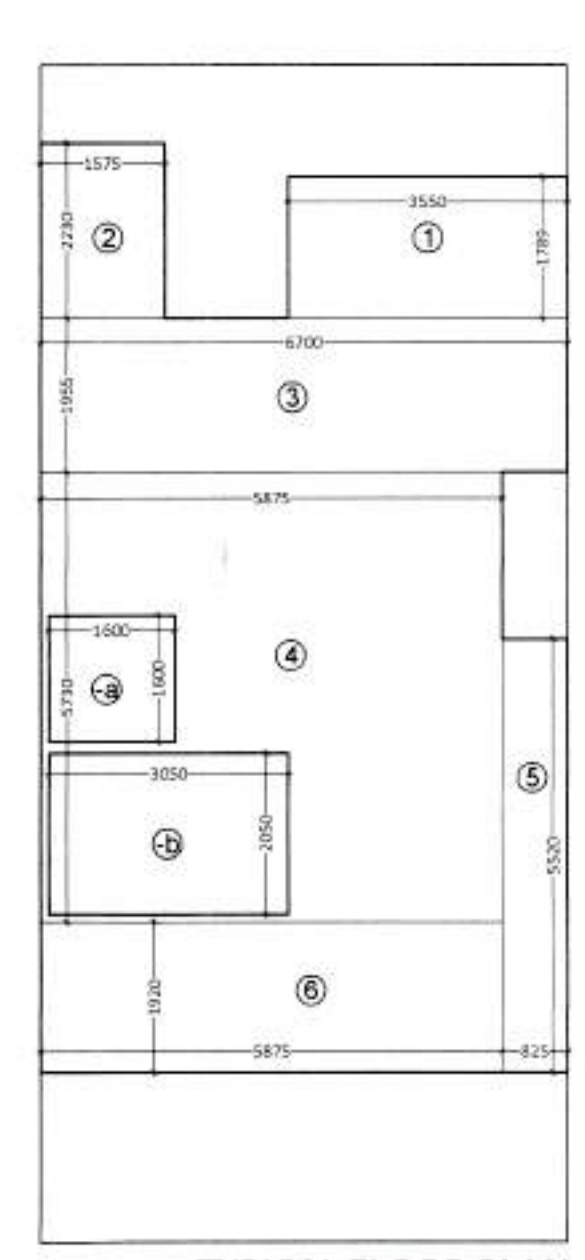
STILT FLOOR PLAN



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						176
TOTAL PLOT AREA	6.7	x	15.000	=	100.500	
PERMISSIBLE FAR @ 2.54				=	255.300	
PROPOSED FAR @ 2.638				=	269.213	
PERMISSIBLE GROUND COVERAGE @ 75%						
PROPOSED GROUND COVERAGE @ 72.062%				=	75.375	
				=	72.458	

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	=	5.400
2	1.450	x	2.300	x	1.0	x	1	=	3.325
TOTAL									8.725

AREA OF TYPICAL FLOOR									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	3.550	x	1.750	x	1.0	x	1	=	6.213
2	1.975	x	2.750	x	1.0	x	1	=	5.431
3	6.700	x	1.955	x	1.0	x	1	=	13.099
4	5.875	x	5.750	x	1.0	x	1	=	33.694
5	0.902	x	3.500	x	1.0	x	1	=	3.154
6	5.975	x	1.900	x	1.0	x	1	=	11.350
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	=	3.420
2	3.950	x	2.950	x	1.0	x	1	=	6.253
TOTAL									9.673

TOTAL FAR AREA + TOTAL ADDITIONS - TOTAL DEDUCTION									
									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	=	3.420
2	1.800	x	1.900	x	1.0	x	1	=	3.420
TOTAL									6.840

GROUND COVERAGE									
AREA OF TYPICAL FLOOR + STAIRCASE + LIFT									77.459

TOTAL AREA OF STILT FLOOR									
									10.625 SQ. M
TOTAL AREA OF FIRST FLOOR									63.647 SQ. M
TOTAL AREA OF SECOND FLOOR									63.647 SQ. M
TOTAL AREA OF THIRD FLOOR									63.647 SQ. M
TOTAL AREA OF FOURTH FLOOR									63.647 SQ. M
TOTAL FAR AREA									265.213 SQ. M

AREA OF MUMTY & MACHINE ROOM									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	3.250	x	4.350	x	1.0	x	1	=	14.138
TOTAL									14.138

AREA OF STILT FLOOR FOR PARKING									
GROUND COVERAGE - AREA OF STILT									61.824

BUILT UP AREA DETAILS									
TOTAL AREA OF BASEMENT FLOOR									83.750 SQ. M
TOTAL AREA OF STILT FLOOR (TYPICAL FLOOR FAR + LIFT + STAIRCASE)									72.459 SQ. M
TOTAL AREA OF FIRST FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.000 SQ. M
TOTAL AREA OF SECOND FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.000 SQ. M
TOTAL AREA OF THIRD FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.000 SQ. M
TOTAL AREA OF FOURTH FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.000 SQ. M
TOTAL AREA OF MUMTY & MACHINE ROOM									14.138 SQ. M
TOTAL BUA AREA (FAR + NON FAR AREA)									649.165 SQ. M

MUMTY. FLOOR LVL.
LVL +17.900

TERR. FLOOR LVL.
LVL +15.000

4TH FLOOR LVL.
LVL +12.100

3RD FLOOR LVL.
LVL +9.150

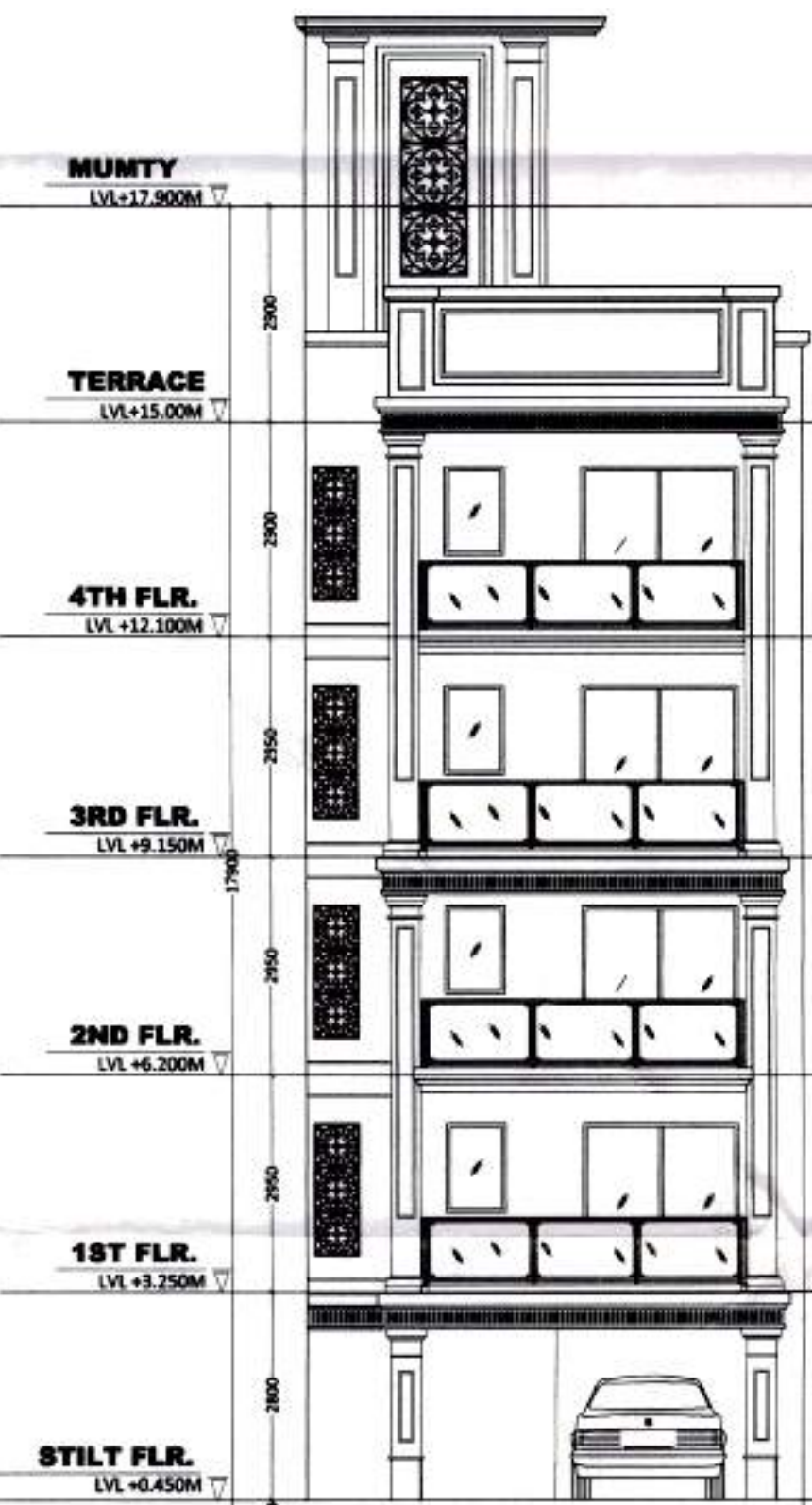
2ND FLOOR LVL.
LVL +6.200

1ST FLOOR LVL.
LVL +3.250

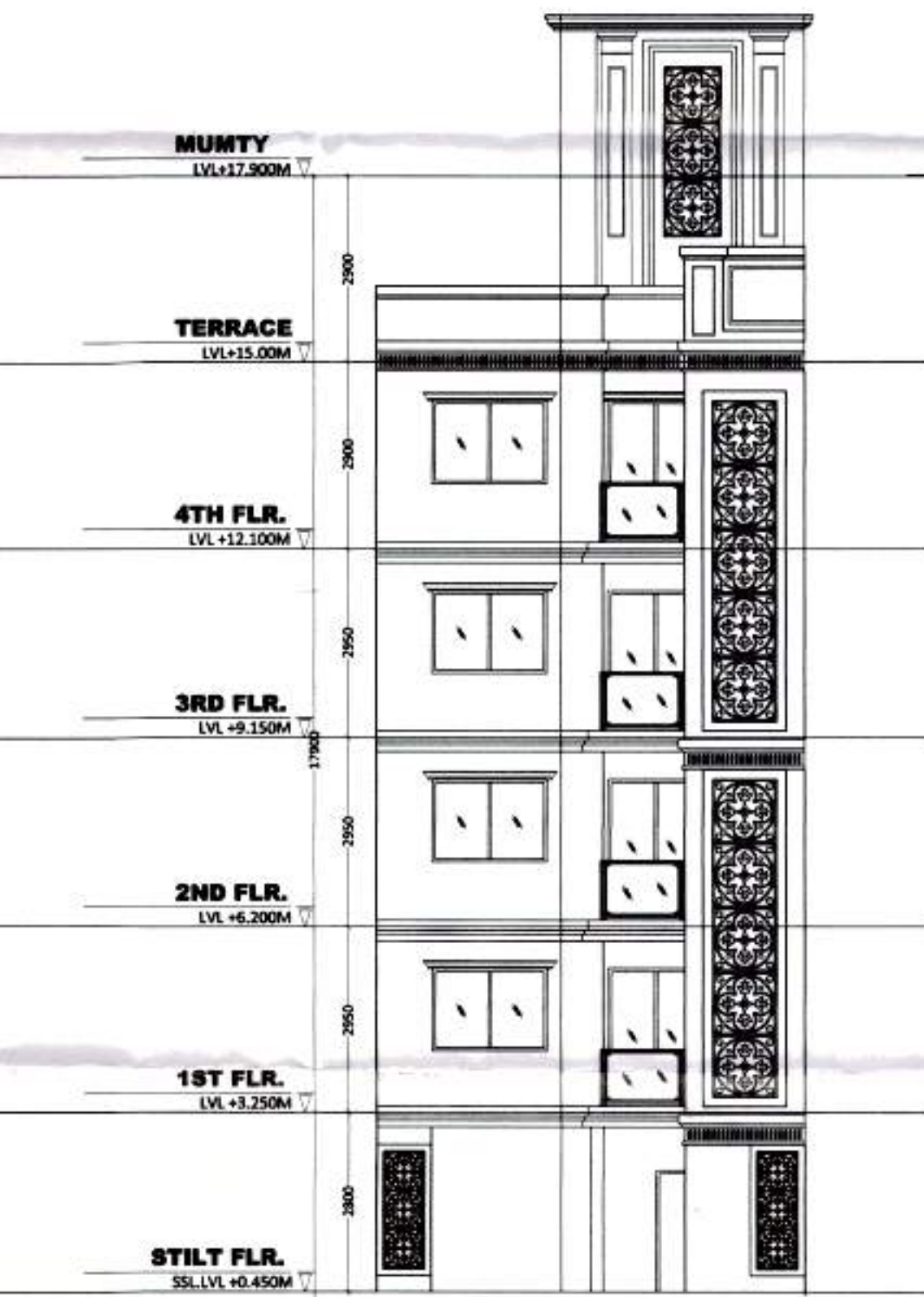
STILT FLOOR LVL.
LVL +0.450

EXTERNAL ROAD LVL.
LVL ±0.000

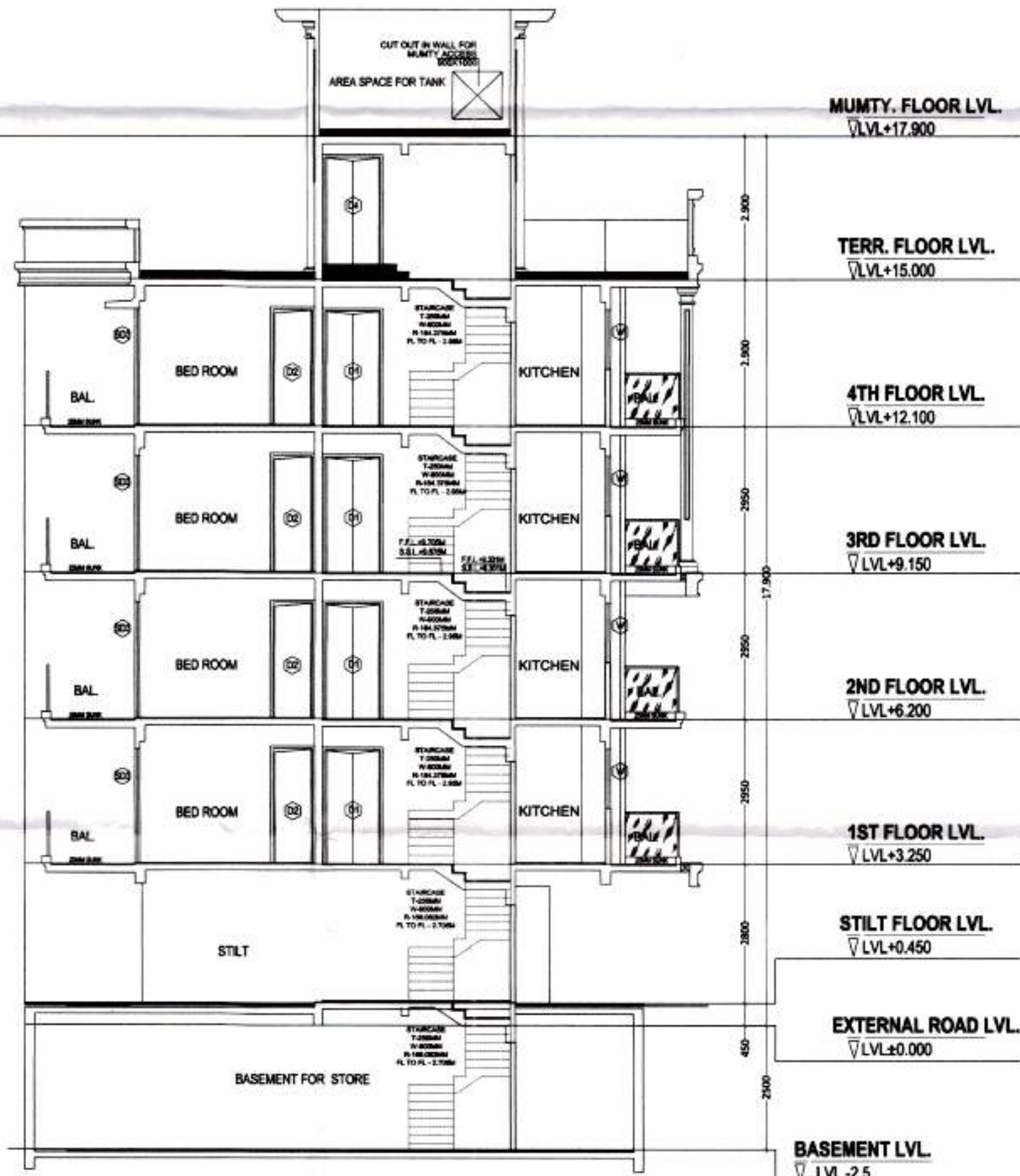
BASEMENT LVL.
LVL -2.5



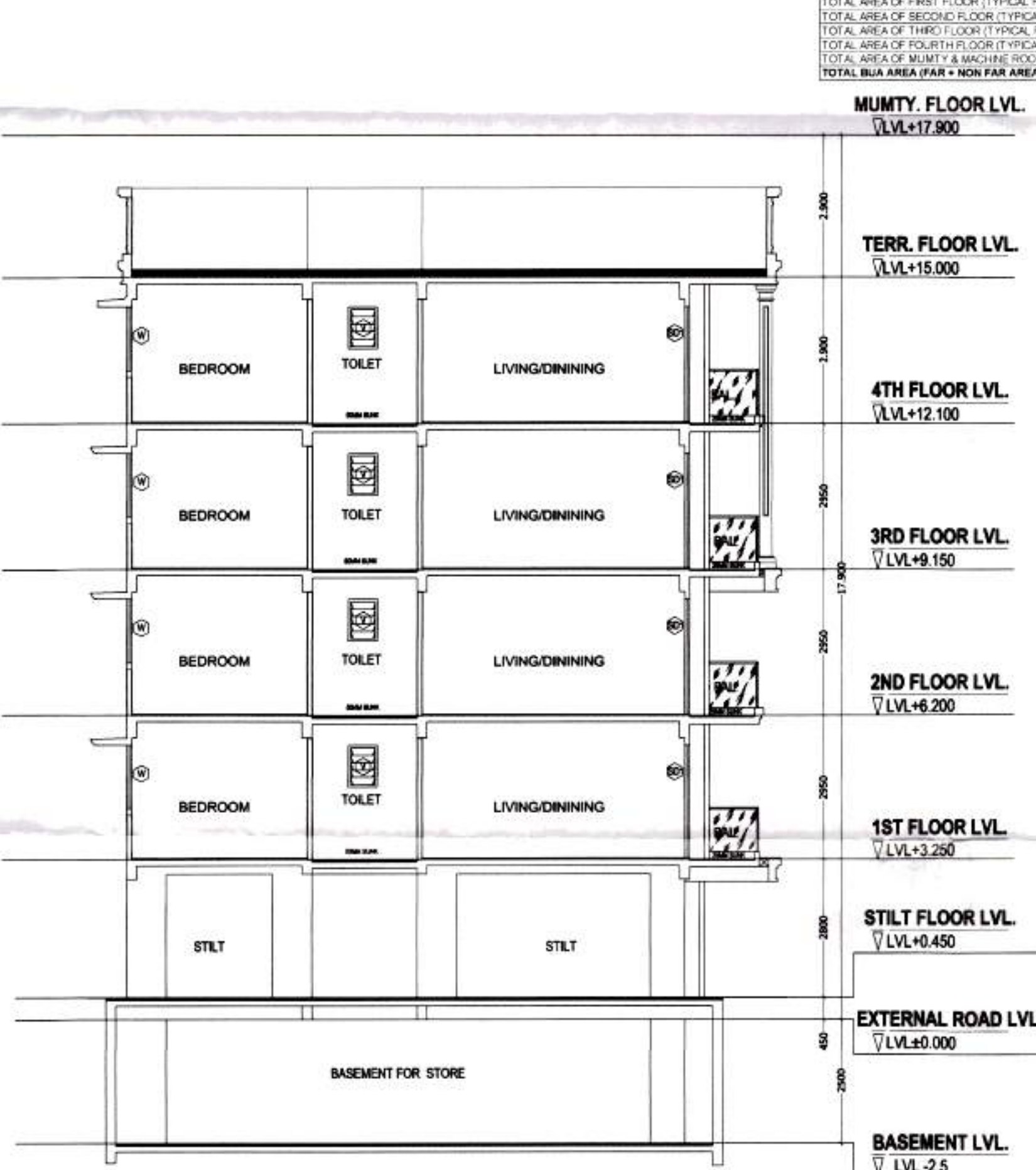
FRONT ELEVATION



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 AURANGABAD DEVELOPED BY
SIGNATURE OF ARCHITECT/ENGINEER/PLD

ARCHITECTS: DRG. NO. - SIGTYPE-C

ARCHITECT'S SIGN: _____

OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

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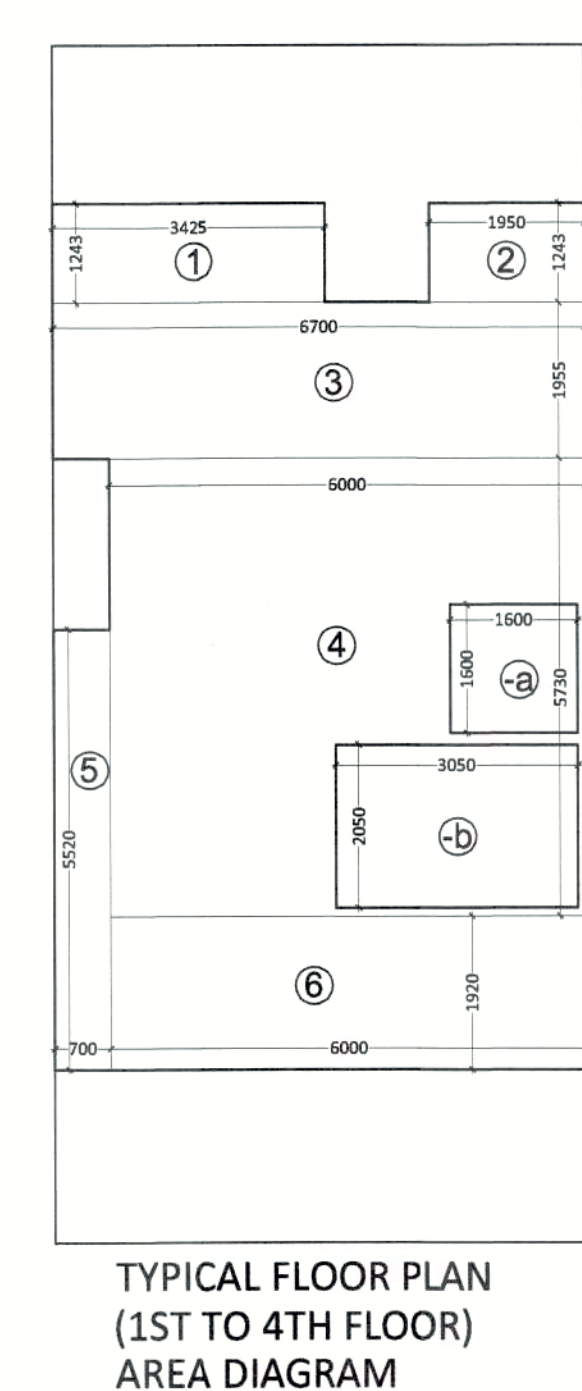
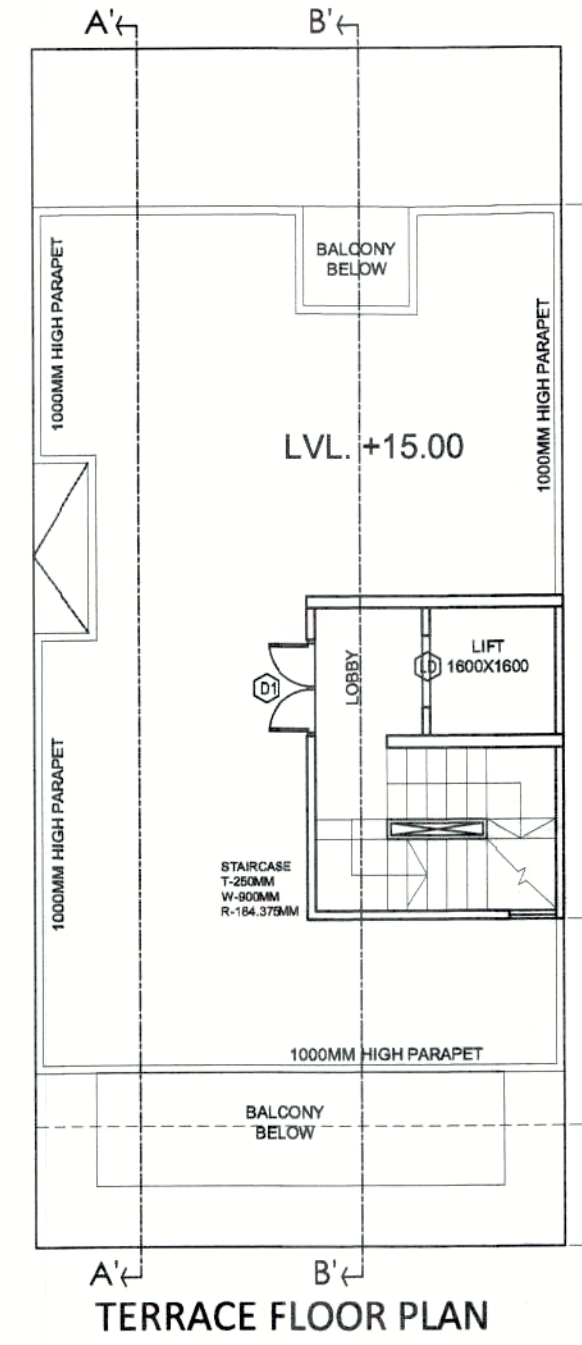
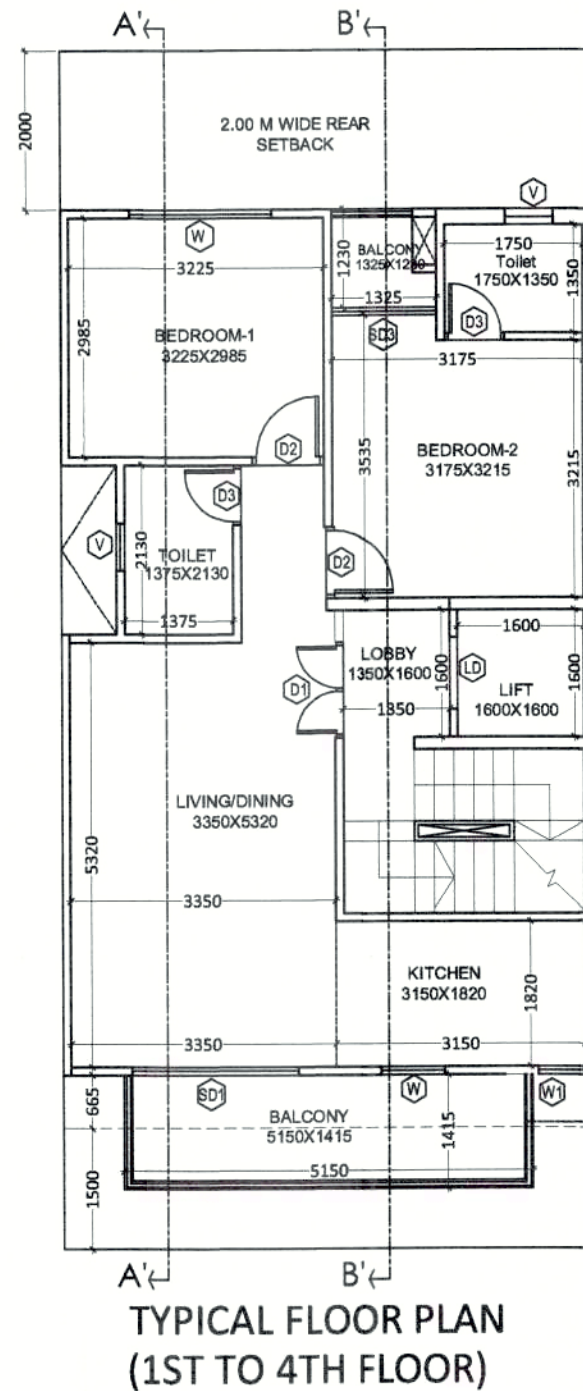
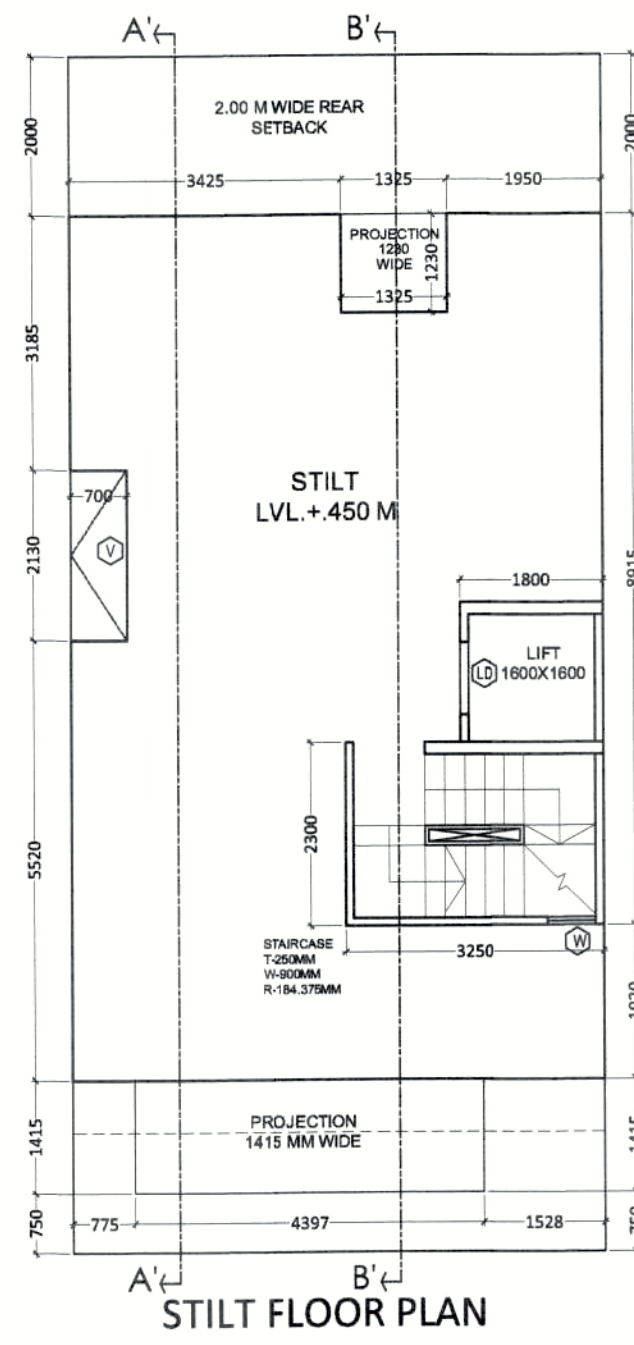
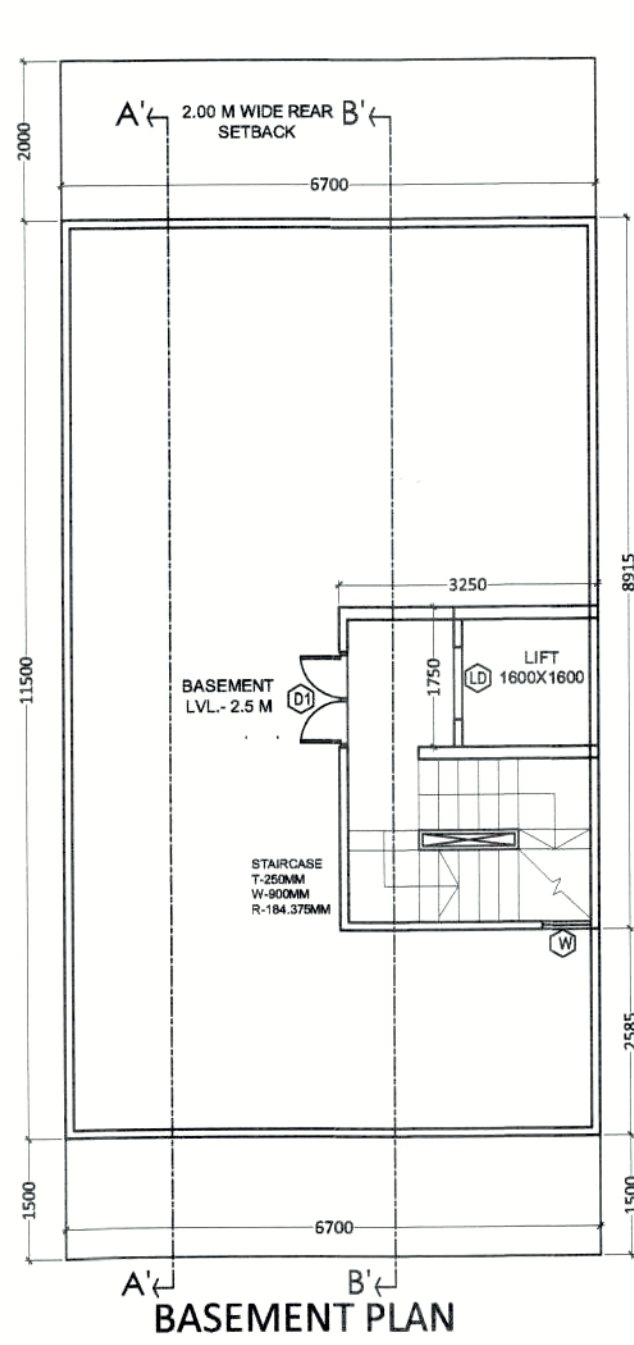
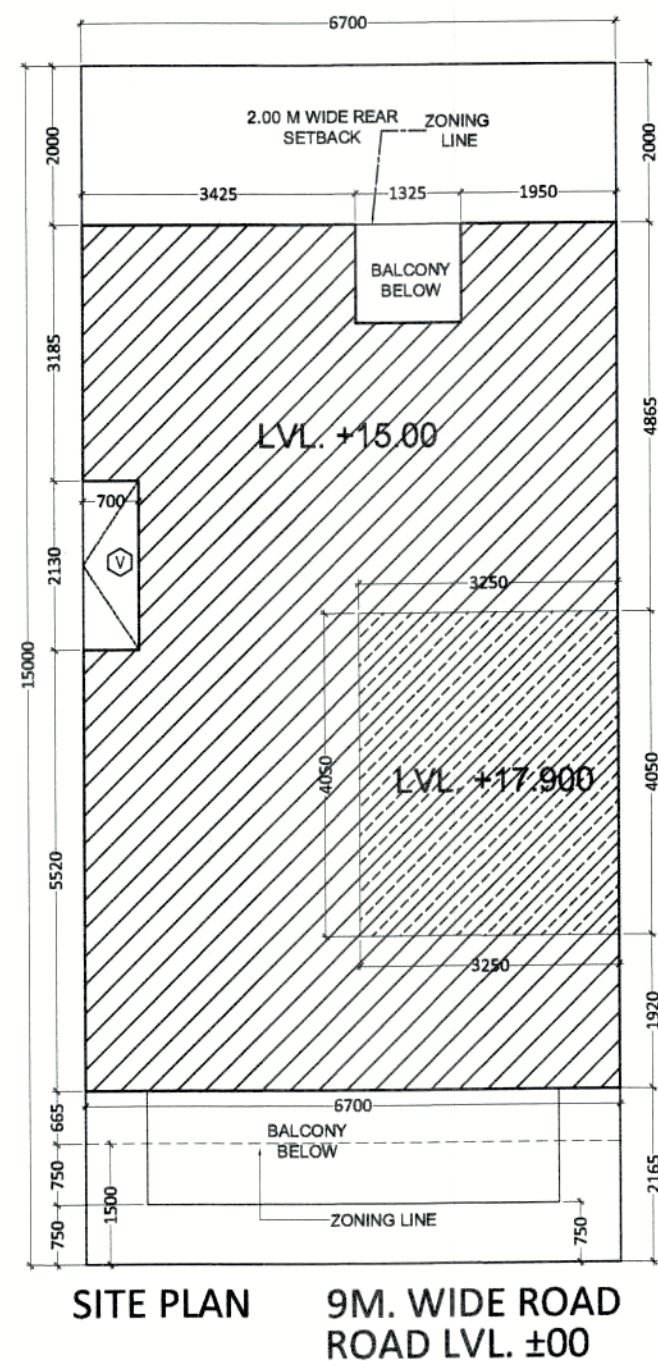
OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

OWNER'S SIGN: _____

ARCHITECT'S SIGN: _____

OWNER'S SIGN: _____



AREA OF BASEMENT									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	6.700	X	11.500	X	1.0	X	1	=	77.050
TOTAL									77.050

AREA CALCULATIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	1.800	X	4.050	X	1.0	X	1	=	7.290
2	1.450	X	2.300	X	1.0	X	1	=	3.335
TOTAL									10.625

AREA OF TYPICAL FLOOR									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	3.425	X	1.243	X	1.0	X	1	=	4.257
2	1.950	X	1.243	X	1.0	X	1	=	2.424
3	6.700	X	1.865	X	1.0	X	1	=	12.509
4	6.000	X	5.730	X	1.0	X	1	=	34.380
5	0.700	X	5.520	X	1.0	X	1	=	3.864
6	6.000	X	1.920	X	1.0	X	1	=	11.520
TOTAL									69.544

DEDUCTIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	1.800	X	1.800	X	1.0	X	1	=	3.240
2	1.450	X	2.050	X	1.0	X	1	=	2.963
TOTAL									6.203

TOTAL FAR AREA									
TOTAL FAR AREA = TOTAL ADDITIONS - TOTAL DEDUCTIONS									60.731

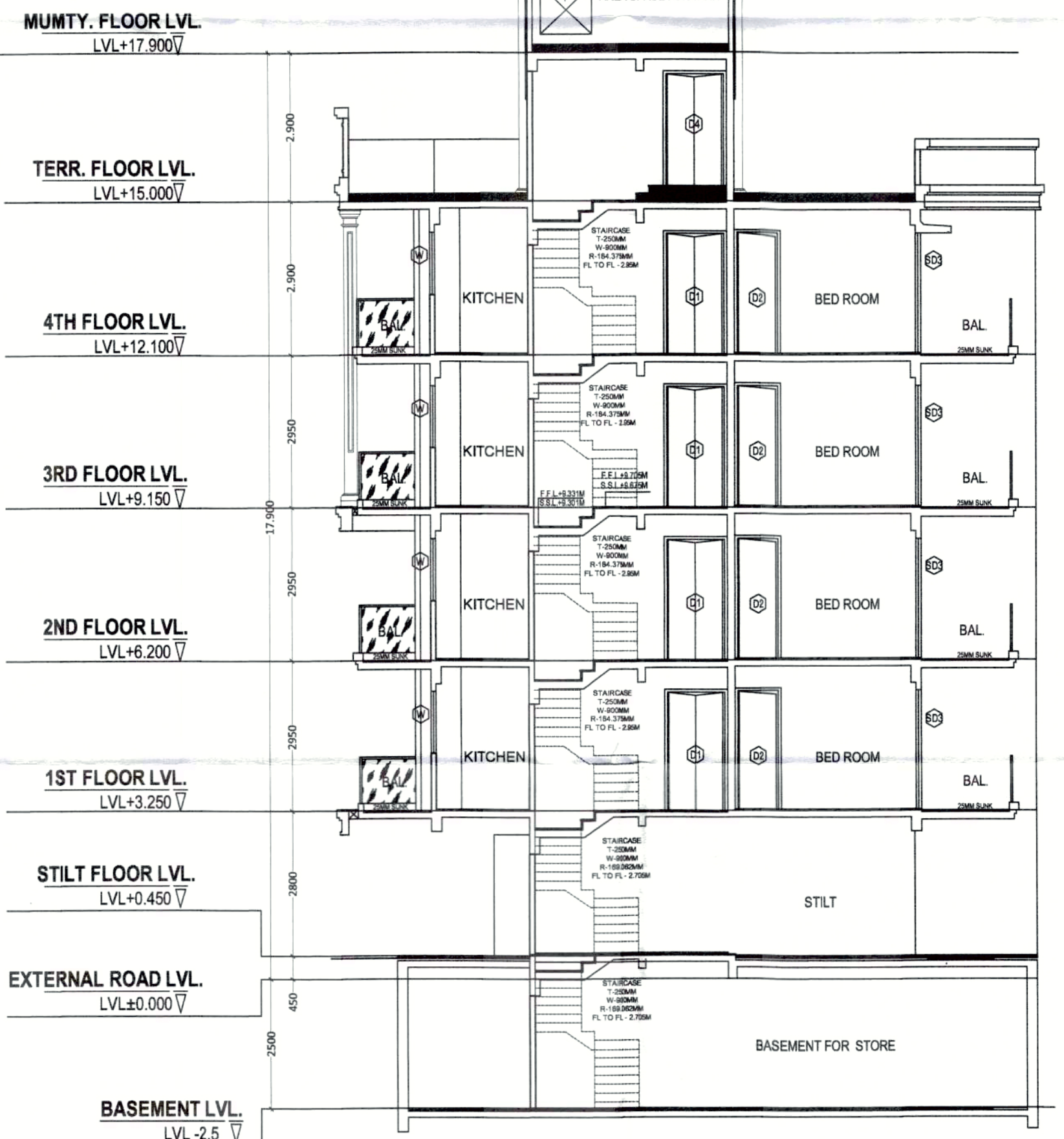
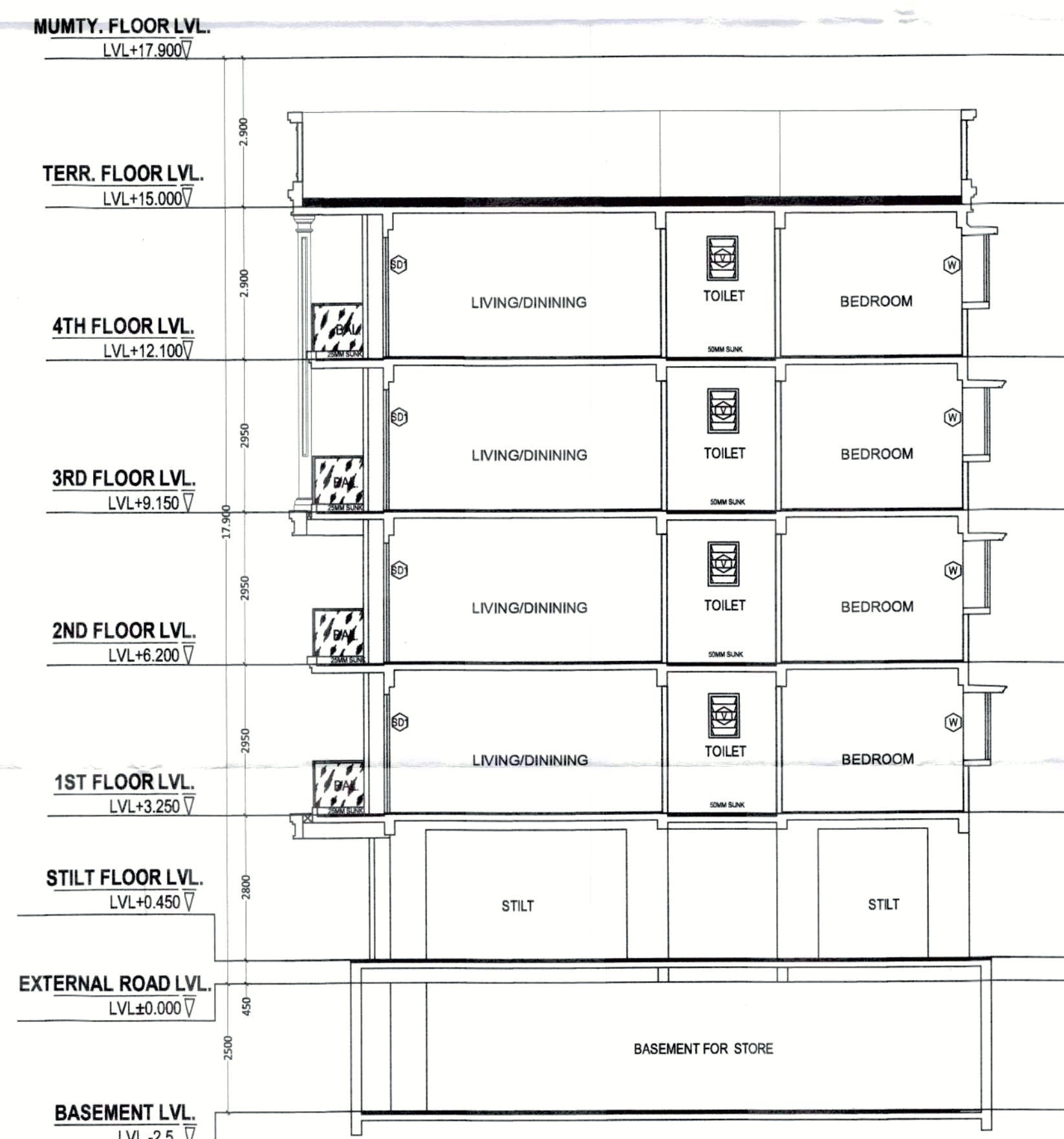
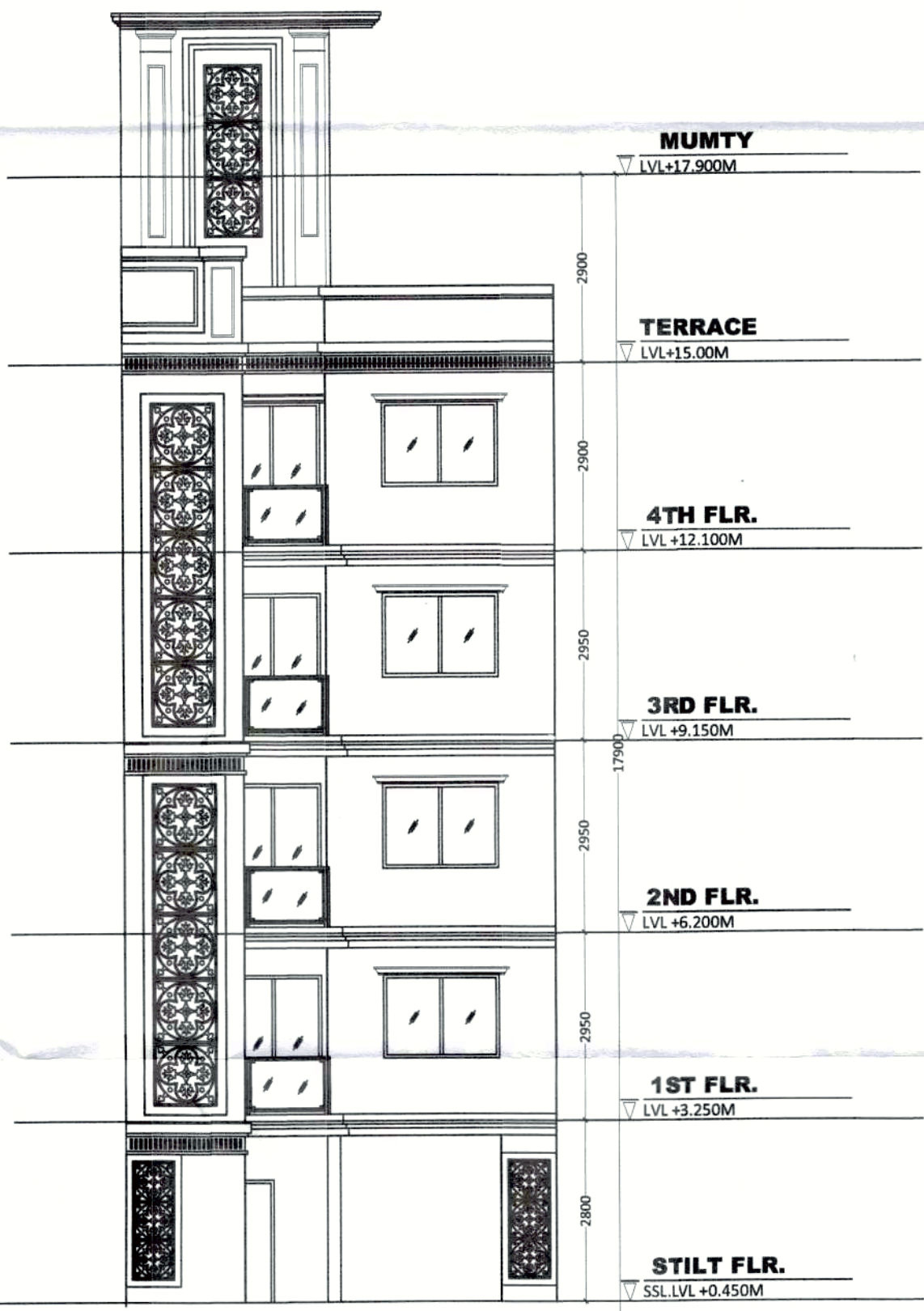
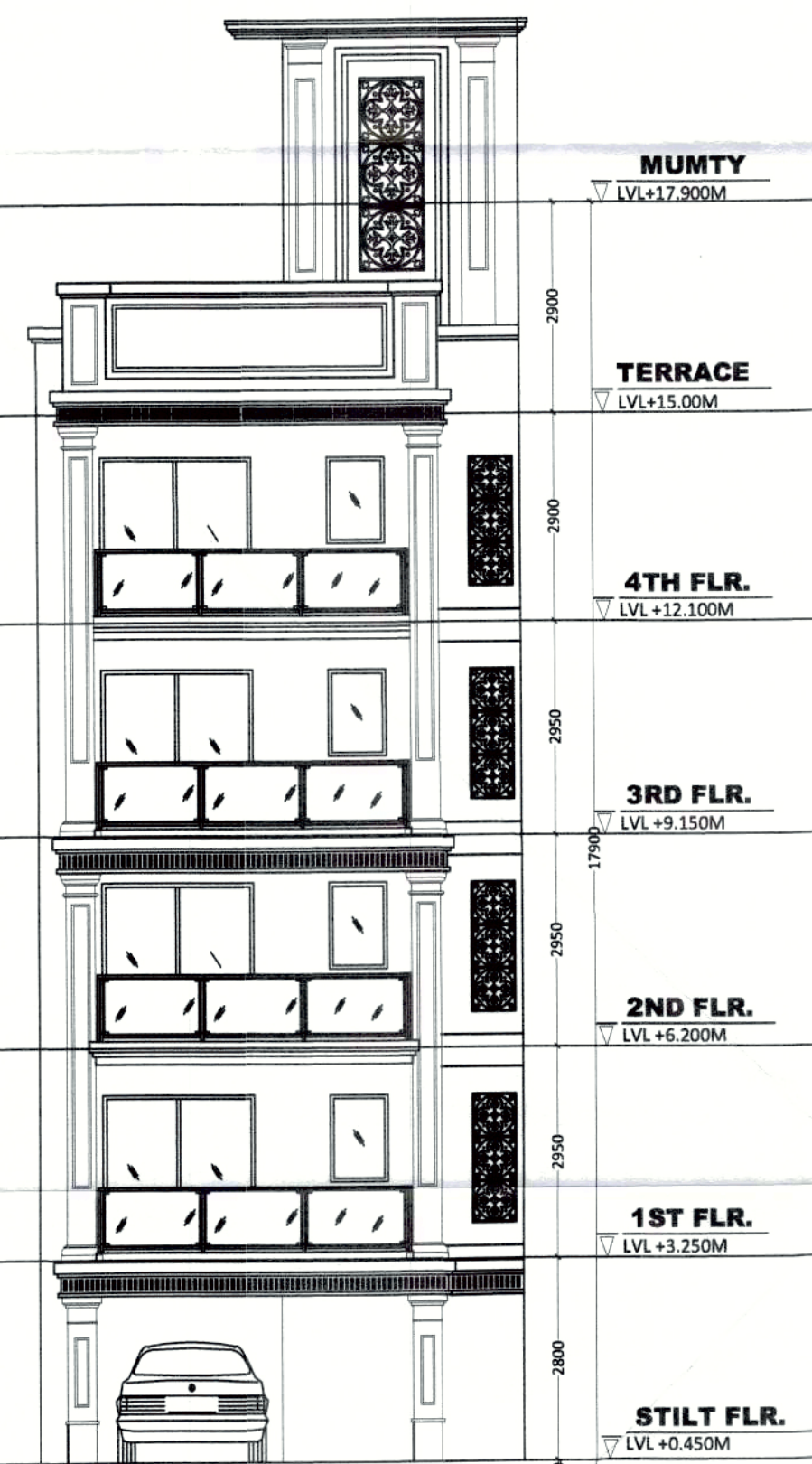
AREA OF STAIRCASE + LIFT									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	3.050	X	2.050	X	1.0	X	1	=	6.253
2	1.800	X	1.800	X	1.0	X	1	=	3.240
TOTAL									9.493

GROUND COVERAGE									
TOTAL AREA OF STILT FLOOR									10.625 SQ. M
TOTAL AREA OF FIRST FLOOR									60.731 SQ. M
TOTAL AREA OF SECOND FLOOR									60.731 SQ. M
TOTAL AREA OF THIRD FLOOR									60.731 SQ. M
TOTAL AREA OF FOURTH FLOOR									60.731 SQ. M
TOTAL FAR AREA									253.550 SQ. M

AREA OF MUMTY & MACHINE ROOM									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ. MT
1	3.250	X	4.050	X	1.0	X	1	=	13.163
TOTAL									13.163

AREA OF STILT FLOOR FOR PARKING									
GROUND COVERAGE - AREA OF STILT									69.919

BUILT UP AREA DETAILS									
TOTAL AREA OF BASEMENT FLOOR									77.050 SQ. M
TOTAL AREA OF STILT FLOOR (TYPICAL FLOOR FAR + LIFT + STAIRCASE)									69.544 SQ. M
TOTAL AREA OF FIRST FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.544 SQ. M
TOTAL AREA OF SECOND FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.544 SQ. M
TOTAL AREA OF THIRD FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.544 SQ. M
TOTAL AREA OF FOURTH FLOOR (TYPICAL FLOOR FAR + STAIRCASE)									69.544 SQ. M
TOTAL AREA OF MUMTY & MACHINE ROOM									13.163 SQ. M
TOTAL BUA AREA (FAR + NON FAR AREA)									427.891 SQ. M



- 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

