



AREA/ PLOTS FROZEN SHOWN AS UNDER:

- 1 INDIVIDUAL LAND OWNER & LOON LAND DEVELOPMENT AREA=11.0718 ACRES
- 2 FIMOSYS INFRASTRUCTURE PVT.LTD. & LOON LAND DEVELOPMENT AREA=1.39375 ACRES

TOTAL LAND = 12.46555 ACRES

- To be read with Licence No. 19.5 of 2022 dated 29-11-2022
- That this Layout plan for an area measuring 45.1625 acres (Drawing No. DG, TCP- 8794 dated 29-11-21) 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 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 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 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 areas 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenced.
  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(3)(a)(ii) 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 HSP 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 coloniser/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.22/52/2005-5 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) AT P (HQ)  
 (R.S. BATH) DTP (HQ)  
 (HITESH SHARMA) STP (M) HQ  
 (T.P. SINGH) CTP (HR)  
 (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)  
 (RAM AVTAR BASSI) JD (HQ)

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A1	8.500	18.200	153.700	7	1075.900
2	Type-A1	8.500	15.800	134.300	358	48222.840
3	Type-A2	8.200	18.170	148.994	14	2085.916
4	Type-A3	8.500	17.647	150.000	3	450.000
5	Type-A4	7.800	18.200	141.960	8	1135.680
6	Type-B	7.200	12.664	91.181	14	1276.531
7	Type-B1	7.200	15.860	113.147	18	2036.646
8	Type-B2	7.200	14.075	101.340	135	12680.400
9	Type-B3	7.200	14.000	100.800	105	10584.000
10	Type-B4	7.200	15.800	112.800	6	676.800
11	Type-C	6.587	14.375	94.908	4	379.632
12	Type-D	6.587	12.664	83.350	2	166.700
13	Type-E	6.174	15.800	145.603	4	582.412
14	Type-F	6.100	15.800	144.500	31	4478.748
15	Type-G	6.500	14.000	91.000	2	182.000
16	Type-H	6.200	14.950	122.747	8	981.974
17	Type-I	6.500	17.000	110.250	14	1543.500
18	Type-L	7.200	14.900	107.248	49	5255.052
19	Type-M	6.500	15.800	110.000	2	220.000
20	Type-N	6.500	14.200	92.250	4	369.000
21	P1	8.500	15.504	131.837	1	131.837
22	P2			87.451	1	87.451
23	P3			105.568	1	105.568
24	P4			138.847	1	138.847
25	P5			107.999	1	107.999
26	P6			104.451	1	104.451
27	P7			101.524	1	101.524
28	P8			98.276	1	98.276
29	P9			86.597	1	86.597
30	P10			85.173	1	85.173
31	P11			79.023	1	79.023
32	P12			133.177	1	133.177
33	P13			77.800	1	77.800
34	P14			148.910	1	148.910
35	P15			145.744	1	145.744
36	P16			138.208	1	138.208
37	P17			143.881	1	143.881
38	P18			128.000	1	128.000
39	P19			128.000	1	128.000
40	P20			128.000	1	128.000
41	P21			118.039	1	118.039
42	P22			109.482	1	109.482
43	P23			100.525	1	100.525
44	P24			92.350	1	92.350
45	P25			83.811	1	83.811
46	P26			75.264	1	75.264
47	P27			144.411	1	144.411
48	P28			137.136	1	137.136
49	P29			131.178	1	131.178
50	P30			95.869	1	95.869
51	P31			95.250	1	95.250
52	P32			95.250	1	95.250
53	P33			100.860	1	100.860
54	P34			94.871	1	94.871
55	P35			94.838	1	94.838
56	P36			133.590	1	133.590
57	P37			110.848	1	110.848
58	P38			143.832	1	143.832
59	P39			130.049	1	130.049
60	P40			95.232	1	95.232
61	P41			145.101	1	145.101
62	P42			142.079	1	142.079
63	P43			124.030	1	124.030
64	P44			127.862	1	127.862
65	P45			133.453	1	133.453
66	P46			138.187	1	138.187
67	P47			94.858	1	94.858
68	P48			94.210	1	94.210
69	P49			110.848	1	110.848
70	P50			149.295	1	149.295
71	P51			145.688	1	145.688
72	P52			145.253	1	145.253
73	P53			141.551	1	141.551
74	P54			144.059	1	144.059
75	P55			149.892	1	149.892
76	P56			148.191	1	148.191
77	P57			148.188	1	148.188
78	P58			128.000	1	128.000
79	P59			142.200	1	142.200
80	P60			116.495	1	116.495
81	P61			118.080	1	118.080
82	P62			142.814	1	142.814
TOTAL				841		124655.5

HT LINE 11 KVA HAS BEEN SHIFTED

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	1098.970	0.271
OOS 2	196.055	0.041
OOS 3	1882.314	0.480
OOS 4	629.630	0.156
OOS 5	63.480	0.016
OOS 6	31.802	0.008
OOS 7	14.933	0.004
OOS 8	82.424	0.021
OOS 9	1059.890	0.262
OOS 10	120.021	0.030
OOS 11	340.908	0.084
OOS 12	130.599	0.032
OOS 13	1033.777	0.255
OOS 14	76.469	0.019
OOS 15	59.555	0.015
OOS 16	151.380	0.037
OOS 17	87.638	0.021
OOS 18	1482.719	0.368
OOS 19	930.888	0.230
OOS 20	113.264	0.028
OOS 21	798.650	0.197
OOS 22	1035.482	0.256
OOS 23	35.908	0.009
OOS 24	396.823	0.091
OOS 25	182.848	0.044
OOS 26	65.888	0.016
OOS 27	162.430	0.040
OOS 28	115.198	0.028
OOS 29	138.482	0.034
OOS 30	1109.446	0.274
OOS 31	188.712	0.046
OOS 32	115.783	0.029
OOS 33	153.141	0.038
OOS 34	94.098	0.023
OOS 35	58.128	0.014
OOS 36	34.304	0.008
OOS 37	23.079	0.005
TOTAL	14186.904	3.508

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
<b>45.1625</b>						
TOTAL LICENCED AREA	45.1625	182765.863				
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	

FRESH LAND APPLIED SHOWN

UD AREA CALCULATION

	TOTAL AREA	TOTAL AREA
UD1	503.492	0.124
UD2	2017.698	0.499
TOTAL	2521.190	0.623

MILK/VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1		5.000	5.500	27.500	2	55.000

PROJECT NAME & ADDRESS  
 LAYOUT PLAN OF 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 Kt. Verma  
 CA/2014/65167

AUTHORIZED SIGNATORY  
 Director

DATE  
 SHEET-01

SCALE  
 NORTH