LC-5105

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- 9669 dated 15.8.23) 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 s hereby approved subject to the following conditions:-

1. That this Layout Planshall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. That the demarcation plans as per site of all the Residential Plots andCommercialsite 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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.
9. 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.
10. No plot will derive an access from less than 9metres wide road would mean a minimum clear width of 9metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space
12. 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)(iii) of the Act No.8 of 1975.
13. 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.
14. 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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
18. 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.
19. 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. BATTH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.P. SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

(RAM AVTAR BASSI) JD (HQ)

AREA STATEMENT

S.No.		PERMISSIBLE %	PERMISSIBLE ACRES	PERMISSIBLE SQM	PROPOSED ACRES	PROPOSED %	PROPOSED SQM
			12.500	50585.705			
1	NET PLANNED AREA						
2	MAX PERMISSIBLE AREA UNDER PLOTTING	61.00%	7.625	30857.280	6.819	54.55%	27595.331
3	COMMERCIAL AREA	4.00%	0.500	2023.428	0.500	4.00%	2023.187
4	AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	1.250	5058.571	1.250	10.00%	5060.212
5	MIN GREEN AREA	7.50%	0.938	3793.928	0.949	7.59%	3840.358
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
B	P156 - P187	7.00	15.00	105.00	32	3360.00
	P203 - P223	7.00	15.00	105.00	21	2205.00
	P198 - P201	7.00	15.00	105.00	4	420.00
C	P202	8.35	15.00	125.25	1	125.25
D	P224	9.05	15.00	135.75	1	135.75
E	P188 - P191	7.00	17.03	119.21	4	476.84
	P194 - P197	7.00	17.03	119.21	4	476.84
F	P192 - P193	8.35	17.03	142.20	2	284.40
					224	27595.331
					Acres	6.819

SEWRAGE SCHEME

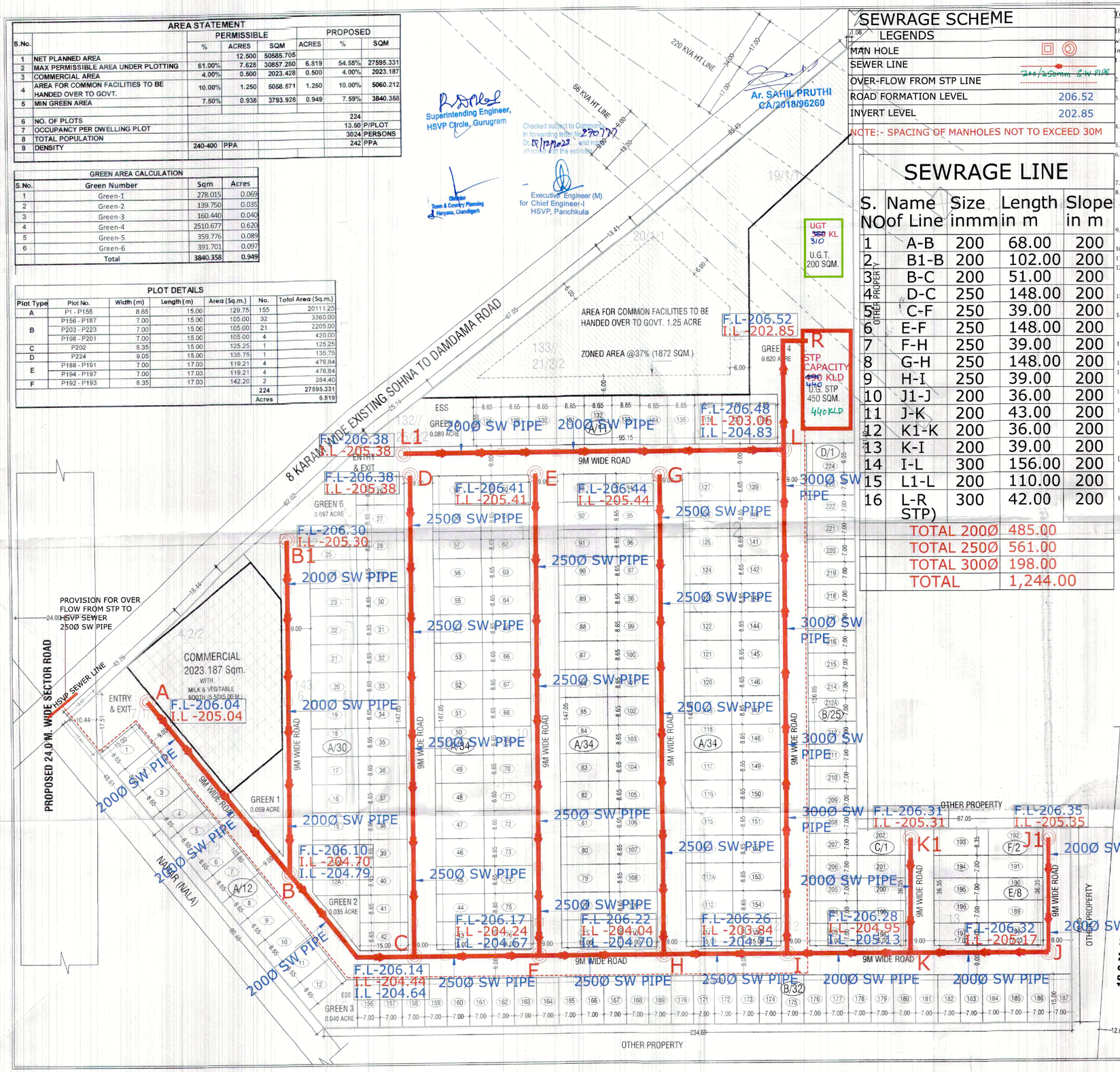
LEGENDS

MAN HOLE	
SEWER LINE	200/250mm S.W PIPE
OVER-FLOW FROM STP LINE	
ROAD FORMATION LEVEL	206.52
INVERT LEVEL	202.85

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

SEWRAGE LINE

S. NO	Name of Line	Size in mm	Length in m	Slope in m
1	A-B	200	68.00	200
2	B1-B	200	102.00	200
3	B-C	200	51.00	200
4	D-C	250	148.00	200
5	C-F	250	39.00	200
6	E-F	250	148.00	200
7	F-H	250	39.00	200
8	G-H	250	148.00	200
9	H-I	250	39.00	200
10	J1-J	200	36.00	200
11	J-K	200	43.00	200
12	K1-K	200	36.00	200
13	K-I	200	39.00	200
14	I-L	300	156.00	200
15	L1-L	200	110.00	200
16	L-R STP)	300	42.00	200
	TOTAL 200Ø		485.00	
	TOTAL 250Ø		561.00	
	TOTAL 300Ø		198.00	
	TOTAL		1,244.00	



COMMERCIAL BLOCK

LAND TO BE HANDED OVER TO GOVERNMENT FOR AMENITIES

GREEN AREA

STP (450 SQMT.) UGT (200 SQMT.)

M.B. MILK & VEGITABLE 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.

(LOI memo no.LC-5105/JE (DS)/2023/ 21610 dated 04.07.2023)

(Rect/Killa No. 133//25/2/2 143//5/2/2 6.142//4/2,11 143//14/2,15/1 133//20/1/1 21/2/2 142//1 10,12,13, 143//4/2/2 7/1/1, 142//9/1, 133//15/1/1, 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.

Executive Engineer HSVP Divn. No. VI, Gurugram

Lion Infradevelopers LLP Auth. Signatory

OWNER/AUTH. SIGNATURE

CA/305/15/2003

ARCHITECT'S SIGNATURE

PRINCIPAL ARCHITECT

ACPL Design Ltd

ISO 9001:2015 Architecture Management Planning

DRAWING TITLE: LAYOUT PLAN

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

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

FOR LION INFRADEVELOPERS LLP

Authorised Signatory