



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	18276.586	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	

AREA/ PLOTS FREEZED 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

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

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	15.800	134.900	358	48282.840
2	TYPE-A2	8.500	15.170	128.935	14	1805.090
3	TYPE-A3	8.500	7.640	64.900	3	194.700
4	TYPE-A4	7.800	15.200	118.560	8	948.480
5	TYPE-A5	7.800	11.000	85.800	14	1201.200
6	TYPE-B1	7.200	15.800	113.760	18	2047.680
7	TYPE-B2	7.200	11.000	79.200	126	10039.200
8	TYPE-B3	7.200	14.000	100.800	126	12699.600
9	TYPE-B4	7.200	11.000	79.200	126	10039.200
10	TYPE-B5	7.200	14.000	100.800	126	12699.600
11	TYPE-C1	5.800	14.000	81.200	6	487.200
12	TYPE-C2	5.800	11.000	63.800	6	382.800
13	TYPE-C3	5.800	11.000	63.800	6	382.800
14	TYPE-C4	5.800	11.000	63.800	6	382.800
15	TYPE-C5	5.800	11.000	63.800	6	382.800
16	TYPE-D1	7.200	14.000	100.800	48	4838.400
17	TYPE-D2	7.200	11.000	79.200	48	3801.600
18	TYPE-D3	7.200	14.000	100.800	48	4838.400
19	TYPE-D4	7.200	11.000	79.200	48	3801.600
20	TYPE-D5	7.200	14.000	100.800	48	4838.400
21	TYPE-E1	8.500	15.800	134.900	4	539.600
22	TYPE-E2	8.500	15.800	134.900	4	539.600
23	TYPE-E3	8.500	15.800	134.900	4	539.600
24	TYPE-E4	8.500	15.800	134.900	4	539.600
25	TYPE-E5	8.500	15.800	134.900	4	539.600
26	TYPE-F1	8.500	15.800	134.900	4	539.600
27	TYPE-F2	8.500	15.800	134.900	4	539.600
28	TYPE-F3	8.500	15.800	134.900	4	539.600
29	TYPE-F4	8.500	15.800	134.900	4	539.600
30	TYPE-F5	8.500	15.800	134.900	4	539.600
31	TYPE-G1	8.500	15.800	134.900	4	539.600
32	TYPE-G2	8.500	15.800	134.900	4	539.600
33	TYPE-G3	8.500	15.800	134.900	4	539.600
34	TYPE-G4	8.500	15.800	134.900	4	539.600
35	TYPE-G5	8.500	15.800	134.900	4	539.600
36	TYPE-H1	8.500	15.800	134.900	4	539.600
37	TYPE-H2	8.500	15.800	134.900	4	539.600
38	TYPE-H3	8.500	15.800	134.900	4	539.600
39	TYPE-H4	8.500	15.800	134.900	4	539.600
40	TYPE-H5	8.500	15.800	134.900	4	539.600
41	TYPE-I1	8.500	15.800	134.900	4	539.600
42	TYPE-I2	8.500	15.800	134.900	4	539.600
43	TYPE-I3	8.500	15.800	134.900	4	539.600
44	TYPE-I4	8.500	15.800	134.900	4	539.600
45	TYPE-I5	8.500	15.800	134.900	4	539.600
46	TYPE-J1	8.500	15.800	134.900	4	539.600
47	TYPE-J2	8.500	15.800	134.900	4	539.600
48	TYPE-J3	8.500	15.800	134.900	4	539.600
49	TYPE-J4	8.500	15.800	134.900	4	539.600
50	TYPE-J5	8.500	15.800	134.900	4	539.600
51	TYPE-K1	8.500	15.800	134.900	4	539.600
52	TYPE-K2	8.500	15.800	134.900	4	539.600
53	TYPE-K3	8.500	15.800	134.900	4	539.600
54	TYPE-K4	8.500	15.800	134.900	4	539.600
55	TYPE-K5	8.500	15.800	134.900	4	539.600
56	TYPE-L1	8.500	15.800	134.900	4	539.600
57	TYPE-L2	8.500	15.800	134.900	4	539.600
58	TYPE-L3	8.500	15.800	134.900	4	539.600
59	TYPE-L4	8.500	15.800	134.900	4	539.600
60	TYPE-L5	8.500	15.800	134.900	4	539.600
61	TYPE-M1	8.500	15.800	134.900	4	539.600
62	TYPE-M2	8.500	15.800	134.900	4	539.600
63	TYPE-M3	8.500	15.800	134.900	4	539.600
64	TYPE-M4	8.500	15.800	134.900	4	539.600
65	TYPE-M5	8.500	15.800	134.900	4	539.600
66	TYPE-N1	8.500	15.800	134.900	4	539.600
67	TYPE-N2	8.500	15.800	134.900	4	539.600
68	TYPE-N3	8.500	15.800	134.900	4	539.600
69	TYPE-N4	8.500	15.800	134.900	4	539.600
70	TYPE-N5	8.500	15.800	134.900	4	539.600
71	TYPE-O1	8.500	15.800	134.900	4	539.600
72	TYPE-O2	8.500	15.800	134.900	4	539.600
73	TYPE-O3	8.500	15.800	134.900	4	539.600
74	TYPE-O4	8.500	15.800	134.900	4	539.600
75	TYPE-O5	8.500	15.800	134.900	4	539.600
76	TYPE-P1	8.500	15.800	134.900	4	539.600
77	TYPE-P2	8.500	15.800	134.900	4	539.600
78	TYPE-P3	8.500	15.800	134.900	4	539.600
79	TYPE-P4	8.500	15.800	134.900	4	539.600
80	TYPE-P5	8.500	15.800	134.900	4	539.600
81	TYPE-Q1	8.500	15.800	134.900	4	539.600
82	TYPE-Q2	8.500	15.800	134.900	4	539.600
83	TYPE-Q3	8.500	15.800	134.900	4	539.600
84	TYPE-Q4	8.500	15.800	134.900	4	539.600
85	TYPE-Q5	8.500	15.800	134.900	4	539.600
86	TYPE-R1	8.500	15.800	134.900	4	539.600
87	TYPE-R2	8.500	15.800	134.900	4	539.600
88	TYPE-R3	8.500	15.800	134.900	4	539.600
89	TYPE-R4	8.500	15.800	134.900	4	539.600
90	TYPE-R5	8.500	15.800	134.900	4	539.600
91	TYPE-S1	8.500	15.800	134.900	4	539.600
92	TYPE-S2	8.500	15.800	134.900	4	539.600
93	TYPE-S3	8.500	15.800	134.900	4	539.600
94	TYPE-S4	8.500	15.800	134.900	4	539.600
95	TYPE-S5	8.500	15.800	134.900	4	539.600
96	TYPE-T1	8.500	15.800	134.900	4	539.600
97	TYPE-T2	8.500	15.800	134.900	4	539.600
98	TYPE-T3	8.500	15.800	134.900	4	539.600
99	TYPE-T4	8.500	15.800	134.900	4	539.600
100	TYPE-T5	8.500	15.800	134.900	4	539.600

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

This Layout plan for an area measuring 45.1625 acres (Drawing no. DG.TCP- 8794 dated 29-11-2022) 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 & 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 bilateral 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 plus.
- 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 rasta 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 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.
- 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)(a)(ii) 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 regularisation of the boundaries of the licence through give and take with the land that is/SP 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 colonizer/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, 2015 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. 22/51/2005-Power 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.

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FRESH LAND APPLIED SHOWN

UD AREA CALCULATION		
UD1	TOTAL AREA	TOTAL AREA
	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	TYPE-A1	8.500	15.800	134.900	4	539.600
2	TYPE-A2	8.500	15.800	134.900	4	539.600
3	TYPE-A3	8.500	15.800	134.900	4	539.600
4	TYPE-A4	8.500	15.800	134.900	4	539.600
5	TYPE-A5	8.500	15.800	134.900	4	539.600
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25	TYPE-E5	8.500	15.800	134.900	4	539.600
26	TYPE-F1	8.500	15.800	134.900	4	539.600
27	TYPE-F2	8.500	15.800	134.900	4	539.600
28	TYPE-F3	8.500	15.800	134.900	4	539.600
29	TYPE-F4	8.500	15.800	134.900	4	539.600
30	TYPE-F5	8.500	15.800	134.900	4	539.600
31	TYPE-G1	8.500	15.800	134.900	4	539.600
32	TYPE-G2	8.500	15.800	134.900	4	