

To be read with Licence No. 194 of 2022 dated 29/11/2022

This Layout Plan for an area measuring 8.7111 acres (Drawing no. DG/TCP- 8272 dated 19/11/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Loon Land Development Ltd. in Sector-79, Gurugram Manesar Urban Complex 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 S.R. agreement.
2. That the plotted area of the colony shall not exceed 55% 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 size of all the Residential Plots and Commercial site 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, TCP 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 DG, TCP, 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 & 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 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)(iii) of the Act No.8 of 1975.
13. That the old 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 HVP 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.
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/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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. 19/4/2016-5 Power dated 14.03.2016.
18. 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.
19. 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.

(SANJAY NARANG)
ATP (HQ)

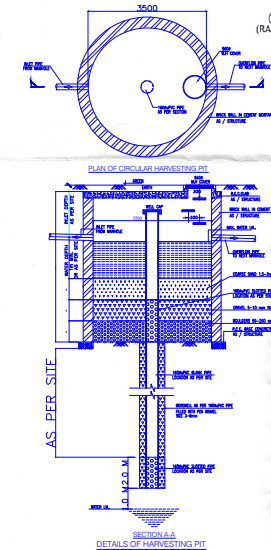
(R.S. BACHHI)
DTP (HQ)

(HITESH SHARMA)
STP (M) HQ

(P. SINGH)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DG, TCP (HR)

(RANVIYAR BASSI)
JD (HQ)



For Loon Land Development Ltd.
Director

8.71110	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL LICENCED AREA	8.71110	35252.567				
AREA UNDER UD	0.00000	0.000				
BALANCE AREA	8.71110	35252.567				
NET BALANCE AREA (A)	8.71110	35252.567				100.000
ORGANISED OPEN SPACE (ON APPLIED)	0.653	2643.939	7.500	0.653	2644.050	7.500
COMMUNITY FACILITIES (ON APPLIED)	0.871	3525.257	10.000	0.871	3525.540	10.001
COMMERCIAL AREA (ON NET PLANNED)	0.348	1410.101	4.000	0.348	1410.214	4.000
AREA UNDER PLOTS (ON NET PLANNED)	5.314	21504.034	61.000	5.215	21106.161	59.871
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED)	5.662	22914.135	65.000	5.664	22816.375	63.872
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		154.86	
ACHIEVED DENSITY	336.81	PPA	ACHIEVED PLOTS		159	
Total Population	159 @ 18 person per plot				2862 Person	

ORGANISED OPEN SPACE CALCULATION			
	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)	
OOS1	445.94	0.110	
OOS2	124.57	0.031	
OOS3	81.85	0.020	
OOS4	30.89	0.008	
OOS5	84.48	0.023	
OOS6	134.38	0.033	
OOS7	31.62	0.008	
OOS8	57.44	0.014	
OOS9	1270.55	0.314	
OOS10	77.16	0.019	
OOS11	169.880	0.047	
OOS12	16.340	0.004	
OOS13	88.840	0.022	
TOTAL	2644.050	0.653	

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.650	15.74	136.151	94	12798.194
2	A1	8.650	15.64	134.936	15	2159.040
3	A2	8.798	15.74	138.481	10	1384.805
4	B	7.544	13.81	104.183	8	833.461
5	B1	7.200	14.20	102.240	7	715.680
6	C	8.380	17.17	143.695	8	1151.077
7	D	7.310	13.81	100.551	9	904.959
8	P1	8.291	15.74	130.550	1	130.550
9	P2			110.900	1	110.900
10	P3			149.610	1	149.610
11	P4			149.650	1	149.650
12	P5			134.970	1	134.970
13	P6			113.810	1	113.810
14	P7			149.480	1	149.480
15	P8			149.560	1	149.560
16	P9			131.100	1	131.100
17	P10			115.390	1	115.390
18	P11	7.695	13.81	106.299	1	106.299
19	P12	7.486	15.74	117.830	1	117.830
TOTAL					159	21106.161

MILK/VEGETABLE BOOTH					
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS
1		5.00	5.500	27.500	1
TOTAL AREA (IN					27.500

PROJECT NAME & ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-79-79b, GURUGRAM (HR.) LAND MEASURING 8.7111 ACRES. BEING DEVELOPED BY LOON LAND DEVELOPMENT LIMITED.

DRAWING TITLE
**LAYOUT PLAN
SITE PLAN FOR STORM WATER LINE**

ARCHITECT SIGNATURE

OWNER'S NAME
M/s. LOON LAND DEVELOPMENT LIMITED.

AUTHORIZED SIGNATORY
Ar. Praveer K. Verma
CA/2014/65167

DATE: OCT 2022

SHEET-01

SCALE

NORTH

