



AREA STATEMENT :

TOTAL AREA OF SITE	12.50 ACRES	
LAND USE DETAIL		
DESCRIPTION	As per Approved Layout Plan	As per Demarcation Plan
AREA UNDER PLOTS	6.819 ACS.	6.819 ACS. (54.552 %)
Total No of Plots	224	224
AREA UNDER COMMERCIAL	0.50 ACS.	0.50 ACRES (4.00 %)
GREEN AREA	0.949 ACS.	0.97 ACRE (7.76 %)
COMMUNITY AREA	1.25 ACS.	1.251 ACRE (10.008%)

DETAIL OF PLOTS

PLOT NOS.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
01 to 12	8.65	15.00	129.75	12	1557.00
12A	8.65x15.00-(1.15x0.93/2)		1	1	129.22
14 to 155	8.65	15.00	129.75	142	18424.50
156 to 187	7.00	15.00	105.00	32	3360.00
188 to 191	7.00	17.03	119.21	4	476.84
192 to 193	8.35	17.03	142.20	2	284.40
194 to 197	7.00	17.03	119.21	4	476.84
198 to 201	7.00	15.00	105.00	4	420.00
202	8.35	15.00	125.25	1	125.25
203 to 223	7.00	15.00	105.00	21	2205.00
224	9.05	15.00	135.75	1	135.75
<b>TOTAL.</b>				<b>224</b>	<b>27594.80</b>

AREA UNDER PLOTS = 6.819 ACS.

FOR LION INFRADEVELOPERS LLP  
 Authorised Signatory

Seema Rani  
 Signature of Architect  
**SEEMA RANI**  
 CA/2015/72259

AUTHORIZED SIGNATORY

ARCHITECT SIGNATURE

DR-1 No. DTCP. 9853      Date: 08/12/23

(RAM AYTHAR BASSI) JD (HQ)      (SANJAY NARANG) ATP (HQ)      (R.S. BATH) DTP (HQ)      (HITESH SHARMA) STP (HQ)      (DEEPA SINGH) CTP (HR)      (AMIT KHATRI IAS) DTP (HR)

JE      JD      ATP      DTP  
 PAT

**Calculation Of Commercial**  
 $A = 50.80 \times 50.00 - (35.83 \times 28.84)/2 = 2023.34 \text{ sqm.}$   
 Total Area  $A=2023.34 \text{ sqm. (0.50 Acs.)}$

**Calculation Of Community Facility**  
 $A = 46.35 \times (102.91 + 42.79)/2 = 3376.597 \text{ sqm.}$   
 $B = 42.79 \times 34.94/2 = 747.541 \text{ sqm.}$   
 $C = 32.65 \times (30.23 + 0.61)/2 = 503.463 \text{ sqm.}$   
 $D = 32.65 + 1.68/2 \times 25.41 = 436.16 \text{ sqm.}$   
 Total Area  $A+B+C+D=5063.761 \text{ sqm. (1.251 Acs.)}$

**Calculation Of Green-1**  
 $A = 21.16 \times 26.28/2 = 278.04 \text{ sqm.}$   
 Total Area  $A=278.04 \text{ sqm. (0.069 Acs.)}$

**Calculation Of Green-2**  
 $A = 17.30 \times (14.07 + 0.15/2) = 123.00 \text{ sqm.}$   
 Total Area  $A=123.00 \text{ sqm. (0.03 Acs.)}$

**Calculation Of Green-3**  
 $A = (3.51 + 15.20/2) \times 9.41 + (15.20 + 10.69/2) \times 5.59 = 160.39 \text{ sqm.}$   
 Total Area  $A=160.39 \text{ sqm. (0.04 Acs.)}$

**Calculation Of Green-4**  
 $A = 24.00 \times 15.00 = 360.00 \text{ sqm.}$   
 $B = 32.65 \times 46.35 = 1513.32 \text{ sqm.}$   
 $C = 32.65 \times (4.71 + 34.33/2) = 637.33 \text{ sqm.}$   
 Total Area  $A+B+C=2510.65 \text{ sqm. (0.62 Acs.)}$

**Calculation Of Green-5**  
 $A = 15.00 \times (16.42 \times 36.30/2) = 394.65 \text{ sqm.}$   
 Total Area  $A=394.65 \text{ sqm. (0.097 Acs.)}$

**Calculation Of Green-6**  
 $A = 24.00 \times 17.30 - (14.57 \times 13.01/2) = 320.43 \text{ sqm.}$   
 $B = 11.50 \times 10.28/2 = 59.11 \text{ sqm.}$   
 $C = 11.50 \times 14.39/2 = 82.74 \text{ sqm.}$   
 Total Area  $A+B+C=462.28 \text{ sqm. (0.114 Acs.)}$

**M/S LION INFRA DEVELOPERS LLP.**

DEMARICATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) AT SECTOR-06, AREA MEASURING 12.50 ACS. (LICENCE NO 188 of 2023) IN VILLAGE SOHNA, DISTRICT-GURUGRAM, HARYANA.

SCALE :- 1:850      DATE:-SEP-2023      DRAWN BY:-PANKAJ KAPOOR M-8800093157

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com

Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-1905/JD(RA)/2023/ 41595 Dated 08/12/23

To

**Lion Infradevelopers LLP,**

Ocus Technopolis, 2<sup>nd</sup> Floor, tower-B,  
TDF, 01-08, Golf Course Road,  
Sector-54, Gurugram.

**Subject: Approval of demarcation plan and Zoning Plan for Affordable Residential Plotted Colony (Under DDJAY-2016) for the balance area measuring 12.50 acres and Commercial site area measuring 0.50 acre part of the colony (Licence No. 188 of 2023 dated 15.09.2023) in Sector-6, Sohna being developed by Lion Infradevelopers LLP.**

Please find enclosed a copy of the approved demarcation plan of aforesaid Affordable Residential Plotted Colony (Under DDJAY-2016) bearing Drawing no. DTCP-9853 dated 08.12.2023 and Zoning Plan for the same bearing Drawing no. DTCP-9854 dated 08.12.2023 and zoning plan of Commercial site bearing Drawing no. DTCP-9855 dated 08.12.2023. Further, you shall transfer the land falling under proposed 24.0 mtr wide internal circulation road of the Sector within 30 days from the issuance of this zoning plan.

DA/As above.

(R.S. Batth)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1905/JD (RA)/2023/\_\_\_\_\_ Dated \_\_\_\_\_

A copy alongwith a copy of above said each approved zoning plan and demarcation plan is forwarded to the following for information and necessary action: -

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. PM, IT for updating the same on the Website of the Department.  
DA/as above.

(R.S. Batth)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.