

ORGANISED OPEN SPACE CALCULATION

S.NO	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	14,457	0.334
OOS 2	62,424	1.431
OOS 3	688,590	15.770
OOS 4	120,221	2.750
OOS 5	340,506	7.784
OOS 6	130,299	2.982
OOS 7	673,441	15.417
OOS 8	75,489	1.711
OOS 9	59,565	1.351
OOS 10	219,776	4.984
OOS 11	67,638	1.527
OOS 12	690,587	15.770
OOS 13	112,388	2.550
OOS 14	236,202	5.381
OOS 15	635,482	14.444
OOS 16	35,398	0.802
OOS 17	366,823	8.317
OOS 18	96,846	2.208
OOS 19	85,956	1.938
OOS 20	122,430	2.790
OOS 21	115,198	2.613
OOS 22	134,947	3.053
OOS 23	1315,548	29.980
OOS 24	173,139	3.920
OOS 25	115,780	2.613
OOS 26	123,141	2.808
OOS 27	94,096	2.141
OOS 28	58,123	1.314
OOS 29	34,348	0.780
OOS 30	23,079	0.523
OOS 31	176,234	3.964
OOS 32	146,259	3.299
OOS 33	256,886	5.820
OOS 34	257,179	5.840
OOS 35	46,338	1.048
OOS 36	1192,712	27.262
TOTAL	8192,712	184.822

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	TOTAL NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A1	8,500	15,880	134,960	116	15,657,696
2	B2	7,200	14,272	102,816	91	9,556,296
3	B3	7,200	14,000	100,800	105	10,584,000
4	E	9,174	15,880	145,683	4	582,732
5	G	9,100	15,880	144,508	33	4,788,764
6	H	9,000	14,000	126,000	2	252,000
7	J	8,205	14,960	122,747	8	981,974
8	K	8,500	17,030	144,765	14	2,026,870
9	L	7,200	14,900	107,345	89	9,556,296
10	N	8,500	15,954	135,587	6	813,522
11	P1			135,960	1	135,960
12	P2			103,176	1	103,176
13	P3			95,869	1	95,869
14	P4			95,232	1	95,232
15	P5			125,960	1	125,960
16	P6			100,860	1	100,860
17	P7			86,671	1	86,671
18	P8			64,535	1	64,535
19	P9			133,696	1	133,696
20	P10			110,849	1	110,849
21	P11			143,632	1	143,632
22	P12			130,049	1	130,049
23	P13			65,232	1	65,232
24	P14			145,101	1	145,101
25	P15			142,076	1	142,076
26	P16			124,633	1	124,633
27	P17			127,653	1	127,653
28	P18			133,453	1	133,453
29	P19			138,897	1	138,897
30	P20			94,858	1	94,858
31	P21			84,276	1	84,276
32	P22			110,480	1	110,480
33	P23			143,295	1	143,295
34	P24			148,698	1	148,698
35	P25			143,283	1	143,283
36	P26			141,857	1	141,857
37	P27			141,069	1	141,069
38	P28			143,892	1	143,892
39	P29			143,191	1	143,191
40	P30			143,186	1	143,186
41	P31			123,622	1	123,622
42	P32			123,860	1	123,860
43	P33			123,860	1	123,860
44	P34			125,860	1	125,860
45	P35			112,890	1	112,890
46	P36			112,890	1	112,890
47	P37			116,490	1	116,490
48	P38			119,150	1	119,150
49	P39			86,161	1	86,161
50	P40			103,989	1	103,989
51	P41			85,835	1	85,835
52	P42			124,483	1	124,483
TOTAL				490		57651,266

24.74375

	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	24.74375	100134.245				
ORGANISED OPEN SPACE	1.85578	7510.068	7.500	2.002	8102.712	8.092
COMMUNITY FACILITIES	2.474375	10013.424	10.000	2.47440	10013.520	10.000
COMMERCIAL AREA (ON NET PLANNED AREA)	0.98975	4005.370	4.000	0.9894	4004.136	3.999
AREA UNDER PLOTS	15.0936	61081.889	61.000	14.2460	57651.266	57.574
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA	16.0834	65086.905	65.000	15.2354	61655.402	61.573
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS	439.89		
ACHIEVED DENSITY	267.340 PPA		ACHIEVED PLOTS	490		
Total Population	490.0 @ 13.5 person per plot			6615 Persons		

INDIVIDUAL LAND OWNER & LOON LAND DEVELOPMENT AREA=0.68125 ACRES

10.390625 ACRES LAND SHOWN AS FREED IN 20.41875 ACRES AREA APPLIED FOR MIGRATION TO NILP

only for service plan estimates
Executive Engineer
HSVP Division No.V
Gurugram
Superintending Engineer,
HSVP Circle, Gurugram

LEGEND

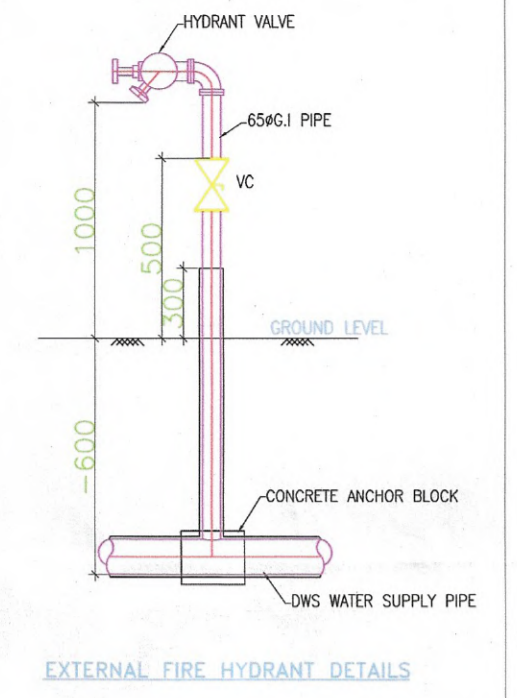
—	150# FIRE PIPE
—	YARD HYDRANT - 65MM DIA

LEGEND

1	PIPE DOMESTIC WATER SUPPLY
2	PIPE FLUSHING WATER SUPPLY
3	WM WATER METER CHAMBER
4	PIPE MUNICIPAL WATER SUPPLY

Checked subject to Comments
In forwarding letter No.
Dt. and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSVP, Panchkula



To be read with Licence No. 195 of 2022 dated 29.11.2022

- That this Layout plan for an area measuring 24.74375 acres (Drawing No. DC.TCP/9766/2022/2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Lion Infra-developers LLP in Sector-79 & 79-B, Gurugram 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 Mutual 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 DC, TCP for the modification of layout plans of the colony.
- That the revenue most falling in the colony shall be free for circulation/ movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DC, 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 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas 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 and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licensee.
- 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 5 meters wide road would mean a minimum clear width of 5 meters between the plots.
- Any excess area over and above the permissible % under commercial use shall be deemed to be open spaces.
- 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)(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 license 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-SF 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.22/2005-SF 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. 19/4/2016-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY MARANG) (R.S. BATTI) (Hitesh Sharma) (Dr. Singh) (T.L. SATYAPRAKASHI, IAS)
ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DG.TCP (HR)

(RAM AVTAR BASSI)
ID (HQ)

MILK/VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1		8.00	8.500	68.000	27	1836.000

PROJECT NAME & ADDRESS
REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN LICENCE NO- 195 OF 2022 AT SECTOR-79-79B, GURUGRAM (HR.) LAND MEASURING 24.74375 ACRES. BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

DRAWING TITLE
**LAYOUT PLAN
SITE PLAN WATER SUPPLY & FIRE FIGHTING LAYOUT**

ARCHITECT SIGNATURE
Ar. Praveen Kr. Verma
CA/2014/65167

OWNER'S NAME
LOON LAND DEVELOPMENT LTD.

AUTHORIZED SIGNATORY
Loon Land Development Limited
Authorized Signatory

DATE:
SHEET-01
SCALE
NORTH

Director
Town & Country Planning
Haryana, Chandigarh