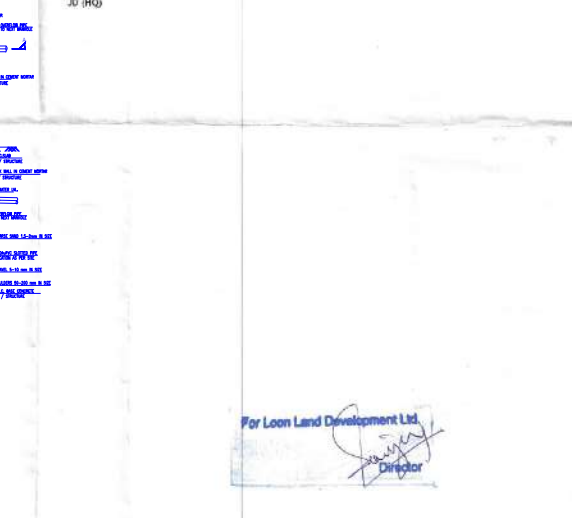


To be read with Licence No. 194 of 2022 dated 29/11/22

- This Layout Plan for an area measuring 8.7111 acres (Drawing No. DG, TCP, 8776 dated 29/11/22) comprised of blocks 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 bilateral agreement.
 2. That the plotted area of the colony shall not exceed 60% 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 plans.
 3. That the demarcation plans as per site 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 rates 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 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 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 which 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(i)(iii) of the Act No. 8 of 1975.
 13. The (re-plot) size plots are being approved subject to the conditions that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the blocks through give and take with the land that HSNP 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 (CGWA) Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting 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, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2015-5 Power dated 04.03.2016.
 18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/20/2005-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 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY KHARANG) ATP (HQ)
 (R.S. DUBEY) DTP (HQ)
 (HITESH SHARMA) STP (M) HQ
 (S. SINGH) IED (HQ)
 (T.L. SATYAPRAKASH, IAS) DG, TCP (HQ)
 (RAJAYYAR BASSI) JO (HQ)



For Loon Land Development Ltd.
 Director

1	PIPE	400# RCC PIPE/ OVERFLOW PIPE
2	SD	SAUCER DRAIN 500mm WIDE WITH 150 MM DEPTH
3		

	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	84.49	0.023
OOS6	134.38	0.033
OOS7	31.62	0.008
OOS8	57.44	0.014
OOS9	1270.55	0.314
OOS10	77.18	0.019
OOS11	189.893	0.047
OOS12	18.340	0.004
OOS13	88.840	0.022
TOTAL	2644.050	0.663

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	12788.194
2	A1	8.950	15.64	143.636	15	2154.540
3	A2	8.798	15.74	138.481	10	1384.808
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	17.12	143.685	8	1149.477
7	D	7.310	13.81	100.951	5	504.756
8	P1	8.291	15.74	130.550	1	130.550
9	P2			110.000	1	110.000
10	P3			149.610	1	149.610
11	P4			149.550	1	149.550
12	PE			334.970	1	334.970
13	PE			113.810	1	113.810
14	P7			149.480	1	149.480
15	PE			149.500	1	149.500
16	PE			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					169	21106.181

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1		5.90	5.50	27.500	1	27.500

8.71110	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
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)	0.663	2643.939	7.500	0.663	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	21106.181	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	

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.

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

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

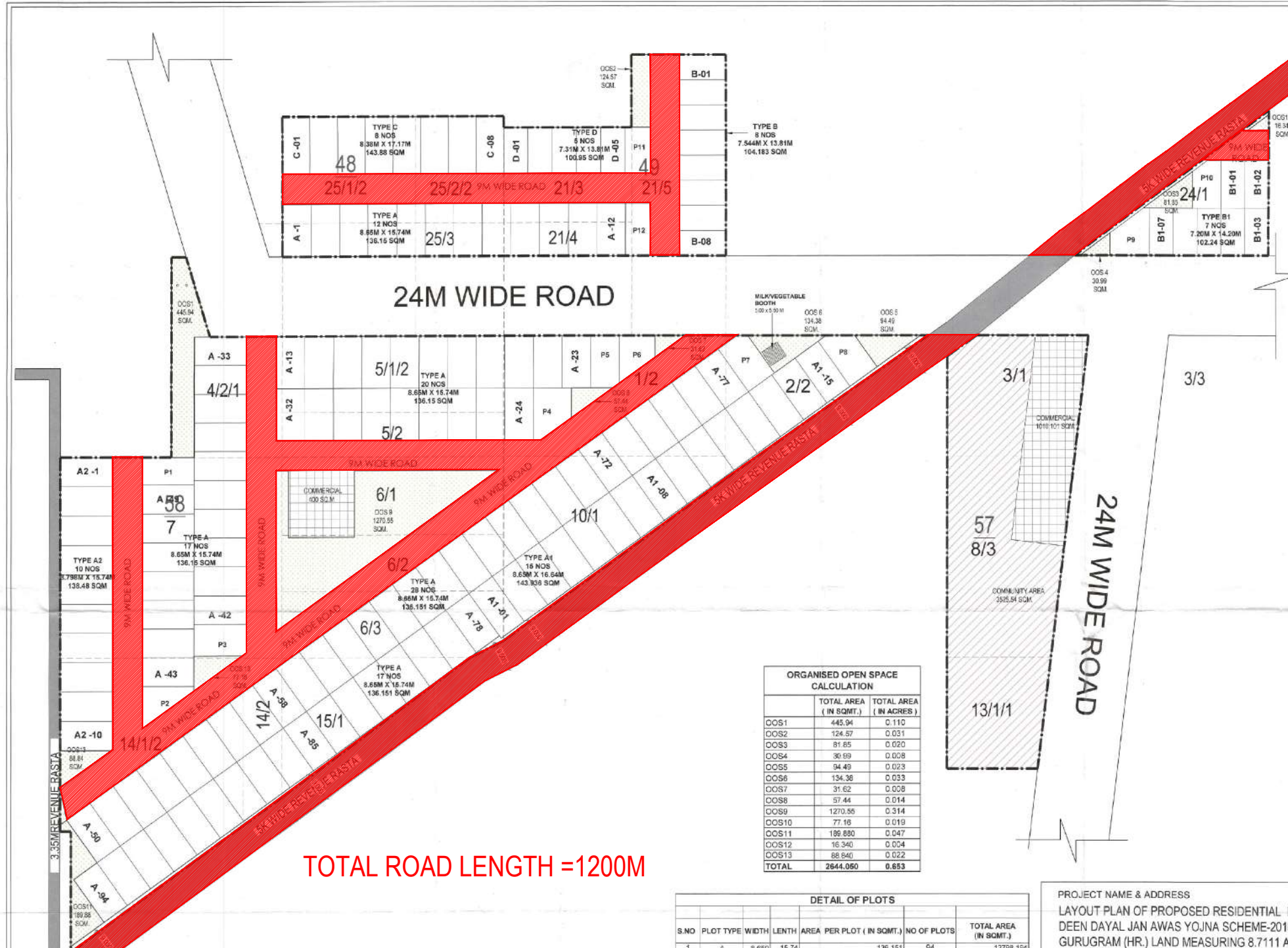
AUTHORIZED SIGNATORY
 Ar. Praveer K. Verma
 CA/2014/65187

ARCHITECT SIGNATURE

DATE: OCT 2022
 SHEET-01

SCALE
 NORTH





TOTAL ROAD LENGTH = 1200M

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	30.99	0.008
OOS5	94.49	0.023
OOS6	134.38	0.033
OOS7	31.62	0.008
OOS8	57.44	0.014
OOS9	1270.55	0.314
OOS10	77.18	0.019
OOS11	199.890	0.047
OOS12	16.340	0.004
OOS13	88.940	0.022
TOTAL	2844.080	0.653

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENTH	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	16.94	145.595	15	2183.925
3	A2	8.785	15.74	138.491	10	1384.911
4	B	7.544	13.81	104.153	8	833.224
5	B1	7.200	14.20	102.240	7	715.680
6	C	8.380	17.17	143.895	8	1151.177
7	D	7.310	13.81	100.951	8	807.608
8	P1	6.291	15.74	100.550	1	100.550
9	P2			110.900	1	110.900
10	P3			148.610	1	148.610
11	P4			146.650	1	146.650
12	P5			134.970	1	134.970
13	P6			113.810	1	113.810
14	P7			149.480	1	149.480
15	P8			149.550	1	149.550
16	P9			131.100	1	131.100
17	P10			115.390	1	115.390
18	P11	7.695	13.81	106.296	1	106.296
19	P12	7.496	15.74	117.830	1	117.830
TOTAL					169	21106.161

MILK/ VEGETABLE BOOTH						
S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1		5.00	5.900	29.500	1	29.500

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	5.564	22516.375	63.872
PERMISSIBLE DENSITY		240-400 PPA		MINIMUM REQUIRED PLOTS	154.86	
ACHIEVED DENSITY	338.81			ACHIEVED PLOTS	159	
Total Population		159 @ 18 person per plot			2862 Person	

To be read with Licence No. 194 of 2022 dated 29/11/22.

The layout plan for an area measuring 8.7111 acres (Drawing no. DG.TCP-8796 dated 29/11/22) comprising of 169 plots in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by Loon Land Development Ltd. in Sector-79, Gurugram Mansarovar Urban Complex is hereby approved subject to the following conditions:-

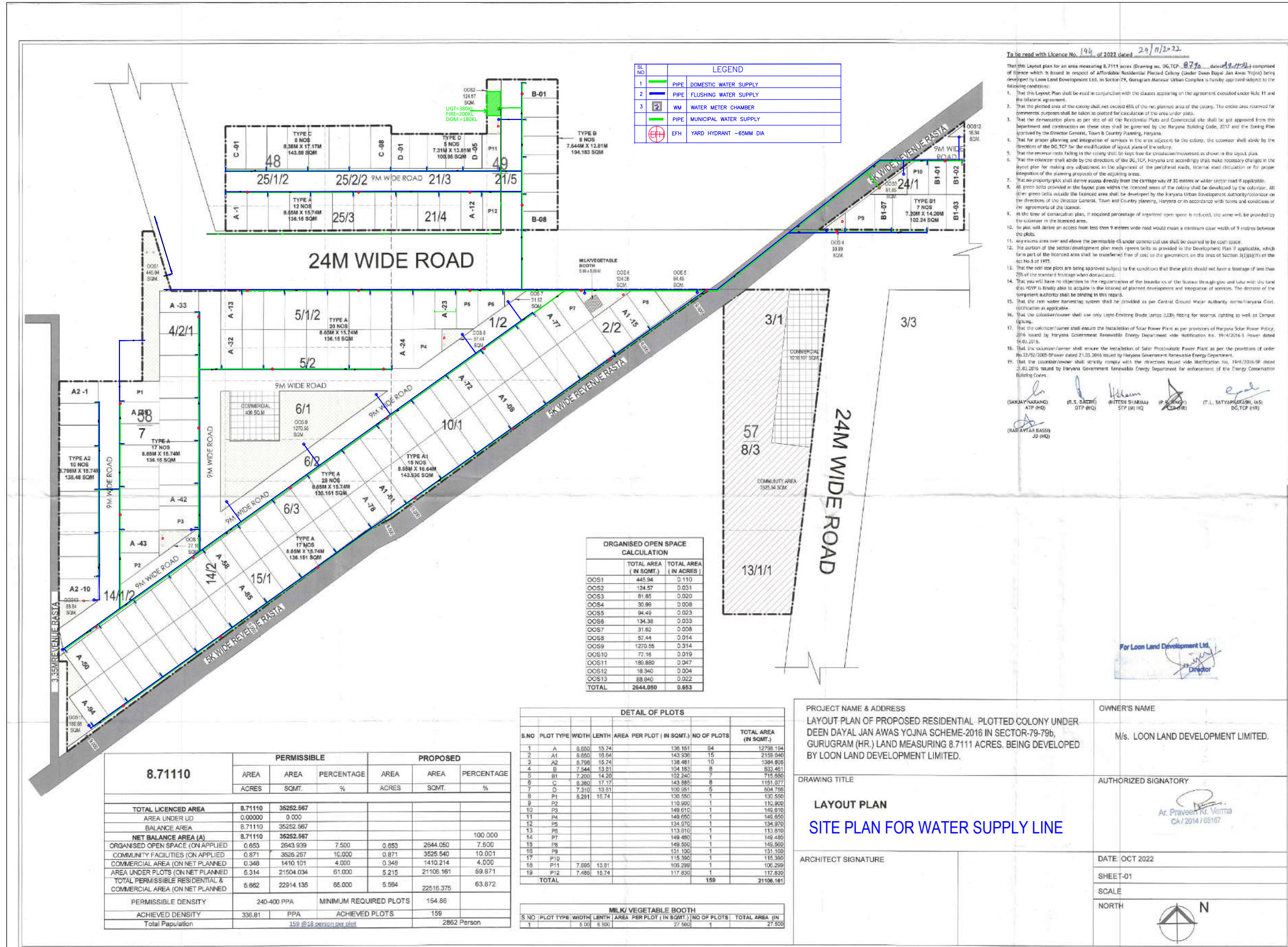
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the statutory provisions.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per size of all the Residential Plots and Commercial plots 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 colorizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
5. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colorizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the approach 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 area shall be developed by the colorizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colorizer on the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colorizer 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(7)(a)(ii) of the Act No.8 of 1975.
13. That the individual plots are being approved subject to the condition that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV is freely 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 site under harnessing system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colorizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colorizer/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. 19/14/2016-Power dated 11.03.2016.
18. That the colorizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/22/2009-SPower dated 21.03.2019 issued by Haryana Government Renewable Energy Department.
19. That the colorizer/owner shall strictly comply with the directions issued vide NOTIFICATION No. 19/4/2015-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) (R.S. GARG) (BISHESH SHARMA) (P. K. SINGH) (T.L. SATYAPAL) (S.S. JI) (RANAVATAR BASSI) (DTP (HQ)) (STP (HQ)) (STP (HQ)) (CLP (HQ)) (DG, TCP (HR)) (JD (HQ))

For Loon Land Development Ltd. Director

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.	OWNER'S NAME M/s. LOON LAND DEVELOPMENT LIMITED.
DRAWING TITLE LAYOUT PLAN ROAD LAYOUT	AUTHORIZED SIGNATORY Ar. Praveen K. Verma CA/2014/65167
ARCHITECT SIGNATURE	DATE: OCT 2022
	SHEET-01
	SCALE
	NORTH





S/N	SYMBOL	DESCRIPTION
1	[Green line]	PIPE DOMESTIC WATER SUPPLY
2	[Blue line]	PIPE FLUSHING WATER SUPPLY
3	[Square with 'W']	WM WATER METER CHAMBER
4	[Green line]	PIPE MUNICIPAL WATER SUPPLY
5	[Circle with 'H']	YARD HYDRANT -65MM DIA

- To be read with Licence No. 144 of 2022 dated 29/11/2022.
- This site layout plan for an area measuring 8.7111 acres (Drawing No. DG.TCP. 8276) dated 19/11/2022, 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 Urban Complex is hereby approved subject to the following conditions:
- The site layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the collateral 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 sewerage purposes shall be taken as plotted for calculation of the area under plot.
 - That the demarcation plans as per site 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.
 - That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DG.TCP for the modification of layout plans of the colony.
 - That the revenue meter falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the collector shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments 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 cartage way of 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the collector. All the green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector as the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plans, if required percentage of organized open space is reduced, the same will be provided by the collector in the licensed area.
 - No plot will derive an access from less than 9 metres wide road which a minimum clear width of 9 metres between the plots.
 - Any excess area over and above the permissible 65% under control use shall be covered to be open space.
 - The portion of the sector/development plan roads/alignments 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 34(1)(c) of the Act No 8 of 1975.
 - That the site plots are being approved subject to the condition that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
 - That you will have no objection to the regularization of the boundaries of the licence through plot and take into the land of Haryana is likely to be acquired 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 collector/owner shall use only Light Emitting Diode lamps (LED) fitting for external lighting as well as Campus lighting.
 - That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2014 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2014-5 Power dated 15.01.2015.
 - That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the collector/owner shall strictly comply with the directions issued vide Notification No. 19/4/2014-5P dated 20.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) ATP (HQ)
 (RANVIYAR BASSIN) DP (HQ)

(R.S. BACHHI) ODP (HQ)
 (RANVIYAR BASSIN) DP (HQ)

(BISHESH SHARMA) STP (HQ)
 (RANVIYAR BASSIN) DP (HQ)

(P. SINGH) STP (HQ)
 (RANVIYAR BASSIN) DP (HQ)

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

ORGANISED OPEN SPACE CALCULATION		
S.NO	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	445.94	0.110
OOS2	124.57	0.031
OOS3	81.85	0.020
OOS4	35.95	0.008
OOS5	94.43	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	189.880	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	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.050	15.74	126.151	94	12758.134
2	A1	8.050	19.94	161.036	15	2415.540
3	A2	8.758	15.74	137.881	10	1378.810
4	B	7.544	13.81	104.181	8	833.451
5	B1	7.200	14.20	102.240	7	715.680
6	C	8.360	17.17	143.585	8	1148.680
7	D	7.310	13.81	100.951	5	504.755
8	P1	8.291	15.74	130.550	1	130.550
9	P2			119.990	1	119.990
10	P3			149.610	1	149.610
11	P4			149.650	1	149.650
12	P5			134.970	1	134.970
13	P6			113.310	1	113.310
14	P7			149.490	1	149.490
15	P8			149.590	1	149.590
16	P9			131.100	1	131.100
17	P10			115.390	1	115.390
18	P11	7.065	13.81	105.298	1	105.298
19	P12	7.489	15.74	117.830	1	117.830
TOTAL					159	21108.161

8.71110	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SCMT.	%	ACRES	SCMT.	%
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)	6.962	22914.135	65.000	5.594	22516.375	63.872
PERMISSIBLE DENSITY	240-400 PPA			MINIMUM REQUIRED PLOTS	154.86	
ACHIEVED DENSITY	336.81	PPA		ACHIEVED PLOTS	159	
Total Population		159 @ 28 person per plot			2862 Person	

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

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

DRAWING TITLE
 LAYOUT PLAN
 SITE PLAN FOR WATER SUPPLY LINE

ARCHITECT SIGNATURE
 Ar. Praveen K. Verma
 CA / 2014 / 05157

DATE: OCT 2022
 SHEET-01
 SCALE
 NORTH



