

4M WIDE ROAD

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

Checked subject to Comments
In forwarding letter No. 88111.
Dt. 1.8.10/2024 and notes
Attached with the estimate

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

Director
Town & Country Planning
Haryana, Chandigarh

ORGANISED OPEN SPACE CALCULATION		
	TOTAL AREA (in SQMT)	TOTAL AREA (ACRES)
QOS-1	12,44,637	0.18
QOS-2	92,424	0.015
QOS-3	688,590	0.170
QOS-4	120,021	0.020
QOS-5	78,496	0.013
QOS-6	150,599	0.022
QOS-7	93,651	0.166
QOS-8	78,496	0.013
QOS-9	57,545	0.010
QOS-10	219,776	0.054
QOS-11	87,538	0.017
QOS-12	209,587	0.171
QOS-13	12,368	0.028
QOS-14	282,520	0.270
QOS-15	35,456	0.005
QOS-16	35,500	0.009
QOS-17	366,823	0.094
QOS-18	18,000	0.021
QOS-19	65,998	0.016
QOS-20	92,424	0.016
QOS-21	115,168	0.028
QOS-22	34,647	0.003
QOS-23	121,548	0.030
QOS-24	133,139	0.043
QOS-25	15,730	0.002
QOS-26	25,141	0.038
QOS-27	24,006	0.024
QOS-28	38,133	0.013
QOS-29	94,599	0.027
QOS-30	23,070	0.008
QOS-31	776,234	0.044
QOS-32	149,899	0.037
QOS-33	258,866	0.060
QOS-34	257,178	0.116
QOS-35	1,00,000	0.010
TOTAL	8102,712	2.602

20.41875 Acres Area
Applied for Migration to NILP

Only for service plan estimate



Executive Engineer
HSVP Division No.V
Bhugram


Superintending Engineer,
HSVP Circle, Gurugram

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 by Lion Infra developers LLP in Sector-79 & 79-B, Gurugram is hereby approved subject to the following conditions:-

1. That the land developed by LLP in Section 9-29-29, Haryana is hereby approved subject to the following conditions:-
2. That the Land Use Plan shall be read in conjunction with the clauses appearing on the agreement executed under date 11.11.2014 and the bilateral agreement.
3. 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 plot.
4. That the layout plan shall be submitted to the State Planning Commission and 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 District General, Town & Country Planning, Haryana.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGCTP for the modification of layout plan of the colony.
6. That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DGCTP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road network or for proper integration of the proposed layout with the adjoining area.
8. That no property plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colony. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on basis of the District General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
10. 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.
11. No plot shall derive its access from less than 9metres wide road would make a minimum clear width of sixmetres from the plot.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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 30(a)(iii) of the Act No 75 of 1960.
14. 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.
15. That you will have no objection to the equalization of the boundaries of the licensee through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner/plot owner will use only Light-Emitting Diode (LED) lighting for internal lighting as well as for campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Power Plants as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/2016 as Power dated 14.03.2016.
19. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Panels as per the provisions of order No 22/SF/2005-97 order dated 21.05.2016 issued by Haryana Government Renewable Energy Department.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Panels as per the provisions of order No 22/SF/2005-97 order dated 21.05.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY KARANJ) ATP (HQ)
(R.S. BATHI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P. J. SINGH) STP (HR)
(T.L. SATYAPRAMASHI, 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

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQ.MT.)	TOTAL NO OF PLOTS	TOTAL AREA (IN SQ.MT.)
1	A1	8.200	15.880	134.080	118	15657.680
2	B2	7.200	14.575	104.540	91	9819.540
3	B3	7.200	10.400	100.800	105	10584.000
4	C	9.174	15.880	145.883	33	5915.741
5	E	8.100	15.880	144.508	33	4788.764
6	H	9.000	14.000	126.000	2	252.000
7	K	8.200	14.000	123.747	8	989.976
8	K	8.500	17.030	144.755	14	2026.570
9	L	7.200	14.900	107.345	89	7400.251
10	N	15.000	15.564	233.229	6	1399.374
11	P1			135.060	1	135.060
12	P2			103.178	1	103.178
13	P3			95.860	1	95.860
14	P4			99.252	1	99.252
15	P5			95.310	1	95.310
16	P6			100.860	1	100.860
17	P7			86.671	1	86.671
18	P8			84.535	1	84.535
19	P9			135.666	1	135.666
20	P10			110.840	1	110.840
21	P11			143.632	1	143.632
22	P12			130.049	1	130.049
23	P13			65.202	1	65.202
24	P14			145.101	1	145.101
25	P15			142.076	1	142.076
26	P16			124.033	1	124.033

27	P17	127.653	1	127.653
28	P18	133.453	1	133.453
29	P19	138.897	1	138.897
30	P20	84.858	1	84.858
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	145.263	1	145.263
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	148.186	1	148.186
41	P31	128.622	1	128.622
42	P32	125.860	1	125.860
43	P33	125.660	1	125.660
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	103.969	1	103.969
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	
	490.0	@ 13.5 person per plot			6615	Persons

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.

AUTHORIZED SIGNATORY

Loon Land Development Limited
For Loon Land Development Ltd.
Authorised Signatory

LAYOUT PLAN
ROAD LAYOUT

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
CA/2014/65167

DATE:

SHEET-01

SCALE

NORTH

