

ORGANISED OPEN SPACE CALCULATION			
S.NO	PLOT TYPE	WIDTH	LENGTH
00S-1	14.457	0.004	
00S-2	82.424	0.015	
00S-3	688.560	0.170	
00S-4	120.021	0.030	
00S-5	340.908	0.084	
00S-6	193.599	0.032	
00S-7	872.441	0.186	
00S-8	78.480	0.019	
00S-9	59.556	0.015	
00S-10	219.776	0.054	
00S-11	67.836	0.017	
00S-12	690.587	0.171	
00S-13	112.368	0.029	
00S-14	282.520	0.070	
00S-15	535.482	0.208	
00S-16	39.898	0.009	
00S-17	368.823	0.091	
00S-18	92.816	0.024	
00S-19	45.288	0.018	
00S-20	162.430	0.040	
00S-21	115.198	0.028	
00S-22	124.617	0.033	
00S-23	1215.546	0.300	
00S-24	173.139	0.043	
00S-25	115.750	0.029	
00S-26	151.141	0.038	
00S-27	84.086	0.023	
00S-28	55.153	0.014	
00S-29	32.304	0.008	
00S-30	23.079	0.006	
00S-31	176.254	0.044	
00S-32	149.859	0.037	
00S-33	258.889	0.064	
00S-34	257.178	0.064	
00S-35	60.800	0.010	
TOTAL	8102.712	2.092	

24M WIDE ROAD

20.41875 Acres Area
Applied for Migration to NILP

only for service plan estimate
Executive Engineer
HSVP Division No.V
Gurgaon

Superintending Engineer,
HSVP Circle, Gurugram

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

Checked subject to Comments
In forwarding letter No. 24/11/22
Dt. 15/10/2024...and notes
Attached with the estimate

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

Director
Town & Country Planning
Haryana, Chandigarh

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
—	DWC PIPE FOR EXTERNAL SEWAGE LINE

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

- This Layout plan for an area measuring 24.74375 acres (Drawing No. DG.TCP-1746 dated 29.11.2022) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Loon Land Development Ltd. 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 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 side of all the Residential Plots and Commercial plots shall be 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 plan of the colony.
 - That the revenue cuts 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/plots 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 area 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 5meters wide road which would mean a minimum clear width of 5meters between the plots.
 - Any access area over and above the permitted area 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 licensed area shall be transferred free of cost to the government on the lines of Section 30(a)(ii) of the Act No.28 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 plot 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. 19/4/2016-4 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-SPPW 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. 19/4/2016-4 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SANJAY NARANG) (R.S. BATHI) (HITESH SHARMA) (P.F. SINGH) (T.L. SATYAPRASAD IAS)
ATT (HQ) DTP (HQ) STP (M) HQ DTP (HR) DG.TCP (HR)

(RAM AVTAR BASSI)
JD (HQ)

MILK VEGETABLE BOOTH					
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	TOTAL AREA (IN SQMT.)
1	1	5.00	5.00	25.00	25.00

PROJECT NAME & ADDRESS
REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY
UNDER DEEN DAYAL JAN AWAS 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 SEWAGE LAYOUT

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
CA/2014/05107

OWNER'S NAME

LOON LAND DEVELOPMENT LTD.

AUTHORIZED SIGNATORY

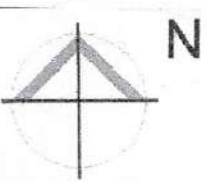
Loon Land Development Limited
Authorised Signatory 26-10-2023

DATE

SHEET-01 SEWAGE-100

SCALE 1:1200

NORTH



DETAIL OF PLOTS				
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)
1	A1	8.500	15.880	134.980
2	B2	7.200	14.872	107.064
3	A3	7.200	14.000	100.800
4	E	9.174	15.880	145.683
5	G	8.100	15.880	128.624
6	H	9.000	14.000	126.000
7	J	8.203	14.980	122.747
8	K	9.500	17.030	161.755
9	L	7.200	14.862	107.012
10	N	8.500	16.854	143.259
11	P1			135.969
12	P2			103.178
13	P3			93.809
14	P4			65.232
15	P5			65.210
16	P6			100.880
17	P7			88.671
18	P8			84.535
19	P9			133.696
20	P10			110.840
21	P11			143.632
22	P12			130.046
23	P13			65.232
24	P14			145.191
25	P15			142.076
26	P16			124.035

27	P17	127.653	1	127.653
28	P18	133.433	1	133.433
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	148.295	1	148.295
34	P24	148.098	1	148.098
35	P25	145.283	1	145.283
36	P26	141.857	1	141.857
37	P27	144.059	1	144.059
38	P28	149.692	1	149.692
39	P29	148.191	1	148.191
40	P30	148.191	1	148.191
41	P31	128.622	1	128.622
42	P32	125.880	1	125.880
43	P33	125.880	1	125.880
44	P34	125.880	1	125.880
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	88.161	1	88.161
50	P40	103.989	1	103.989
51	P41	85.835	1	85.835
52	P42	124.483	1	124.483
TOTAL		490		57651.268

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	57651.268	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