LC-5139-II

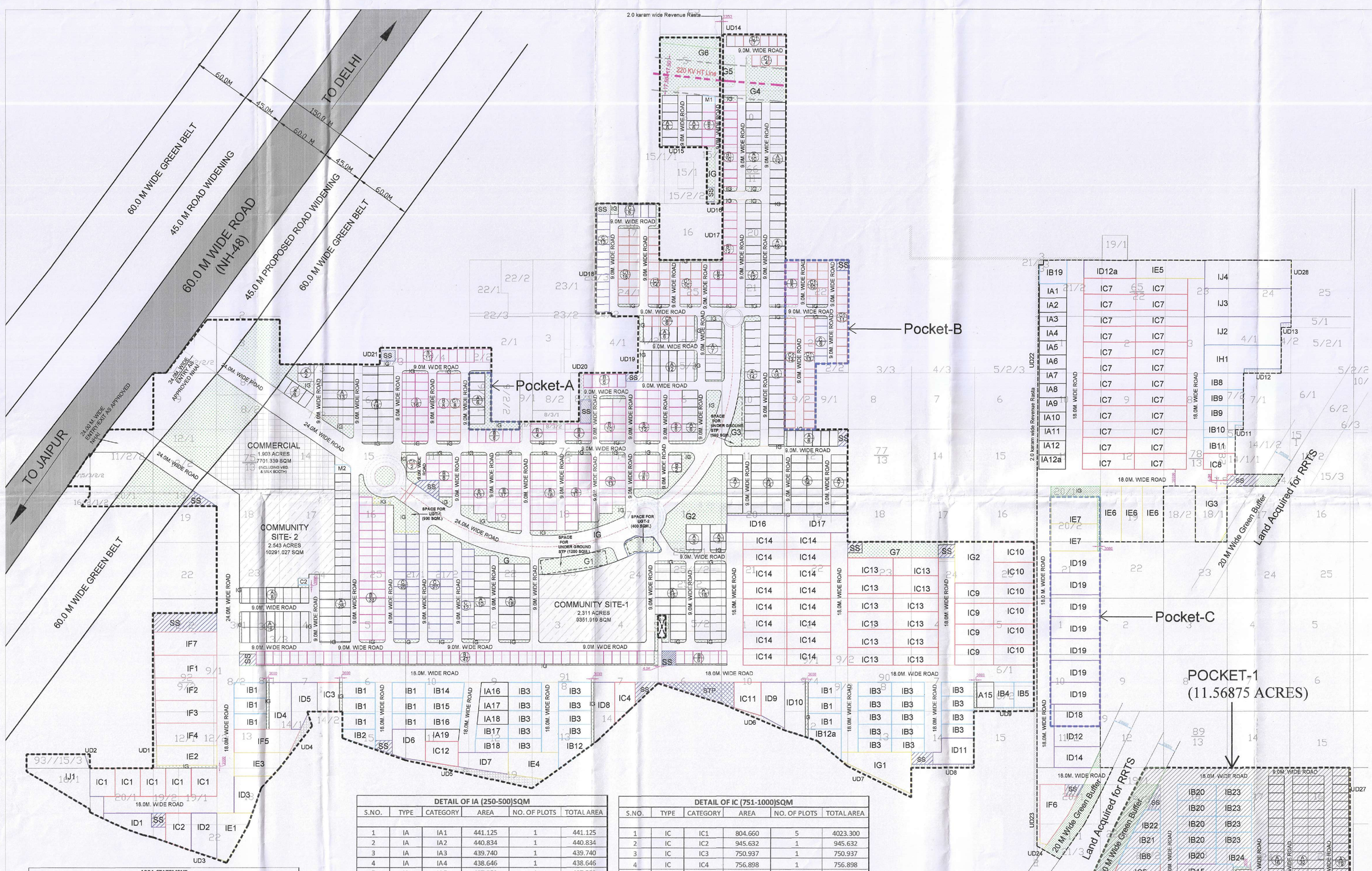
To be read with License No. 38 of 2023 Dated 25-03-2025

That this layout plan for an additional area measuring 6.06875 acres (Drawing No. 10968 Dated 25-03-25) in addition to licensed Industrial Plotted Colony area measuring 129.65625 acres comprising of License No. 104 of 2024 dated 01.08.2024, thereby making the total scheme area measuring 135.725 acres falling in the revenue estate of village Sidhrawali, Tehsil Manesar, District Gurugram being developed by Sun Gold Heights Developers LLP., in collaboration with Signatureglobal (India) Ltd. 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 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 aligned or right of way along the same shall be maintained as per SI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans 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 property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer.
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 15 metres wide road would mean a minimum clear width of 15 metres between the plots.
11. 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 1972.
12. 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.
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. That the colonizer 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/Dharias, wherever applicable as per the layout plan.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
16. That the colonizer shall also indicate solid waste measures as directed by the Haryana State Pollution Control Board at the time of submission of the demarcation plan.
17. For allotment of residential plots/flats, preference shall be given to the industry owners/ executives/ workers. The colonizer may also plan dormitories/ hostels 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. 22/52/2005 5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the 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.
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. 19/47/2016-5 Power dated 14.03.2016.
21. That the colonizer/owner shall ensure the installation of the Light Emitting Diode (LED) lamps for its campus as well as building.

(RAJESH SHANSAL) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (JITENDER SIHAG) CTP(HQ) | (AMIT KHATRI, IAS) DTCP (HQ)

(SANDEEP KUMAR) ATP(HQ) | (PARVEEN KUMAR) SO(HQ)



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

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	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**

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	IJ (2501-3000SQM)	4	10943.784	2.704
	TOTAL AREA	**203**	**178325.236**	**44.065**
	ADDITIONAL ID PLOTS IN 6.06875 ACRE			
10	**ID (1001-1250SQM)**	**8**	**9729.686**	**2.404**
11	**IE (1251 - 1500 SQM)**	**2**	**2884.960**	**0.713**
TOTAL AREA UNDER INDUSTRIAL PLOTS				
		213	**190939.882**	**47.182**

Land Use	Permissible area as per approved Policy dated 17.05.2023		Proposed Area in the Layout Plan (Cumulative area of 135.725 acres)	
Minimum area under Industrial Plots	35%	65%	36.26%	60.66%
Area under Residential Component	25%		22.93%	
Maximum area under Commercial	5%		1.46%	
Balance area under Roads, Greens and Public Utilities	35%		39.34%	

Calculations for the DDJAY Affordable Plotted category				
S.No.	Item	Unit		Efficiency(%)
1	Total Area under DDJAY Residential plots	29.835	Acres	65.0%
2	Total Gross area under DDJAY	45.901	Acres	
3	Population of the plotted colony **@18.0 Per/plot as four floors are now allowed**	**16524**	Persons	
4	Density of the Plotted colony	**360**	PPA	
5	Area of community facilities to be provided is 10% of the gross area	4.590	Acres	10%
6	Area of community facilities provided	4.854	Acres	10.57%
7	Area of Green required to be provided is 7.5% of the gross area under the DDJAY scheme	3.44	Acres	7.5%
8	Area of Green Provided	3.544	Acres	7.7%

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
1A	ADDITIONAL AREA BEING APPLIED FOR LICENSE	6.06875	24559.321
1B	NET LICENSABLE AREA (1+ 2)	135.7250	549258.716
2	AREA UNDER ROAD(DELHI-JAIPUR) WIDENING	2.5150	10184.015
3	AREA UNDER PROPOSED GREEN BELT OF DELHI-JAIPUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)	3.3757	13677.139
4	TOTAL AREA UNDER ROAD (DELHI -JAIPUR) WIDENING & GREEN BELT OF DELHI-JAIPUR ROAD (2 &3)	5.8907	23861.154
5	AREA UNDER GREEN BUFFER OF RRTS (CONSIDERING 20 M ON EITHER SIDE)	1.1080	5293.280
6	BALANCE (1B-4-5)	128.51830	520004.282
7	50 % BENEFIT OF AREA UNDER ROAD(DELHI-JAIPUR) WIDENING, GREEN BELT OF DELHI-JAIPUR ROAD & GREEN BELT OF RRTS(50 % OF 4)	2.94935	11935.577
8	NET AREA(6+7)	131.46765	532029.859
9	AREA UNDER UNDETERMINED USE	1.36319	5516.625
10	**NET PLANNED AREA (8-9)**	**130.10446**	526513.234

	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)	45.537	184279.532	35.0%	**47.182**	**190939.882**	**36.26%**
2	AREA UNDER DDJAY RESIDENTIAL PLOTS (MAX. 25% OF THE NET PLANNED AREA)	32.526	131628.308	25.0%	**29.835**	**120739.647**	**22.93%**
3	AREA UNDER COMMERCIAL PLOTS (MAX. 5% OF THE NET PLANNED AREA)	6.505	26325.701	5.00%	**1.903**	**7701.339**	**1.46%**
4	BALANCE AREA UNDER ROAD/OPEN/GREEN AND PUBLIC UTILITIES (MIN. 35% OF THE NET PLANNED AREA)	45.537	184279.593	35.0%	**51.184**	**207132.366**	**39.34%**
	TOTAL AREA				**130.10446**	**526513.234**	

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
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
(1)	TOTAL AREA (SQM)			**854**	**113702.547**
	TOTAL AREA (ACRES)				**28.097**
	ADDITIONAL PLOTS IN 6.06875 Acre Land				
A	9.000	16.650	149.850	6	899.100
B	9.000	13.900	125.100	5	625.500
C	8.000	13.500	108.000	6	648.000
C1	9.000	11.500	103.500	47	4864.500
(2)	TOTAL AREA (SQM)			**64**	**7037.100**
	TOTAL AREA (ACRES)				**1.739**
AREA UNDER PLOTTED DEVELOPMENT (1 + 2)				**918**	**120739.647**
	TOTAL AREA (ACRES)				**29.835**

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	IA12a	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	IB12a	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	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	ID12a	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	1338.160	1	1338.160
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**

ADDITIONAL ID PLOTS IN 6.06875 ACRE					
DETAIL OF ID (1001-1250)SQM					
S.NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	ID	ID18	1149.254	1	1149.254
2	ID	ID19	1121.276	7	8485.022
				8	**9729.686**
			TOTAL AREA (ACRES)		**2.404**
DETAIL OF IE (1251-1500)SQM					
7	IE	IE7	1442.480	2	2884.960
				2	**2884.960**
			TOTAL AREA (ACRES)		**0.713**

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:-

- EARLIER LICENSED AREA =129.65625Acres (LIC. NO. 104 OF 2024 DATED-01.08.2024)
- ADDITIONAL LICENSE APPLIED AREA =6.06875 Acres. (Pocket A to C)
- GREEN AREA
- U D AREA
- COMMUNITY FACILITIES
- 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.
- SPACE FOR SUB STATION
- REVENUE RASTA
- COMMERCIAL

OWNER :

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

PROJECT :

PROPOSED LAYOUT PLAN FOR ADDITIONAL AREA MEASURING 6.06875 ACRES ADJOINING ALREADY LICENSED AREA OF 129.65625 ACRES VIDE LICENSE NO. 104 OF 2024 DATED-01.08.2024 , TOTAL AREA OF135.7250 ACRES IN VILLAGE SHIDRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM. BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

DRAWING TITLE :

LAYOUT PLAN

gpm ARCHITECTS & PLANNERS
GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East Of Kailash, New Delhi-110065
T : 46599599 I F 46599512
E : info@gpmindia.com I W : www.gpmindia.com

N W E S

SCALE :- 1 :2000

OWNER'S SIGN

For Signatureglobal (India) Limited

Director/ Authorised Signatory

ARCHITECT'S SIGN

GIAN P. MATHUR ARCHITECT B. Arch., M.C.A. LIA CA No. 80/6769