

AREA STATEMENT		PERMISSIBLE		PROPOSED	
S.No.	%	ACRES	SQM	%	SQM
1	NET PLANNED AREA	12.500	60585.705		
2	MAX PERMISSIBLE AREA UNDER PLOTTING	61.00%	7.625	30857.280	6.819
3	COMMERCIAL AREA	4.00%	0.500	2023.428	0.500
4	AREA FOR COMMON FACILITIES TO BE HANDED OVER TO GOVT.	10.00%	1.250	6058.671	1.250
5	MIN GREEN AREA	7.50%	0.938	3793.928	0.948
6	NO. OF PLOTS				224
7	OCCUPANCY PER DWELLING PLOT				13.50 P/PLOT
8	TOTAL POPULATION				3024 PERSONS
9	DENSITY	240-400 PPA			242 PPA

GREEN AREA CALCULATION			
S.No.	Green Number	Sqm	Acres
1	Green-1	278.015	0.068
2	Green-2	139.750	0.035
3	Green-3	160.440	0.040
4	Green-4	2510.677	0.620
5	Green-5	359.776	0.089
6	Green-6	391.701	0.097
	<b>Total</b>	<b>3840.358</b>	<b>0.948</b>

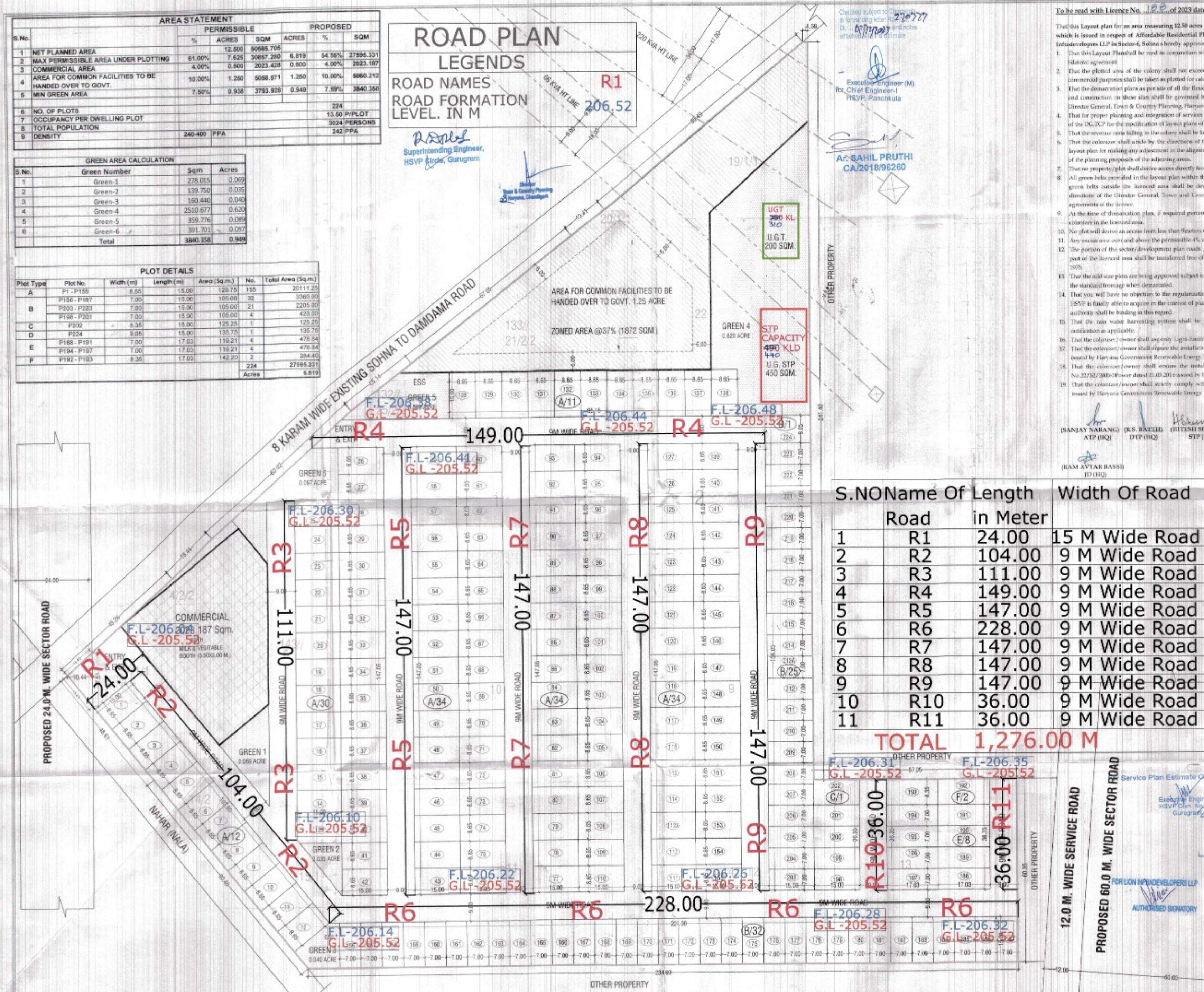
PLOT DETAILS						
Plot Type	Plot No.	Width (m)	Length (m)	Area (Sq.m.)	No.	Total Area (Sq.m.)
A	P1-P155	8.65	15.00	129.75	155	20111.25
	P156-P187	7.00	105.00	735.00	32	3360.00
B	P203-P223	7.00	15.00	105.00	21	2205.00
	P188-P201	7.00	105.00	735.00	4	420.00
C	P202	8.35	15.00	125.25	1	125.25
	P224	9.05	15.00	135.75	1	135.75
D	P188-P191	7.00	17.03	119.21	4	476.84
	P194-P197	7.00	17.03	119.21	4	476.84
E	P192-P193	8.36	17.03	142.20	2	284.40
					224	27595.331
						Acres 6.819

**ROAD PLAN LEGENDS**  
**ROAD NAMES**  
**ROAD FORMATION LEVEL. IN M**

*R. D. Singh*  
 Superintending Engineer,  
 HSVP Circle, Gurugram

Checked & approved by  
 Executive Engineer (M)  
 for Chief Engineer-I  
 HSVP, Panchkula

A. SAHIL PRUTHI  
 CA/2018/96260

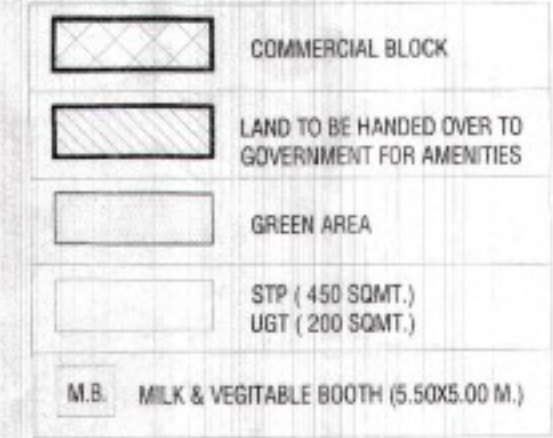


- To be read with Licence No. 188 of 2023 dated 15/09/2023
- This Layout Plan for an area measuring 12.50 acres (Drawing no. DG.TCP-2469 dated 15/09/2023) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Datta Jan Awas Yojna) being developed by Lion InfraDevelopers LLP in Sector-6, Sohna 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 Master plan.
  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 plan.
  3. That the demarcation plans as per size of all the Residential Plots and Commercial 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 costs 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 licensed areas 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 same will be provided by the colonizer in the licensed area.
  10. No plot will derive an access from less than 5 metres wide road which 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 licensed area shall be transferred free of cost to the government on the lines of Section 83(a)(ii) of the Act No.8 of 1956.
  13. That the odd size plots are being approved subject to the conditions that these plots should not have a coverage of less than 75% of the standard coverage when determined.
  14. That you will have no objection to the regularization of the boundaries of the license through govt and sale 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 Carriage 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-S 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.2232/2015-Power dated 21.03.2015 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(SANJAY NARANG) (R.S. BAEDI) (HITESH SHARMA) (P.P. SINGH) (T.L. SAIYARAKASH, IAS)  
 ATP (HQ) DTP (HQ) STP (M) HQ CTP (HR) DCL, TCP (HR)

(RAM AVTAR BASSI)  
 ID (HQ)

S.NO	Name Of Road	Length in Meter	Width Of Road
1	R1	24.00	15 M Wide Road
2	R2	104.00	9 M Wide Road
3	R3	111.00	9 M Wide Road
4	R4	149.00	9 M Wide Road
5	R5	147.00	9 M Wide Road
6	R6	228.00	9 M Wide Road
7	R7	147.00	9 M Wide Road
8	R8	147.00	9 M Wide Road
9	R9	147.00	9 M Wide Road
10	R10	36.00	9 M Wide Road
11	R11	36.00	9 M Wide Road
<b>TOTAL</b>		<b>1,276.00 M</b>	



CLIENT / OWNER  
**M/S LION INFRADEVELOPERS LLP.**

PROJECT  
 Layout plan of Affordable Residential Plotted Colony (Under Deen Datta Jan Awas Yojna) over an area measuring 12.50 acres.  
 3-D No. WLC-6104/E-05/2023/2110 dated 04.07.2023  
 The above plan is prepared in accordance with the provisions of the Haryana Urban Development Authority Act, 1956 and the Haryana Urban Development Authority (Amendment) Act, 2016. The total area is 12.50 acres falling in the revenue estate of Village Sohna, Sector-6, Sohna, District Gurugram, Haryana.  
 DEVELOPED BY: M/S LION INFRA DEVELOPERS LLP.

OWNER/UTH SIGNATURE  
 ARCHITECT'S SIGNATURE

PRINCIPAL ARCHITECT  
**ACPL**  
 ACPL Design Ltd  
 110, South Extension-II, 1st Floor, Connaught Place, New Delhi-110028, India  
 Phone: +91-11-26461111, Fax: +91-11-26461112, Email: info@acpl.com

DRAWING TITLE  
**LAYOUT PLAN**  
 DRAWING NO. A/01 SCALE: 1:100 DATE: AUG.-2023