Checked for service estimate only

Executive Engineer, DC (Infra-I) GMDA
for roads/lighting/Horti.

Chief Engineer,
(Infra-II), GMDA
Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

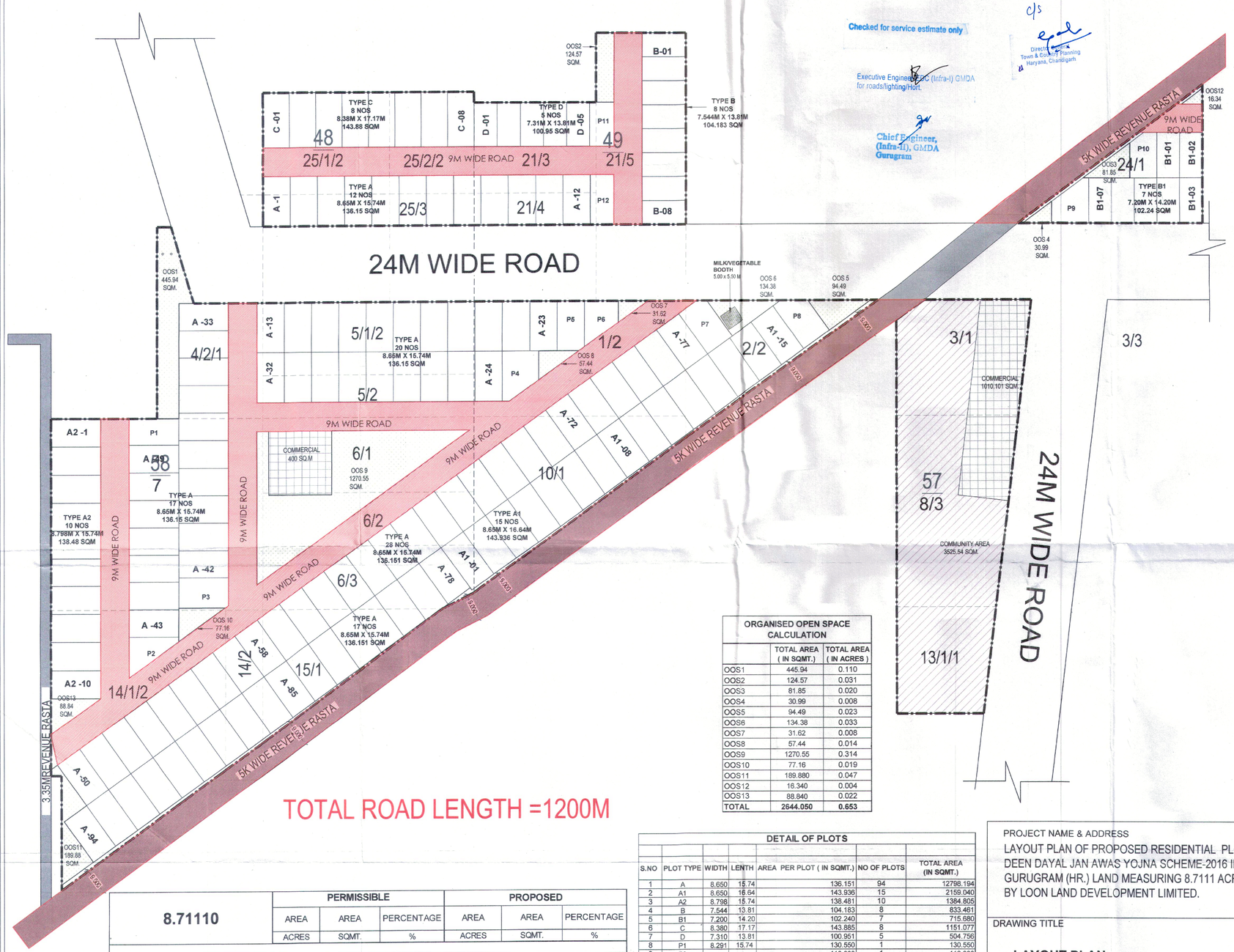
To be read with Licence No. 194 of 2022 dated 29/11/2022

That this **Layout plan** for an **area measuring 8.7111 acres (Drawing no. DG,TCP- 8770 dated 29-11-22) 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, Gurugram Manesar Urban Complex** 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 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 and Commercial site 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 9 metres wide road would mean a minimum clear width of 9 metres 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 colonizer/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.

(SANJAY NARANG) ATP (HQ) | (R.S. BALAN) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.S. SINGH) STP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR)

(RAM AVTAR BASSI) JD (HQ)



TOTAL ROAD LENGTH =1200M

ORGANISED OPEN SPACE CALCULATION		
	TOTAL AREA (IN SQMT.)	TOTAL AREA (IN ACRES)
OOS1	445.94	0.110
OOS2	124.57	0.031
OOS3	81.85	0.020
OOS4	30.99	0.008
OOS5	94.49	0.023
OOS6	134.38	0.033
OOS7	31.62	0.008
OOS8	57.44	0.014
OOS9	1270.55	0.314
OOS10	77.16	0.019
OOS11	189.880	0.047
OOS12	16.340	0.004
OOS13	88.840	0.022
TOTAL	2644.050	0.653

8.71110	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	**8.71110**	**35252.567**				
AREA UNDER UD	0.00000	0.000				
BALANCE AREA	8.71110	35252.567				
NET BALANCE AREA (A)	**8.71110**	**35252.567**				100.000
ORGANISED OPEN SPACE (ON APPLIED	0.653	2643.939	7.500	0.653	2644.050	7.500
COMMUNITY FACILITIES (ON APPLIED	0.871	3525.257	10.000	0.871	3525.540	10.001
COMMERCIAL AREA (ON NET PLANNED	0.348	1410.101	4.000	0.348	1410.214	4.000
AREA UNDER PLOTS (ON NET PLANNED	5.314	21504.034	61.000	5.215	21106.161	59.871
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED	5.662	22914.135	65.000	5.564	22516.375	63.872
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		154.86	
ACHIEVED DENSITY	336.81	PPA	ACHIEVED PLOTS		159	
Total Papulation	159 @18 person per plot				2862 Person	

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	A	8.650	15.74	136.151	94	12798.194
2	A1	8.650	16.64	143.936	15	2159.040
3	A2	8.798	15.74	138.481	10	1384.805
4	B	7.544	13.81	104.183	8	833.461
5	B1	7.200	14.20	102.240	7	715.680
6	C	8.380	17.17	143.885	8	1151.077
7	D	7.310	13.81	100.951	5	504.756
8	P1	8.291	15.74	130.550	1	130.550
9	P2			110.900	1	110.900
10	P3			149.610	1	149.610
11	P4			149.650	1	149.650
12	P5			134.970	1	134.970
13	P6			113.810	1	113.810
14	P7			149.480	1	149.480
15	P8			149.560	1	149.560
16	P9			131.100	1	131.100
17	P10			115.390	1	115.390
18	P11	7.695	13.81	106.299	1	106.299
19	P12	7.486	15.74	117.830	1	117.830
	TOTAL				159	21106.161

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

For Loon Land Development Ltd.
Director

PROJECT NAME & ADDRESS LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-79-79b, GURUGRAM (HR.) LAND MEASURING 8.7111 ACRES. BEING DEVELOPED BY LOON LAND DEVELOPMENT LIMITED.	OWNER'S NAME M/s. LOON LAND DEVELOPMENT LIMITED.
DRAWING TITLE **LAYOUT PLAN** ROAD LAYOUT	AUTHORIZED SIGNATORY Ar. Praveen Kr. Verma CA / 2014 / 65167
ARCHITECT SIGNATURE	DATE: OCT 2022 SHEET-01 SCALE NORTH N