



To be read with Licence No. 195 of 2022 dated 29-11-2022

- That this Layout plan for an area measuring 45.1625 acres (Drawing no. DG.TCP. 8749 dated 24-11-21) 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 & 79-B, Gurugram Haryana 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 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 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 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 licenced area of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licenced 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 licenced 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. 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 HSNV 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 provision of order No.22/52/2003-5 Power 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. RATHI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)

45.1625	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL LICENCED AREA	45.1625	182766.863				
AREA UNDER UD	0.623	2521.19				
BALANCE AREA	44.5395	180244.676				
NET BALANCE AREA (A)	44.5395	180244.676				98.621
ORGANISED OPEN SPACE (ON APPLIED AREA)	3.3871	13707.086	7.500	3.506	14186.904	7.762
COMMUNITY FACILITIES (ON APPLIED AREA)	4.51625	18276.586	10.000	4.51646	18277.437	10.00
COMMERCIAL AREA (ON NET PLANNED AREA)	1.7815	7209.463	4.000	1.310	5303.300	2.942
AREA UNDER PLOTS (ON NET PLANNED AREA)	27.169	109949.252	61.000	25.425	102891.828	57.085
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	28.9506	117158.715	65.000	26.735	108195.128	60.027
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		791.81	
ACHIEVED DENSITY	339.88	PPA	ACHIEVED PLOTS		841	
Total Population	841 @ 18 PERSON PER PLOTS				15138	Persons

ORGANISED OPEN SPACE CALCULATION	
TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OCOS 1 1006.970	0.231
OCOS 2 100.055	0.041
OCOS 3 1082.314	0.490
OCOS 4 628.539	0.156
OCOS 5 63.480	0.016
OCOS 6 31.802	0.008
OCOS 7 14.923	0.004
OCOS 8 62.424	0.015
OCOS 9 1059.650	0.262
OCOS 10 120.021	0.030
OCOS 11 342.908	0.084
OCOS 12 130.889	0.032
OCOS 13 1023.777	0.255
OCOS 14 76.469	0.019
OCOS 15 60.855	0.015
OCOS 16 151.380	0.037
OCOS 17 67.639	0.017
OCOS 18 1482.719	0.386
OCOS 19 830.888	0.230
OCOS 20 113.264	0.028
OCOS 21 788.450	0.197
OCOS 22 1038.482	0.256
OCOS 23 38.808	0.009
OCOS 24 386.823	0.091
OCOS 25 96.848	0.024
OCOS 26 162.430	0.040
OCOS 27 115.108	0.028
OCOS 28 138.482	0.034
OCOS 29 1108.448	0.274
OCOS 30 198.712	0.042
OCOS 31 115.760	0.029
OCOS 32 153.141	0.038
OCOS 33 94.096	0.023
OCOS 34 56.128	0.014
OCOS 35 34.354	0.008
OCOS 36 33.079	0.008
TOTAL 14188.904	3.506

DETAIL OF PLOTS				
S.NO.	PLOT TYPE	WIDTH	LENGTH	NO OF PLOTS
1	TYPE-A1	8.500	15.800	14300
2	TYPE-A1	8.500	15.800	14300
3	TYPE-A2	8.500	15.800	14300
4	TYPE-A2	8.500	15.800	14300
5	TYPE-A2	8.500	15.800	14300
6	TYPE-A2	8.500	15.800	14300
7	TYPE-A2	8.500	15.800	14300
8	TYPE-A2	8.500	15.800	14300
9	TYPE-A2	8.500	15.800	14300
10	TYPE-A2	8.500	15.800	14300
11	TYPE-A2	8.500	15.800	14300
12	TYPE-A2	8.500	15.800	14300
13	TYPE-A2	8.500	15.800	14300
14	TYPE-A2	8.500	15.800	14300
15	TYPE-A2	8.500	15.800	14300
16	TYPE-A2	8.500	15.800	14300
17	TYPE-A2	8.500	15.800	14300
18	TYPE-A2	8.500	15.800	14300
19	TYPE-A2	8.500	15.800	14300
20	TYPE-A2	8.500	15.800	14300
21	TYPE-A2	8.500	15.800	14300
22	TYPE-A2	8.500	15.800	14300
23	TYPE-A2	8.500	15.800	14300
24	TYPE-A2	8.500	15.800	14300
25	TYPE-A2	8.500	15.800	14300
26	TYPE-A2	8.500	15.800	14300
27	TYPE-A2	8.500	15.800	14300
28	TYPE-A2	8.500	15.800	14300
29	TYPE-A2	8.500	15.800	14300
30	TYPE-A2	8.500	15.800	14300
31	TYPE-A2	8.500	15.800	14300
32	TYPE-A2	8.500	15.800	14300
33	TYPE-A2	8.500	15.800	14300
34	TYPE-A2	8.500	15.800	14300
35	TYPE-A2	8.500	15.800	14300
36	TYPE-A2	8.500	15.800	14300
37	TYPE-A2	8.500	15.800	14300
38	TYPE-A2	8.500	15.800	14300
39	TYPE-A2	8.500	15.800	14300
40	TYPE-A2	8.500	15.800	14300
41	TYPE-A2	8.500	15.800	14300
42	TYPE-A2	8.500	15.800	14300
43	TYPE-A2	8.500	15.800	14300
44	TYPE-A2	8.500	15.800	14300
45	TYPE-A2	8.500	15.800	14300
46	TYPE-A2	8.500	15.800	14300
47	TYPE-A2	8.500	15.800	14300
48	TYPE-A2	8.500	15.800	14300
49	TYPE-A2	8.500	15.800	14300
50	TYPE-A2	8.500	15.800	14300
51	TYPE-A2	8.500	15.800	14300
52	TYPE-A2	8.500	15.800	14300
53	TYPE-A2	8.500	15.800	14300
54	TYPE-A2	8.500	15.800	14300
55	TYPE-A2	8.500	15.800	14300
56	TYPE-A2	8.500	15.800	14300
57	TYPE-A2	8.500	15.800	14300
58	TYPE-A2	8.500	15.800	14300
59	TYPE-A2	8.500	15.800	14300
60	TYPE-A2	8.500	15.800	14300
61	TYPE-A2	8.500	15.800	14300
62	TYPE-A2	8.500	15.800	14300
63	TYPE-A2	8.500	15.800	14300
64	TYPE-A2	8.500	15.800	14300
65	TYPE-A2	8.500	15.800	14300
66	TYPE-A2	8.500	15.800	14300
67	TYPE-A2	8.500	15.800	14300
68	TYPE-A2	8.500	15.800	14300
69	TYPE-A2	8.500	15.800	14300
70	TYPE-A2	8.500	15.800	14300
71	TYPE-A2	8.500	15.800	14300
72	TYPE-A2	8.500	15.800	14300
73	TYPE-A2	8.500	15.800	14300
74	TYPE-A2	8.500	15.800	14300
75	TYPE-A2	8.500	15.800	14300
76	TYPE-A2	8.500	15.800	14300
77	TYPE-A2	8.500	15.800	14300
78	TYPE-A2	8.500	15.800	14300
79	TYPE-A2	8.500	15.800	14300
80	TYPE-A2	8.500	15.800	14300
81	TYPE-A2	8.500	15.800	14300
82	TYPE-A2	8.500	15.800	14300
83	TYPE-A2	8.500	15.800	14300
84	TYPE-A2	8.500	15.800	14300
85	TYPE-A2	8.500	15.800	14300
86	TYPE-A2	8.500	15.800	14300
87	TYPE-A2	8.500	15.800	14300
88	TYPE-A2	8.500	15.800	14300
89	TYPE-A2	8.500	15.800	14300
90	TYPE-A2	8.500	15.800	14300
91	TYPE-A2	8.500	15.800	14300
92	TYPE-A2	8.500	15.800	14300
93	TYPE-A2	8.500	15.800	14300
94	TYPE-A2	8.500	15.800	14300
95	TYPE-A2	8.500	15.800	14300
96	TYPE-A2	8.500	15.800	14300
97	TYPE-A2	8.500	15.800	14300
98	TYPE-A2	8.500	15.800	14300
99	TYPE-A2	8.500	15.800	14300
100	TYPE-A2	8.500	15.800	14300

FRESH LAND APPLIED SHOWN

UD AREA CALCULATION		
UD1	TOTAL AREA	TOTAL AREA
UD1	500.492	0.124
UD2	2017.698	0.499
TOTAL	2521.190	0.623

NET BALANCE AREA (A) 44.5395

SITE PLAN FOR ROAD LAYOUT

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 45.1625 ACRES, BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.	OWNER'S NAME LOON LAND DEVELOPMENT LTD.
ARCHITECT SIGNATURE Ar. Praveen K. Verma CA/2014/05167	AUTHORIZED SIGNATORY Director
DATE 15/01/2024	SHEET-01
SCALE NORTH	