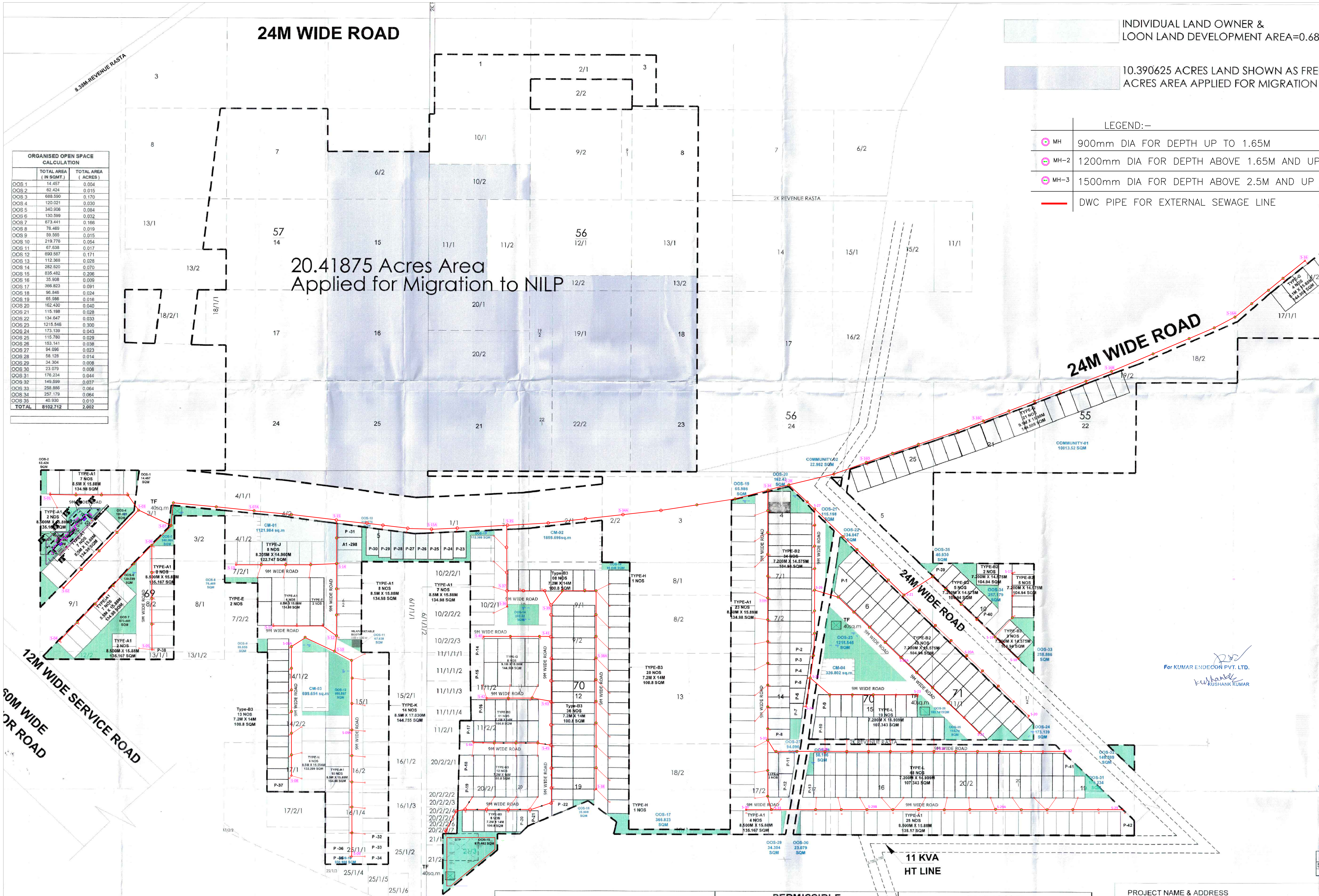
INDIVIDUAL LAND OWNER &
LOON LAND DEVELOPMENT AREA=0.68125 ACRES

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

LEGEND:–

MH	900mm DIA FOR DEPTH UP TO 1.65M
MH–2	1200mm DIA FOR DEPTH ABOVE 1.65M AND UP TO 2.5m
MH–3	1500mm DIA FOR DEPTH ABOVE 2.5M AND UP TO 9.0M
(red line)	DWC PIPE FOR EXTERNAL SEWAGE LINE



ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	14.457	0.004
OOS 2	62.424	0.015
OOS 3	688.590	0.170
OOS 4	120.021	0.030
OOS 5	340.906	0.084
OOS 6	130.599	0.032
OOS 7	673.441	0.166
OOS 8	76.469	0.019
OOS 9	59.555	0.015
OOS 10	219.776	0.054
OOS 11	67.638	0.017
OOS 12	690.587	0.171
OOS 13	112.368	0.028
OOS 14	282.520	0.070
OOS 15	835.482	0.206
OOS 16	35.908	0.009
OOS 17	366.823	0.091
OOS 18	96.846	0.024
OOS 19	65.986	0.016
OOS 20	162.430	0.040
OOS 21	115.198	0.028
OOS 22	134.647	0.033
OOS 23	1215.546	0.300
OOS 24	173.139	0.043
OOS 25	115.780	0.029
OOS 26	153.141	0.038
OOS 27	94.096	0.023
OOS 28	58.128	0.014
OOS 29	34.304	0.008
OOS 30	23.079	0.006
OOS 31	176.234	0.044
OOS 32	149.599	0.037
OOS 33	258.886	0.064
OOS 34	257.179	0.064
OOS 35	40.930	0.010
TOTAL	8102.712	2.002

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	134.980	116	15657.680
2	B2	7.200	14.575	104.940	91	9549.540
3	B3	7.200	14.000	100.800	105	10584.000
4	E	9.174	15.880	145.683	4	582.732
5	G	9.100	15.880	144.508	33	4768.764
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	144.755	14	2026.570
9	L	7.200	14.909	107.345	69	7406.791
10	N	8.500	15.554	132.209	6	793.254
11	P1			135.960	1	135.960
12	P2			103.178	1	103.178
13	P3			95.869	1	95.869
14	P4			95.232	1	95.232
15	P5			95.310	1	95.310
16	P6			100.860	1	100.860
17	P7			86.671	1	86.671
18	P8			94.535	1	94.535
19	P9			133.696	1	133.696
20	P10			110.846	1	110.846
21	P11			143.632	1	143.632
22	P12			130.049	1	130.049
23	P13			95.232	1	95.232
24	P14			145.101	1	145.101
25	P15			142.076	1	142.076
26	P16			124.635	1	124.635
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			64.276	1	64.276
32	P22			110.480	1	110.480
33	P23			149.295	1	149.295
34	P24			148.698	1	148.698
35	P25			145.283	1	145.283
36	P26			141.857	1	141.857
37	P27			144.069	1	144.069
38	P28			149.692	1	149.692
39	P29			149.191	1	149.191
40	P30			149.186	1	149.186
41	P31			128.622	1	128.622
42	P32			125.860	1	125.860
43	P33			125.860	1	125.860
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			85.935	1	85.935
52	P42			124.483	1	124.483
	TOTAL				490	57651.266

24.74375	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQMT.	%	ACRES	SQMT.	%
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	10.00
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

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. DG,TCP-9766 dated 02-11-23) 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-79 & 79-B, Gurugram is 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.

For KUMAR ENDECON PVT. LTD.
KUSHANK KUMAR

(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)

MILK/ VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN
1		5.00	5.500	27.500	1	27.500

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.

OWNER'S NAME

LOON LAND DEVELOPMENT LTD.

DRAWING TITLE

LAYOUT PLAN

SITE PLAN SEWRAGE LAYOUT

AUTHORIZED SIGNATORY

For Loon Land Development Ltd.
Director

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
CA / 2014 / 65167

DATE: 26-10-2023
SHEET-01 SEWRAGE-100
SCALE 1:1200
NORTH N