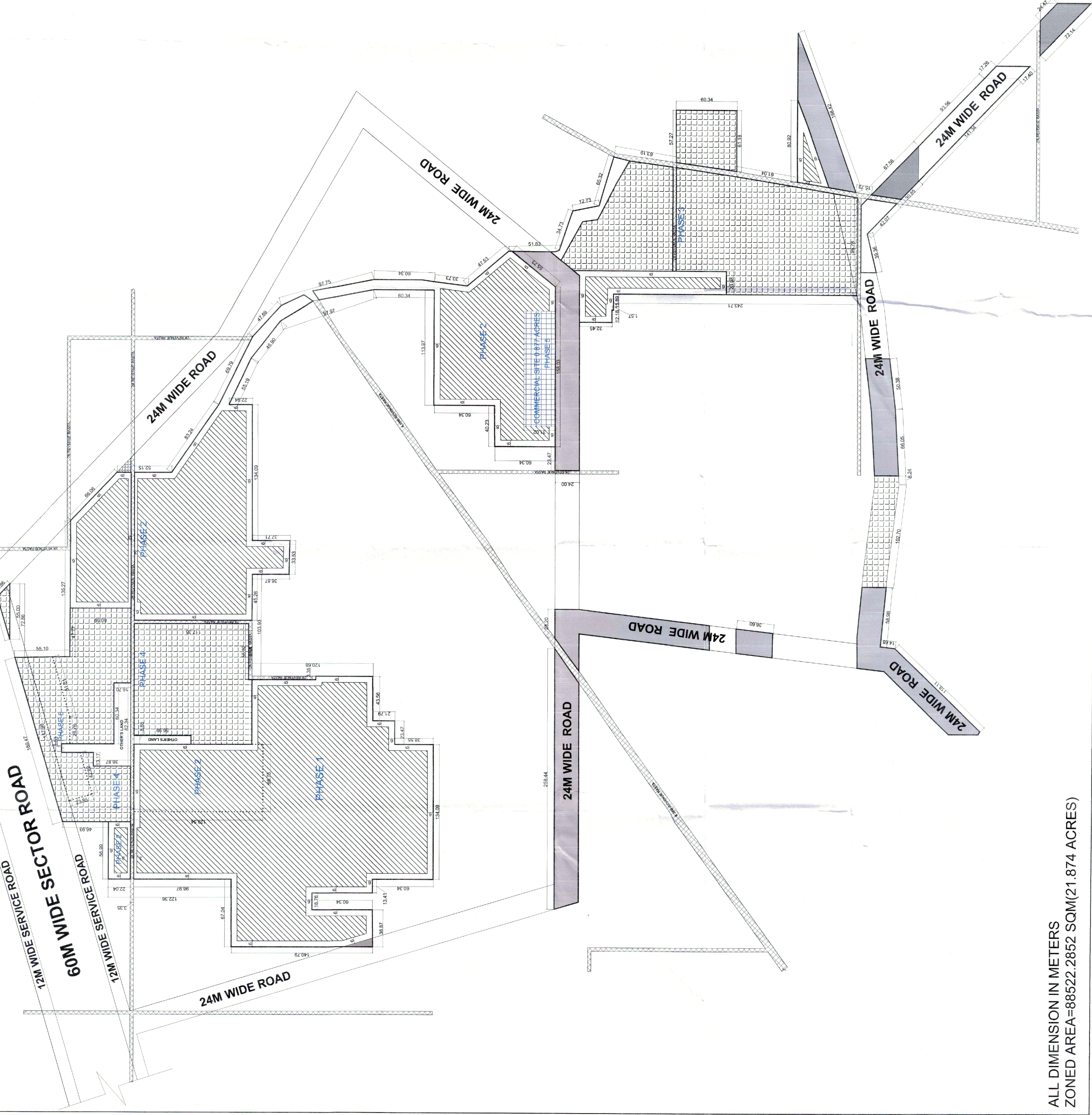


16.7413 ACRES LAND FROZEN TILL THE SAID LAND IS EITHER PURCHASED BY LOON LAND DEVELOPMENT LTD OR EXECUTION OF REGISTERED COLLABORATION AGREEMENT WITH LAND OWNERS / LAND OWNING COMPANIES.



REVENUE RASTA



ALL DIMENSION IN METERS
ZONED AREA=88522.2852 SQM(21.874 ACRES)

ZONING FOR RESIDENTIAL COLONY UNDER NILP POLICY DATED 09.02.2016 FOR AN AREA MEASURING 36.642 ACRES AFTER FREEZING THE LAND OF COLLABORATORS MEASURING 16.7413 ACRES OUT OF 53.3833ACRES (LICENCE NO. 19 OF 2019, DATED 11.02.2019 AT SECTOR-79 & 79B, GURUGRAM, HARYANA BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

- SHAPE & SIZE OF SITE :-**
The shape and size of the Residential Colony under New Integrated Licensing Policy - 2016 (NILP) is in accordance with the demarcation plan as confirmed by DTP, Gurgaon vide Enst. No.4428 Dated 30.10.2014
 - LAND USE :-**
The type of buildings use permissible Residential Colony under New Integrated Licensing Policy - 2016 (NILP) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2.XIII(1)).
 - TYPE OF BUILDING PERMITTED AND LAND USE ZONES :-**
a) The type of building permitted on this site shall be buildings designated in the form of flat development for residential purpose or any ancillary or apartment building including community facilities, public amenities and public utility as may be prescribed and approved by the director, town and country planning, haryana.
b) The site shall be developed and building constructed thereon as indicated in and explained in the table below.
- | Notation | Land use zone | Type of building permitted/ permissible structures. |
|----------|---------------------------|--|
| | Open space zone | Open parking, garden, landscaping features, underground services etc. |
| | Residential Building zone | Building as per permissible land use in clause-2 above and use permissible in the open space zone. |
| | Commercial Building zone | Building as per permissible land use in the open space zone. |
- SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**
a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
b) The maximum FAR for residential component shall be 35% on the area of 35.765 acres with 1.25 FAR.
c) The maximum coverage of ground floor for commercial component shall be 60% on the area of 0.877 acre with 1.75 FAR. Not less than 50% of permissible FAR of commercial component should be utilized for the provision of retail shopping for local needs.
 - HEIGHT OF BUILDING :-**
a) Unrestricted height of the building shall be allowed subject to the following:-
i) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
ii) The height of the buildings shall be as per the provisions of the Haryana Building Code, 2017.
c) All building block(s) shall be constructed as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.
- | S.No. | HEIGHT OF BUILDING (in meters) (UPTO) | EXTENSIVE OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT) |
|-------|---------------------------------------|--|
| 1 | 10 | 3 |
| 2 | 15 | 5 |
| 3 | 18 | 6 |
| 4 | 21 | 7 |
| 5 | 24 | 8 |
| 6 | 27 | 9 |
| 7 | 30 | 10 |
| 8 | 35 | 11 |
| 9 | 40 | 12 |
| 10 | 45 | 13 |
| 11 | 50 | 14 |
| 12 | 55 & above | 16 |
- If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
 - PARKING :-**
a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles and occupants, within the site as per code 7.1 of the Haryana Building Code, 2017.
b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
 - APPROACH TO SITE :-**
a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b) The approach to the site shall be shown on the zoning plan.
c) Entry and Exit shall be permitted as indicated/ marked on the plan.
d) The approach to the site shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
e) The entrance gate shall be kept free of obstructions and shall be motorable.
f) The entrance gate shall slide back against the compound wall of the premises, thus leaving the exterior access way within the plot, free for movement of the fire service vehicles, if necessary is provided over the main entrance, the height of the archway shall not be less than 4.5 metres.
g) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
 - BAR ON SUB-DIVISIONS OF SITE :-**
a) The site shall be divided into lots in accordance with the provisions of the Haryana Building Code, 2017.
b) Sub-division of the site shall not be permitted, in any circumstances.
 - DENSITY :-**
a) Density of the population provided in the Residential Colony shall be 400 PPA on the maximum 35.765 acres.
b) For computing the density, the occupancy per dwelling unit shall be taken as five persons.
- ACCOMMODATION FOR EWS / AFFORDABLE HOUSING :-**
In lieu of 10% of the Residential Colony under Nilp Policy of Government for affordable group housing, the colonizer/ developer has deposited an amount at the rate three times the applicable collector rate.
 - APPROVAL OF BUILDING PLANS :-**
The building plans of the building to be constructed at site shall have to be got approved by the Competent Authority. The plans may be prepared by the colonizer/ developer or the committee authorized by him, under section 8(2) of the Planning Scheme, 2017. The plans shall be prepared in accordance with the Development Act, 1963, before starting the construction.
 - BASEMENT :-**
a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (b) as per the Haryana Building Code, 2017.
b) The basement shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
 - PLANNING NORMS :-**
The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTP, Haryana.
 - PROVISIONS OF PUBLIC HEALTH FACILITIES :-**
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
 - EXTERNAL FINISHES :-**
a) The external wall finishes, so far as possible, shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzo, grills, marble, chips, glass metals or any other finish which may be allowed by the DG/TCP, Haryana.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
c) All sign boards and names shall be written on the space provided on buildings as per the provisions of the Haryana Building Code, 2017.
d) For building services, plumbing services, construction services, building, electrical, foundation and Damp Proof Course, Chapter-10 of The Haryana Building Code, 2017 shall be followed.
 - LIFTS AND RAMPS :-**
a) Lifts in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-5 of National Building Code, 2016.
 - BUILDING BYE-LAWS :-**
The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.
 - FIRE SAFETY MEASURES :-**
a) The building shall ensure the provision of proper fire safety measures in the multi storied buildings as per the provisions of the Haryana Building Code, 2017, and as approved by the Competent Authority.
b) Electric Sub Station/ generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Officer, Haryana.
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.
 - BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-**
The boundary wall/ gate and gate posts, hedges and fences permitted as per the provision in the Code 7.6 of the Haryana Building Code, 2017.
 - OPEN SPACES :-**
While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DG/TCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. for lots and play ground.
 - PROVISION OF COMMUNITY BUILDINGS :-**
The provision of community sites to be made in accordance with policy instructions dated 09.10.2018 or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(a)(iv) of Act of 1975.
 - GENERAL :-**
a) Among other plans and papers detailed elevations of buildings along all sides expressed in public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
b) The water storage tanks and other plumbing works etc shall not be shown on any face of the building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons are permitted on any building.
d) That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
e) That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
f) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Haryana Building Code, 2017.
g) That the 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.
h) Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
i) Not less than 50% of permissible FAR of commercial component should be utilized for the provision of retail shopping for local needs.

DRG. NO. DG.TCP/ 907 DATED 17-02-23

(T.L. SATYAPRAKASH, AS)
DG, TCP(HR)

(R.S. BATH)
DTP(HO)

(SANJAY NARANG)
ATP (HO)

(RAMAVTAR)
JD(HO)

(HITESH KHANNA)
STP(MHO)