

STORM WATER
DRAINAGE SCHEME
LEGEND

STORM LINE

MANHOLE

ROAD FORMATION LEVEL

INVERT LEVEL

NOTE:- SPACING OF MANHOLES NOT TO
EXCEED 30M

S. No.	Name of Line	Size in mm	Length in mtr	Slope 1 in
1	AB	400	90.00	560
2	B1B	400	55.00	560
3	BC	400	50.00	560
4	CLC	400	60.00	560
5	CD	400	50.00	560
6	D1D	400	55.00	560
7	D-HUDA	400	90.00	560
8	IG	400	35.00	560
9	G1G	400	80.00	560
10	GH	400	50.00	560
11	HH	400	45.00	560
12	HI	400	40.00	560
13	I1I	400	100.00	560
14	IJ	400	75.00	560
15	J1J	400	90.00	560
16	JK	400	45.00	560
17	K-HUDA STORM	400	100.00	560
18	L-HUDA STORM	400	70.00	560

To be read with Licence No. 34 of 2019 Dated: 01-03-2019

This Layout plan for an area measuring 11.0625 acres (Drawing No. DTCF-4841 dated 15.02.2019) prepared 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 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 get 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 DTCF 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 DTCF, 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 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 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 or the lines of Section 31(1A)(ii) of the Act No. 8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots shall 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 gpe and take with the land that 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-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-S Power 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-S dated 13.03.2016 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 SHAG)
CTP (HR)

(KUMARAND PANOURANG, IAS)
DTCF (HR)

(RAH-AVATAR BASSI)
ADP (HQ)

(SAHJAY HARANG)
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., NCA, IIA
CA No. 005789

OWNER'S SIGNATURE:

For Signature of Signature Global Homes Pvt. Ltd.
Authorized Signatory

NORTH:

DATE:
SHEET: 01
SCALE:

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI,
GurugramSuperintending Engineer
H&P Circle-II, Gurugram

SITE 2	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %	AREA ACRES	AREA SQ.MTS.	PERCENTAGE %
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				

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	428.07
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

	MTS.	MTS.	SQ.MTS.
MILK/VEGETABLE BOOTH	5.00	5.50	27.50
TOTAL			27.50

GREEN AREA CALCULATION

	SQ.M.	ACRES
G1	2110.46	0.522
G2	1277.21	0.316

LEGEND

- COMMERCIAL
- COMMUNITY FACILITY
- SERVICES
- GREEN

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