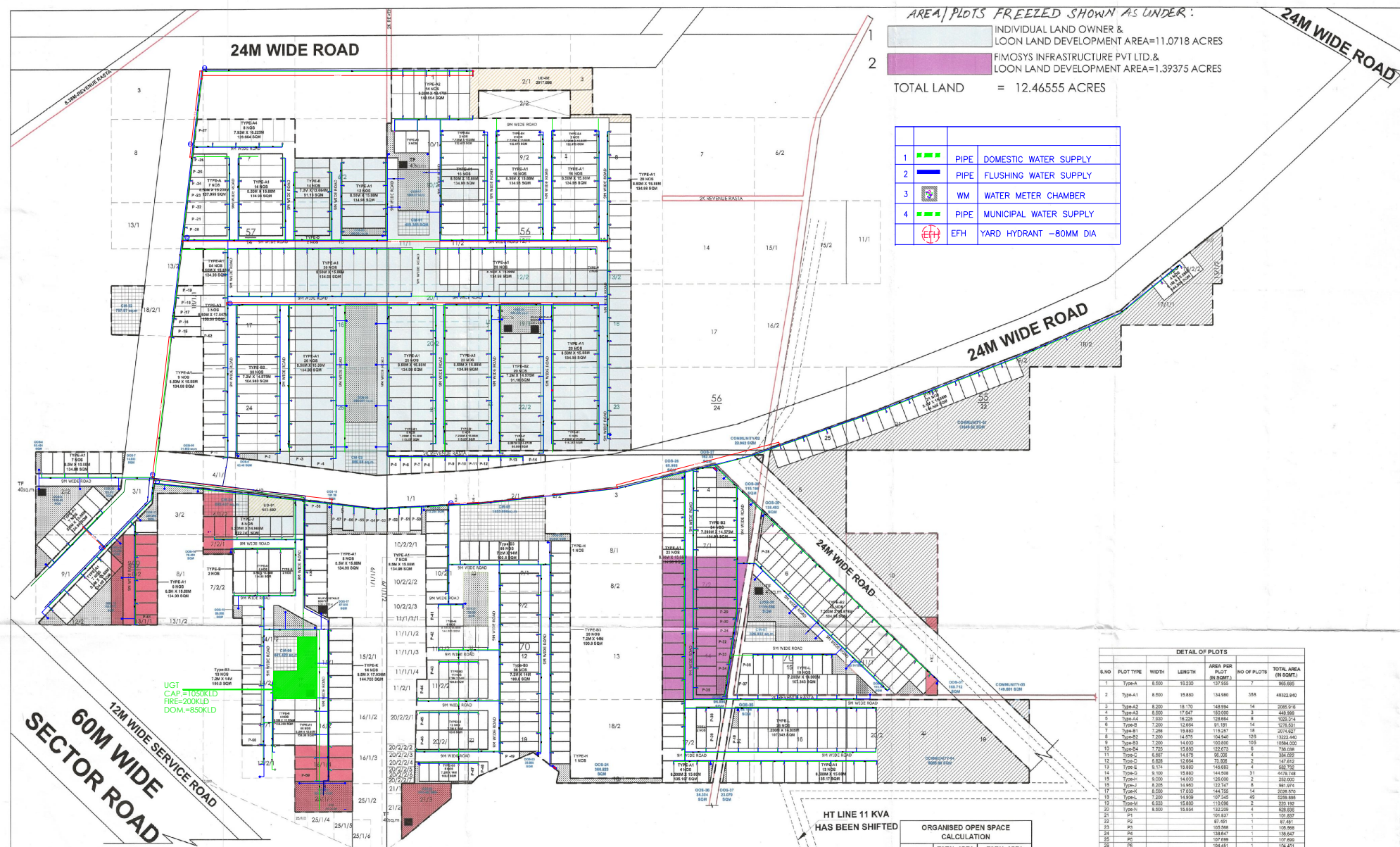




To be read with Licence No. 19.5. of 2022 dated 25-11-2022

That this Layout plan for an area measuring 45.1625 acres (Drawing no. DG.TCP. 8794 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 Manesar Urban Complex is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the Mutual 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 commercial purposes shall be taken as plotted for calculation of the area under plots.
- 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 colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
- That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage 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 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.
- 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.
- 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.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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)(b)(iii) of the Act No.8 of 1975.
- 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSDP 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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. BATHI) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(RAM AVTAR BASSI) JD (HQ)

45.1625	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
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	18276.588	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 (IN ACRES)
OOS 1	1008.970
OOS 2	186.055
OOS 3	1062.314
OOS 4	629.638
OOS 5	83.480
OOS 6	31.802
OOS 7	14.033
OOS 8	62.424
OOS 9	1059.800
OOS 10	120.021
OOS 11	340.806
OOS 12	130.509
OOS 13	1033.777
OOS 14	76.489
OOS 15	59.853
OOS 16	191.380
OOS 17	67.838
OOS 18	1462.718
OOS 19	933.868
OOS 20	113.284
OOS 21	786.850
OOS 22	1035.482
OOS 23	15.808
OOS 24	388.823
OOS 25	98.848
OOS 26	55.986
OOS 27	182.430
OOS 28	115.188
OOS 29	138.482
OOS 30	1109.148
OOS 31	188.712
OOS 32	115.780
OOS 33	153.141
OOS 34	34.096
OOS 35	58.128
OOS 36	34.304
OOS 37	23.079
TOTAL	14118.954

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA FOR PLOT (SQ. MTR)	NO OF PLOTS	TOTAL AREA (SQ. MTR)
1	TYPE-A	8.000	15.000	120.000	7	840.000
2	TYPE-A	8.000	15.000	148.800	548	49320.000
3	TYPE-A	8.000	15.170	148.980	14	2085.720
4	TYPE-A	8.000	17.540	140.000	3	420.000
5	TYPE-A	7.000	16.200	113.400	8	907.200
6	TYPE-A	7.000	13.660	95.620	14	1338.680
7	TYPE-A	7.200	15.840	114.072	18	2053.296
8	TYPE-A	7.000	14.470	101.240	143	14177.620
9	TYPE-B	7.000	14.000	100.000	105	10500.000
10	TYPE-B	7.000	15.000	105.000	10	1050.000
11	TYPE-B	6.667	14.575	97.000	4	388.000
12	TYPE-B	6.666	13.666	91.000	14	1274.000
13	TYPE-B	6.714	19.880	133.683	6	802.100
14	TYPE-B	6.700	16.800	112.560	11	1238.160
15	TYPE-B	6.000	14.000	84.000	2	168.000
16	TYPE-B	6.000	14.900	89.400	2	178.800
17	TYPE-B	6.000	17.000	102.000	24	2048.000
18	TYPE-B	6.000	14.900	89.400	6	536.400
19	TYPE-B	6.000	18.000	108.000	20	2160.000
20	TYPE-B	6.000	19.880	120.288	20	2405.760
21	P1			91.847	1	91.847
22	P1			85.568	1	85.568
23	P1			83.847	1	83.847
24	P1			81.568	1	81.568
25	P1			79.289	1	79.289
26	P1			76.991	1	76.991
27	P1			74.693	1	74.693
28	P1			72.395	1	72.395
29	P1			70.097	1	70.097
30	P1			67.799	1	67.799
31	P11			87.879	1	87.879
32	P11			85.581	1	85.581
33	P13			82.319	1	82.319
34	P14			79.057	1	79.057
35	P15			75.795	1	75.795
36	P17			72.533	1	72.533
37	P19			69.271	1	69.271
38	P21			66.009	1	66.009
39	P23			62.747	1	62.747
40	P25			59.485	1	59.485
41	P27			56.223	1	56.223
42	P29			52.961	1	52.961
43	P31			49.699	1	49.699
44	P33			46.437	1	46.437
45	P35			43.175	1	43.175
46	P37			39.913	1	39.913
47	P39			36.651	1	36.651
48	P41			33.389	1	33.389
49	P43			30.127	1	30.127
50	P45			26.865	1	26.865
51	P47			23.603	1	23.603
52	P49			20.341	1	20.341
53	P51			17.079	1	17.079
54	P53			13.817	1	13.817
55	P55			10.555	1	10.555
56	P57			7.293	1	7.293
57	P59			4.031	1	4.031
58	P61			0.769	1	0.769
59	P63			0.507	1	0.507
60	P65			0.245	1	0.245
61	P67			0.083	1	0.083
62	P69			0.021	1	0.021
63	P71			0.009	1	0.009
64	P73			0.007	1	0.007
65	P75			0.005	1	0.005
66	P77			0.003	1	0.003
67	P79			0.001	1	0.001
68	P81			0.000	1	0.000
69	P83			0.000	1	0.000
70	P85			0.000	1	0.000
71	P87			0.000	1	0.000
72	P89			0.000	1	0.000
73	P91			0.000	1	0.000
74	P93			0.000	1	0.000
75	P95			0.000	1	0.000
76	P97			0.000	1	0.000
77	P99			0.000	1	0.000
78	P101			0.000	1	0.000
79	P103			0.000	1	0.000
80	P105			0.000	1	0.000
81	P107			0.000	1	0.000
82	P109			0.000	1	0.000
83	P111			0.000	1	0.000
84	P113			0.000	1	0.000
85	P115			0.000	1	0.000
86	P117			0.000	1	0.000
87	P119			0.000	1	0.000
88	P121			0.000	1	0.000
89	P123			0.000	1	0.000
90	P125			0.000	1	0.000
91	P127			0.000	1	0.000
92	P129			0.000	1	0.000
93	P131			0.000	1	0.000
94	P133			0.000	1	0.000
95	P135			0.000	1	0.000
96	P137			0.000	1	0.000
97	P139			0.000	1	0.000
98	P141			0.000	1	0.000
99	P143			0.000	1	0.000
100	P145			0.000	1	0.000
101	P147			0.000	1	0.000
102	P149			0.000	1	0.000
103	P151			0.000	1	0.000
104	P153			0.000	1	0.000
105	P155			0.000	1	0.000
106	P157			0.000	1	0.000
107	P159			0.000	1	0.000
108	P161			0.000	1	0.000
109	P163			0.000	1	0.000
110	P165			0.000	1	0.000
111	P167			0.000	1	0.000
112	P169			0.000	1	0.000
113	P171			0.000	1	0.000
114	P173			0.000	1	0.000
115	P175			0.000	1	0.000
116	P177			0.000	1	0.000
117	P179			0.000	1	0.000
118	P181			0.000	1	0.000
119	P183			0.000	1	0.000
120	P185			0.000	1	0.000
121	P187			0.000	1	0.000
122	P189			0.000	1	0.000
123	P191			0.000	1	0.000
124	P193			0.000	1	0.000
125	P195			0.000	1	0.000
126	P197			0.000	1	0.000
127	P199			0.000	1	0.000
128	P201			0.000	1	0.000
129	P203			0.000	1	0.000
130	P205			0.000	1	0.000
131	P207			0.000	1	0.000
132	P209			0.000	1	0.000
133	P211			0.000	1	0.000
134	P213			0.000	1	0.000
135	P215			0.000	1	0.000
136	P217			0.000	1	0.000
137	P219			0.000	1	0.000
138	P221			0.000	1	0.000
139	P223			0.000	1	0.000
140	P225			0.000	1	0.000
141	P227			0.000	1	0.000
142	P229			0.000	1	0.000
143	P231			0.000	1	0.000
144	P233			0.000	1	0.000
145	P235			0.000	1	0.000
146	P237			0.000	1	0.000
147	P239			0.000	1	0.000
148	P241			0.000	1	0.000
149	P243			0.000	1	0.000
150	P245			0.000	1	0.000
151	P247			0.000	1	0.000
152	P249			0.000	1	0.000
153	P251			0.000	1	0.000
154	P253			0.000	1	0.000
155	P255			0.000	1	0.000
156	P257			0.000	1	0.000
157	P259			0.000	1	0.000
158	P261			0.000	1	0.000
159	P263			0.000	1	0.000
160	P265			0.000	1	0.000
161	P267			0.000	1	0.000
162	P269			0.000	1	0.000
163	P271			0.000	1	0.000
164	P273			0.000	1	0.000
165	P275			0.000	1	0.000
166	P277			0.000	1	0.000
167	P279			0.000	1	0.000
168	P281			0.000	1	0.000
169	P283			0.000	1	0.000
170	P285			0.000	1	0.000
171	P287			0.000	1	0.000
172	P289			0.000	1	0.000
173	P291			0.000	1	0.000
174	P293			0.000	1	0.000
175	P295			0.000	1	0.000
176	P297			0.000	1	0.000
177	P299			0.000	1	0.000
178	P301			0.000	1	0.000
179	P303			0.000	1	0.000
180	P305			0.000	1	0.000
181	P307			0.000	1	0.000
182	P309			0.000	1	0.000
183	P311			0.000	1	0.000
184	P313			0.000	1	0.000
185	P315			0.000	1	0.000
186	P317			0.000	1	0.000
187	P319			0.000	1	0.000
188	P321			0.000	1	0.000
189	P323			0.000	1	0.000
190	P325			0.000	1	0.000
191	P327			0.000	1	0.000
192	P329			0.000	1	0.000
193	P331			0.000	1	0.000
194	P333			0.000	1	0.000
195	P335			0.000	1	0.000
196	P337			0.000	1	0.000
197	P339			0.000	1	0.000
198	P341			0.000	1	0.000
199	P343			0.000	1	0.000
200	P345			0.000	1	0.000
201	P347			0.000	1	0.000
202	P349			0.000	1	0.000
203	P351			0.000	1	0.000
204	P353			0.000	1	0.000
205	P355			0.000	1	0.000
206	P357			0.000	1	0.000
207	P359			0.000	1	0.000
208	P361			0.000	1	0.000
209	P363			0.000	1	0.000
210	P365			0.000	1	0.000
211	P367			0.000	1	0.000
212	P369			0.000	1	0.000
213	P371			0.000	1	0.000
214	P373			0.000	1	0.000
215	P375			0.000	1	0.000
216	P377			0.000	1	0.000
217	P379			0.000	1	0.000
218	P381			0.000	1	0.000
219	P383			0.000	1	0.000
220	P385			0.000	1	0.000
221	P387			0.000	1	0.000
222	P389			0.000	1	0.000
223	P391			0.000	1	0.000
224	P393					