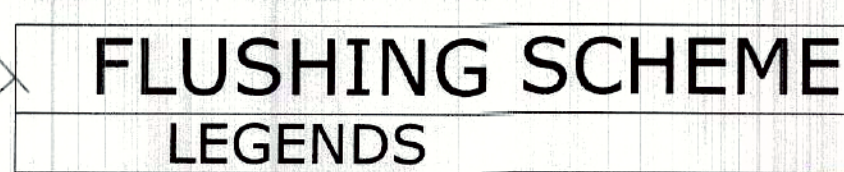


GREEN AREA CALCULATION			
S.No.	Green Number	Sqrm	Acres
1	Green-1	278.015	0.069
2	Green-2	139.750	0.035
3	Green-3	160.440	0.040
4	Green-4	2510.677	0.620
5	Green-5	359.776	0.089
6	Green-6	391.701	0.097
	Total	3840.358	0.949

PLOT DETAILS						
Plot Type	Plot No.	Width (m)	Length (m)	Area (Sq.m)	No.	Total Area (Sq.m.)
A	P1 - P155	8.65	15.00	129.75	155	20111.25
	P156 - P187	7.00	15.00	105.00	32	3360.00
B	P203 - P223	7.00	15.00	105.00	21	2205.00
	P198 - P201	7.00	15.00	105.00	4	420.00
C	P202	8.35	15.00	125.25	1	125.25
	P224	9.05	15.00	135.75	1	135.75
E	P188 - P191	7.00	17.03	119.21	4	476.84
	P194 - P197	7.00	17.03	119.21	4	476.84
F	P192 - P193	8.35	17.03	142.20	2	284.40
					224	27595.331
					Acres	6.819



To be read with Licence No. 188 of 2023 dated 15/09/2023

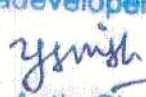
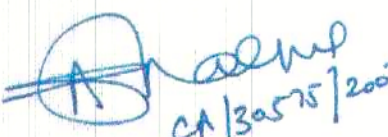
That this Layout plan for an area measuring 12.50 acres (Drawing no. DG, TCP- 9609 dated 15.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Lion Infra Developers LLP in Sector-6, Sohna hereby approved subject 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 **Subsidiary agreement**.
2. 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.
3. That the demarcation plans as per site of all the **Residential Plots** and **Commercial** 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 General, Town & Country Planning, Haryana.
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 DG, T/C, for the modification of layout plans of the colony.
5. That the revenue **area** 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 DG, T/C, 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. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. No plot will derive an access from a less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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 1975.
13. That the odd size 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that is reserved for the use of the Government.
15. The Haryana Urban Development Authority (HUDA) 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. norms/ as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 11.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. That the colonizer/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 for enforcement of the Energy Conservation Building Codes.

FLUSHING CUM IRRIGATION

S.NO	Name Of Line	Size in mm	Length in m
1	R'-A'	150	42.00
2	A'-B'	150	40.00
3	B'-B1'	100	151.00
4	B'-C'	100	40.00
5	C'-C1'	100	151.00
6	C'-D'	100	40.00
7	D'-D1'	80	17.00
8	A'-E'	150	156.00
9	E'-F'	80	39.00
10	F'-F1'	80	36.00
11	F'-G'	80	43.00
12	G'-G1'	80	36.00
13	E'-H'	100	117.00
14	D'-H'	100	156.00
15	H'-I'	80	51.00
16	I'-I1'	80	104.00
17	I'-J'	80	70.00
TOTAL	150Ø HDPE PIPE		238.00
	100Ø HDPE PIPE		655.00
	80Ø HDPE PIPE		396.00

	COMMERCIAL BLOCK
	LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES
	GREEN AREA
	STP (450 SQMT.) UGT (200 SQMT.)
	M.B. MILK & VEGITABLE BOOTH (5.50X5.00 M.)

CLIENT / OWNER		
M/S LION INFRADEVELOPERS LLP.		
PROJECT		
Layout plan of Affordable Residential Plotted Colony (Under DDJAY scheme 2016) over an area measuring 12.50 acres. (Ltr memo no LC-5105/JF (05)/2023/ 21610 dated 04.07.2023)		
Plot/Kota No. 132/(25/22-143/5/2/2-8-142/19/1-143/142/15/1-193/20/14/21/22-142/10/10-12,13-14/24/22-17/1-142/19/1-133/19/1/1-22-14/2/2 TOTAL AREA 100 KANAL 0 MARLA OR TOTAL LAND 12.50 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SONNA, SECTOR-6, SONNA DISTRICT GURGAON, HARYANA.		
DEVELOPED BY:- M/s LION INFRA DEVELOPERS LLP.		
Lion Infra Developers LLP  Auth. Signatory	 Architect's Signature	
OWNER/AUTH. SIGNATURE	ARCHITECT'S SIGNATURE	
PRINCIPAL ARCHITECT		
 ACPL Design Ltd 190 9001 2015 Architecture Management Planning N  G-34 South Gurgaon - 122 007 P: 24422155 H: 0124 1000106, m: 9811 2444700 www.acpldesign.com e: 1 contact@acpldesign.com a: 1 24422008		
DRAWING TITLE		
LAYOUT PLAN		
DRAWING NO. A 01	SCALE: 1 : 100	DATE: AUG.-2023