

ORGANISED OPEN SPACE CALCULATION		
	TOTAL AREA (IN SQMT)	TOTAL AREA (ACRES)
QOS-1	1.41 47.7	0.015
QOS-2	82.424	0.004
QOS-3	888.550	0.170
QOS-4	130.021	0.030
QOS-5	340.958	0.084
QOS-6	130.599	0.032
QOS-7	673.411	0.168
QOS-8	738.460	0.169
QOS-9	59.565	0.015
QOS-10	219.776	0.054
QOS-11	67.038	0.017
QOS-12	690.587	0.171
QOS-13	112.568	0.028
QOS-14	224.202	0.070
QOS-15	835.482	0.209
QOS-16	35.508	0.009
QOS-17	368.623	0.091
QOS-18	56.548	0.014
QOS-19	65.886	0.016
QOS-20	162.430	0.040
QOS-21	115.108	0.028
QOS-22	134.847	0.033
QOS-23	1215.548	0.300
QOS-24	713.159	0.180
QOS-25	115.760	0.029
QOS-26	154.341	0.038
QOS-27	34.296	0.008
QOS-28	58.125	0.014
QOS-29	34.364	0.008
QOS-30	23.076	0.006
QOS-31	178.224	0.044
QOS-32	149.559	0.037
QOS-33	296.860	0.074
QOS-34	221.178	0.056
QOS-35	40.930	0.010
TOTAL	8102.712	2.002

COVE-2
12.024
900W

TYRE-A1
7 R6D
8.5M X 15.80M
134.98 SQM

TYPE-A1
2ND
8.50M X 12.10M
103.16 SQM

7755 KJ
incl. 100k fire

20' mcd

9/1

12M WIDE SERVICE

60M WIDE

FOR ROAD

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (SQ.MET)	TOTAL NO OF PLOTS	TOTAL AREA (SQ.MET.)
1	A1	8,500	15,900	134,900	116	15671.80
2	B2	7,200	14,975	104,940	91	8847.540
3	B3	7,200	14,000	100,800	105	10684.000
4	E 11 A	9,174	15,800	144,663	1	144,663.000
5	G	8,100	15,000	124,500	33	4704.768
6	H	8,500	14,000	119,000	2	232,000.000
7	I	8,300	14,000	116,200	88	9814.840
8	K	9,000	17,000	153,000	14	2082.570
9	L	7,200	14,000	100,800	69	7064.761
10	M	8,300	15,500	128,650	6	771.254
11	P1			135,800	1	135,800.000
12	P2			103,178	1	103,178.000
13	P3			95,869	1	95,869.000
14	P4			95,232	1	95,232.000
15	P5			95,710	1	95,710.000
16	P6			100,800	1	100,800.000
17	P7			98,671	1	98,671.000
18	P8			94,535	1	94,535.000
19	P9			133,696	1	133,696.000
20	P10			110,048	1	110,048.000
21	P11			143,632	1	143,632.000
22	P12			130,048	1	130,048.000
23	P13			95,232	1	95,232.000
24	P14			145,101	1	145,101.000
25	P15			142,078	1	142,078.000
26	P16			124,533	1	124,533.000

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		149,295	1	149,295
34	P24		148,698	1	148,698
35	P25		145,283	1	145,283
36	P28		141,627	1	141,627
37	P27		144,069	1	144,069
38	P26		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		128,860	1	128,860
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		103,969	1	103,969
51	P41		86,315	1	86,315
52	P42		124,483	1	124,483
TOTAL				490	57,651,266

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	287.340	PPA	ACHIEVED PLOTS		490	
Total Population	490.0	@ 13.5 person per plot			6615	Persons

LEGEND	
	150Ø FIRE PIPE
	YARD HYDRANT - 65MM DIA

SL NO	LEGEND	
1		PIPE DOMESTIC WATER SUPPLY
2		PIPE FLUSHING WATER SUPPLY
3		WM WATER METER CHAMBER
4		PIPE MUNICIPAL WATER SUPPLY


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

that this Layout plan for Section 24/37/35 area (Dwelling use, D/GC/TP, 9766, dated 02.09.2019) comprised of license which is issued in respect of Affordable Residential Plotted Colony under Dhanraj Jyani (Aara Vajna) being developed. Licenses Issued PLP in Sector-79 & 79-B, Gurgaon is hereby approved subject to the following conditions:

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement enclosed 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 recreational 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 and Conveyance shall be got approved from this Department and continuation to the State Govt. shall be given in the form of Survey and Mapping Act, 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 under the colony, the colonizer shall abide by the directions of the D/GC/TP for the modification of layout plans of the colony.
5. That the owner must make sure that the colony shall be kept free from objection/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the D/GC/TP, 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 provisions in the adjoining areas.
7. That the layout plan/plots shall be drawn directly from the cartage way of 30 meters or wider street section if applicable.
8. 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 license.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the spaces will be provided by the colonizer in the licensed area.
10. No plot will serve an access from less than 10metres wide road would allow a minimum curb width of 5metres between the plots.
11. The road area over and above the permissible 15% of net commercial use shall be deemed to be reserved for the plots.
12. The portion of the access/development less than 7green 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 33(v)(vi)(a) of the Act of 1947.
13. That the odd size plots are being approved subject to the condition that these plots should have a footage of less than 75% of the standard footage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that EDPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority in the matter of the handing over of the land to the Government shall be final.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority sanction/Laryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode Lamp (LED) lighting for Internal lighting as well as Campus Lighting.
17. The road area/over and above the installation of Solar Panel, as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016- Power dated 18.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2025-2016 issued dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall ensure the compliance of the provisions of the Haryana Solar Power Policy dated 21.03.2016 issued by Haryana Government Renewable Energy Department for endorsement of the Energy Conservation Building Codes.

(SANJAY NARANG) (R.S. BATHI) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAPRANASHI IAS) 
ATP (HQ) DTP (HQ) STP (M) HQ ATP (HR) DC, TCP (HR)

(RAM AVTAR BASSI)
ID (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

OWNER'S NAME
LOON LAND DEVELOPMENT LTD.

AUTHORIZED SIGNATORY

LAYOUT PLAN

SITE PLAN WATER SUPPLY & FIRE FIGHTING LAYOUT

ARCHITECT SIGNATURE

Ar. Praveen Kr. Verma
CA/2014/65167

DATE:

SHEET-01

SCALE

NORTH

Director
Town & Country Planning
Haryana, Chandigarh