

| AREA STATEMENT |                                                       |             |        |           |              |
|----------------|-------------------------------------------------------|-------------|--------|-----------|--------------|
| S.No.          |                                                       | PERMISSIBLE |        | PROPOSED  |              |
|                |                                                       | %           | ACRES  | %         | SQM          |
| 1              | NET PLANNED AREA                                      |             | 12.500 |           | 60585.705    |
| 2              | MAX PERMISSIBLE AREA UNDER PLOTTING                   | 61.00%      | 7.625  | 30857.280 | 6.819        |
| 3              | COMMERCIAL AREA                                       | 4.00%       | 0.500  | 2023.428  | 0.500        |
| 4              | AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT. | 10.00%      | 1.250  | 5058.571  | 1.250        |
| 5              | MIN GREEN AREA                                        | 7.50%       | 0.938  | 3793.928  | 0.949        |
| 6              | NO. OF PLOTS                                          |             |        |           | 224          |
| 7              | OCCUPANCY PER DWELLING PLOT                           |             |        |           | 13.50 P/PLOT |
| 8              | TOTAL POPULATION                                      |             |        |           | 3024 PERSONS |
| 9              | DENSITY                                               | 240-400     | PPA    |           | 242 PPA      |

| GREEN AREA CALCULATION |              |          |       |
|------------------------|--------------|----------|-------|
| S.No.                  | Green Number | Sqm      | Acres |
| 1                      | Green-1      | 278.015  | 0.069 |
| 2                      | Green-2      | 139.750  | 0.035 |
| 3                      | Green-3      | 160.440  | 0.040 |
| 4                      | Green-4      | 2510.677 | 0.620 |
| 5                      | Green-5      | 359.776  | 0.089 |
| 6                      | Green-6      | 391.701  | 0.097 |
|                        | Total        | 3840.358 | 0.949 |

| PLOT DETAILS |           |           |            |              |       |                    |
|--------------|-----------|-----------|------------|--------------|-------|--------------------|
| Plot Type    | Plot No.  | Width (m) | Length (m) | Area (Sq.m.) | No.   | Total Area (Sq.m.) |
| A            | P1-P155   | 8.65      | 15.00      | 129.75       | 155   | 20111.25           |
|              | P156-P187 | 7.00      | 15.00      | 105.00       | 32    | 3360.00            |
|              | P203-P223 | 7.00      | 15.00      | 105.00       | 21    | 2205.00            |
| B            | P198-P201 | 7.00      | 15.00      | 105.00       | 4     | 420.00             |
|              | P202      | 8.35      | 15.00      | 125.25       | 1     | 125.25             |
| C            | P224      | 9.05      | 15.00      | 135.75       | 1     | 135.75             |
|              | P188-P191 | 7.00      | 17.03      | 119.21       | 4     | 476.84             |
| E            | P194-P197 | 7.00      | 17.03      | 119.21       | 4     | 476.84             |
|              | P192-P193 | 8.35      | 17.03      | 142.20       | 2     | 284.40             |
|              |           |           |            |              | 224   | 27595.331          |
|              |           |           |            |              | Acres | 6.819              |

## ROAD PLAN LEGENDS

### ROAD NAMES ROAD FORMATION LEVEL. IN M

*B. D. Dole*  
Superintending Engineer,  
HSVP Circle, Gurugram

*Director*  
Town & Country Planning  
Haryana, Chandigarh

Checked subject to Conditions  
In forwarding letter No. 278777  
Dt. 15/09/2023 and notes  
attached for the estimate

*R. J. Jaiswal*  
Executive Engineer (M)  
for Chief Engineer-I  
HSVP, Panchkula

*A. Sahil Pruthi*  
CA/2018/96260

To be read with Licence No. 188 of 2023 dated 15/09/2023

That this Layout plan for an area measuring 12.50 acres (Drawing no. DG.TCP. 2469 dated 15/09/23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed Lion InfraDevelopers LLP in Sector-6, Sohna 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 plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial 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 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 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 licenced area.
- No plot will derive an access from less than 5metres wide road would mean a minimum clear width of 5metres 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 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.
- 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 HSVP 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, 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-Spower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

*(SANJAY NARANG)* (R.S. BAITHI) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAKAKASH, IAS)  
ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DG, TCP (HR)

*(RAM AVTAR BASSI)*  
JD (HQ)

| S.NO  | Name Of Road | Length in Meter | Width Of Road  |
|-------|--------------|-----------------|----------------|
| 1     | R1           | 24.00           | 15 M Wide Road |
| 2     | R2           | 104.00          | 9 M Wide Road  |
| 3     | R3           | 111.00          | 9 M Wide Road  |
| 4     | R4           | 149.00          | 9 M Wide Road  |
| 5     | R5           | 147.00          | 9 M Wide Road  |
| 6     | R6           | 228.00          | 9 M Wide Road  |
| 7     | R7           | 147.00          | 9 M Wide Road  |
| 8     | R8           | 147.00          | 9 M Wide Road  |
| 9     | R9           | 147.00          | 9 M Wide Road  |
| 10    | R10          | 36.00           | 9 M Wide Road  |
| 11    | R11          | 36.00           | 9 M Wide Road  |
| TOTAL |              | 1,276.00 M      |                |

|  |                                                    |
|--|----------------------------------------------------|
|  | COMMERCIAL BLOCK                                   |
|  | LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES |
|  | GREEN AREA                                         |
|  | STP (450 SQMT.)<br>UGT (200 SQMT.)                 |
|  | M.B. MILK & VEGETABLE BOOTH (5.50X5.00 M.)         |

CLIENT / OWNER

M/S LION INFRADEVELOPERS LLP.

PROJECT

Layout plan of Affordable Residential Plotted Colony (Under DDJAY scheme 2016) over an area measuring 12.50 acres.

(LD) memo no.LC-5109/IE (DS)/2023/21610 dated 04.07.2023)

(Recy/KR) No. 132/25/22/143/5/2/2.6 142/5/2.11 143/14/5/15/1 133/20/1/1 21/2/2 142/1/18.12.13.

143/4/2/2 7/1/1 142/8/1 133/19/1/1 22 142/2 TOTAL AREA 100 KANAL 0 MARLA OR TOTAL

LAND 12.50 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE SOHNA, SECTOR-6, SOHNA,

DISTRICT GURUGRAM, HARYANA.

DEVELOPED BY:- M/S LION INFRA DEVELOPERS LLP.

Lion InfraDevelopers LLP

*Y. N. Singh*  
Auth. Signatory

OWNER/AUTH. SIGNATURE

ARCHITECT'S SIGNATURE

PRINCIPAL ARCHITECT

**ACPL**

ACPL Design Ltd

C-25, South Extension - II, New Delhi 110048, India

ISO 9001:2015  
Architecture  
Management  
Planning

DRAWING TITLE

LAYOUT PLAN

DRAWING NO. A 01 SCALE: 1 : 100 DATE: AUG.-2023

OR LION INFRADEVELOPERS LLP

Authorised Signatory