

SEWERAGE SCHEME

LEGEND

SEWER LINE
MANHOLE
ROAD FORMATION LEVEL 210.00
INVERT LEVEL 209.00

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

S. No.	Name of Line	Size in mm	Length in m	Slope 1 in
1	AB	200	35.00	220
2	B1B	200	85.00	220
3	BC	200	45.00	220
4	C1C	200	50.00	220
5	CD	200	45.00	220
6	D1D	200	100.00	220
7	DE	200	70.00	220
8	E1E	200	90.00	220
9	EF	200	40.00	220
10	FG	200	120.00	220
11	G1G3	200	95.00	220
12	G2G3	200	15.00	220
13	G3G	200	60.00	220
14	GH	200	75.00	220
15	H1H	200	50.00	200
16	HI	200	50.00	200
17	II	200	50.00	200
18	IJ	200	50.00	200
19	JIJ	200	50.00	200
20	JK	200	40.00	200
21	K-STP	200	20.00	200

To be read with Licence No. 34 of 2019 Dated 11-03-2019

That this Layout plan for an area measuring 11.0625 acres (Drawing No. DTPC-48-1 dated 15.02.2019) comprised of land which is situated in the vicinity of the proposed Residential Plotted Colony (Under DDJAY, Jan Awa Yojna) being developed by Signature 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 bye-laws.
- That the plot 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 size of all the Residential Plots and Commercial 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC 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 DTPC, 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 area 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 agreement of the license.
- 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 metres wide road would mean a minimum clear width of 9 metres 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(1)(a)(ii) of the Act No. 8 of 1975.
- That the add-on 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 license through give and take with the land that HUDA is ready 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 is 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-S 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.22/52/2005-Spower 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. 19/4/2016-Sp dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH KAUSHIK) DTP (HQ)
(G.N. NIMBOKAR) STP (HQ)
(JITENDER BHAGI) CTP (HQ)
(K. MAHARAJ PANDURANG, IAS) DTPC (HQ)
(RAH AYTAZ BASSI) AD (HQ)
(SARJAY NARANG) ATP (HQ)

PROJECT NAME AND ADDRESS:

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR-36, SOHNA, OVER AN AREA OF 11.0625 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:

M/S SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME:

SITE LAYOUT PLAN

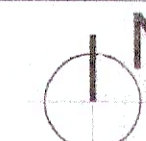
ARCHITECT'S SIGNATURE:

GIAN P. MATHUR
ARCHITECT
B. Arch., N.C.A. I.T.A.
CA No. 805768

OWNER'S SIGNATURE:

For Signature Global Homes Pvt. Ltd.
Authorized Signatory

NORTH:



DATE:

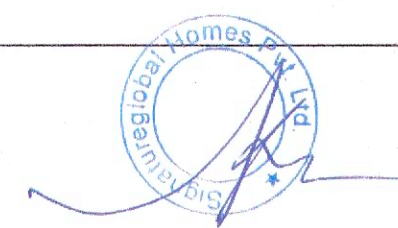
SHEET: 01

SCALE:

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI,
Gurugram

Superintending Engineer
HSVP Circle-II, Gurugram



SITE 2	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.MTS.	%	ACRES	SQ.MTS.	%
TOTAL Licence Area	11.0625	44767.725				
Area falling under sector road and master plan green	0.152	613.892				
Area falling under Sector road	0.115	467.330				
Area falling under 12.0M wide road	0.036	146.570				
Balance Area (A)	10.911	44153.833				
Open Area under GREEN/PARK	0.830	3357.579	7.5	0.837	3387.670	7.57
Community Facilities	1.106	4476.773	10	1.109	4489.210	10.03
Commercial Area (calculated on balance area)	0.443	1790.709	4	0.410	1660.800	3.76
Area Under Plots (calculated on balance area)	6.748	27308.312	61	5.218	21118.182	47.83
Total permissible Residential + Commercial area	7.191	29099.021	65	5.629	22778.982	50.88
Permissible Density	240-400 ppa			240.41		
Achieved Density	240.41	ppa				

50.55 % PLOT FROZEN BY DEPARTMENT AREA
10675.81 SQ.MTS / 2.64 ACRES

LEGEND

COMMERCIAL
COMMUNITY FACILITY
SERVICES
GREEN

CLASSIFICATION OF PLOTS				
TYPE	SIZE OF PLOT		NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.		SQ.MTS.
A	7.80	19.23	149.99	2999.88
B	6.70	19.40	129.98	4939.24
C	6.70	18.49	123.88	1238.83
C'	6.70	16.95	113.57	908.52
D	6.70	14.00	93.80	1782.20
E	5.70	15.10	86.07	5594.55
F	5.88	14.78	86.91	173.81
G	7.55	9.55	72.02	288.07
H	6.70	14.78	99.03	2376.62
L	5.70	23.02	131.21	393.64
M	VARRYING SIZE		4	422.82
TOTAL			197	21118.18

FROZEN PLOTS DETAILS				
TYPE	SIZE OF PLOT		NO. OF PLOTS	TOTAL AREA OF PLOTS
	MTS.	MTS.		SQ.MTS.
A	7.80	19.23	149.99	1199.95
B	6.70	19.40	129.98	1949.70
C'	6.70	16.95	113.57	908.52
E	5.70	15.10	86.07	3184.59
F	5.88	14.78	86.91	173.81
G	7.55	9.55	72.02	288.07
H	6.70	14.78	99.03	2376.62
L	5.70	23.02	131.21	393.64
M	VARRYING SIZE		4	200.91
TOTAL			105	10675.81

GREEN AREA CALCULATION

	SQ.M.	ACRES
G1	2110.46	0.522
G2	1277.21	0.316