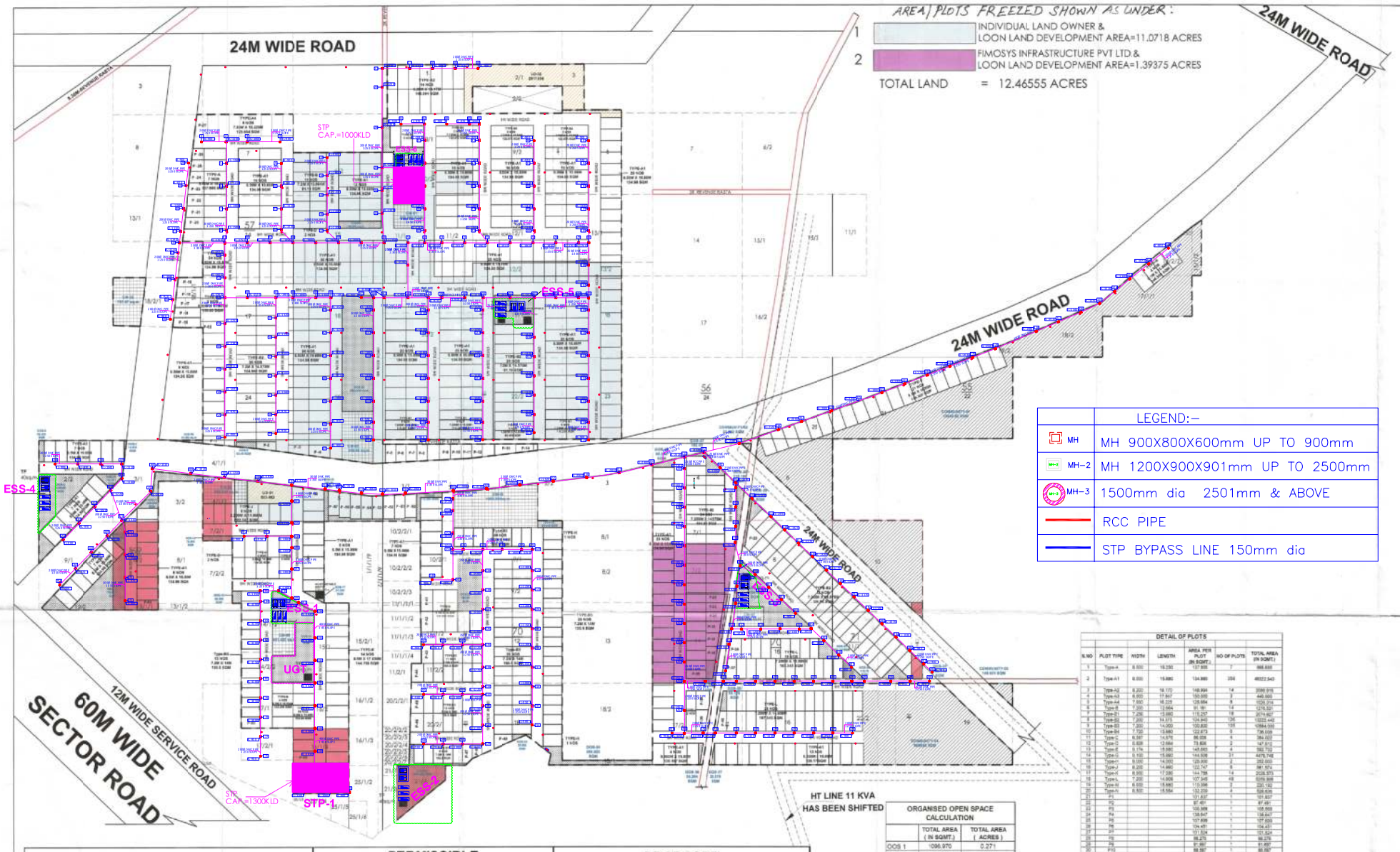

AREA PLOTS FREEZED SHOWN AS UNDER:

1 INDIVIDUAL LAND OWNER & LOON LAND DEVELOPMENT AREA=11.0718 ACRES

2 FIMOSYS INFRASTRUCTURE PVT LTD.& LOON LAND DEVELOPMENT AREA=1.39375 ACRES

TOTAL LAND = 12.46555 ACRES

LEGEND:–	
MH	MH 900X800X600mm UP TO 900mm
MH–2	MH 1200X900X901mm UP TO 2500mm
MH–3	1500mm dia 2501mm & ABOVE
	RCC PIPE
	STP BYPASS LINE 150mm dia

To be read with Licence No. 195 of 2022 dated 29-11-2022

That this **Layout plan** for an **area measuring 45.1625 acres (Drawing no. DG,TCP- 8294 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 & 79-B, 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 size 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. BATH) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (R. SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP (HR) | (RAM AVTAR BASSI) JD (HQ)

	PERMISSIBLE			PROPOSED		
45.1625	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
TOTAL LICENCED AREA	**45.1625**	**182765.863**				
AREA UNDER UD	0.623	2521.19				
BALANCE AREA	44.5395	180244.676				
NET BALANCE AREA (A)	**44.5395**	**180244.676**				98.621
ORGANISED OPEN SPACE (ON APPLIED AREA)	3.3871	13707.086	7.500	3.506	14186.904	7.762
COMMUNITY FACILITIES (ON APPLIED AREA)	4.51625	18276.586	10.000	4.51646	18277.437	10.00
COMMERCIAL AREA (ON NET PLANNED AREA)	1.7815	7209.463	4.000	1.310	5303.300	2.942
AREA UNDER PLOTS (ON NET PLANNED AREA)	27.169	109949.252	61.000	25.425	102891.828	57.085
TOTAL PERMISSIBLE RESIDENTIAL & COMMERCIAL AREA (ON NET PLANNED AREA)	28.9506	117158.715	65.000	26.735	108195.128	60.027
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS		791.81	
ACHIEVED DENSITY	339.88	PPA	ACHIEVED PLOTS		841	
Total Population	841@ 18 PERSON PER PLOTS				15138	Persons

ORGANISED OPEN SPACE CALCULATION

	TOTAL AREA (IN SQMT.)	TOTAL AREA (ACRES)
OOS 1	1096.970	0.271
OOS 2	166.055	0.041
OOS 3	1952.314	0.490
OOS 4	629.639	0.156
OOS 5	63.480	0.016
OOS 6	31.602	0.008
OOS 7	14.933	0.004
OOS 8	62.424	0.015
OOS 9	1059.680	0.262
OOS 10	120.021	0.030
OOS 11	340.906	0.084
OOS 12	130.599	0.032
OOS 13	1039.777	0.255
OOS 14	76.489	0.019
OOS 15	59.555	0.015
OOS 16	151.380	0.037
OOS 17	67.938	0.017
OOS 18	1452.719	0.366
OOS 19	930.989	0.230
OOS 20	113.264	0.028
OOS 21	796.650	0.197
OOS 22	1036.462	0.256
OOS 23	35.908	0.009
OOS 24	366.623	0.091
OOS 25	96.846	0.024
OOS 26	69.986	0.016
OOS 27	162.430	0.040
OOS 28	115.198	0.028
OOS 29	138.482	0.034
OOS 30	1109.446	0.274
OOS 31	168.712	0.042
OOS 32	115.780	0.029
OOS 33	153.141	0.038
OOS 34	94.096	0.023
OOS 35	58.128	0.014
OOS 36	34.304	0.008
OOS 37	23.079	0.006
TOTAL	14186.904	3.506

DETAIL OF PLOTS

S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	Type-A	8.000	16.250	127.600	7	893.200
2	Type-A1	8.000	15.880	124.880	264	49322.640
3	Type-A2	8.200	16.170	148.894	14	2085.216
4	Type-A3	8.400	17.640	135.660	3	406.980
5	Type-A4	7.500	18.225	136.688	3	410.064
6	Type-B	7.200	12.080	91.181	14	1276.534
7	Type-B1	7.200	12.080	113.257	18	2038.627
8	Type-B2	7.200	14.210	104.940	126	13224.440
9	Type-B3	7.200	14.000	100.800	108	10884.000
10	Type-B4	7.150	13.980	102.673	9	738.059
11	Type-C	6.987	14.575	86.008	4	344.032
12	Type-C1	6.459	12.664	73.808	2	147.616
13	Type-C2	6.174	15.880	145.845	4	583.752
14	Type-C3	6.150	15.880	144.508	31	4479.748
15	Type-D	6.000	14.000	123.200	2	246.400
16	Type-F	8.200	14.880	122.747	8	981.976
17	Type-K	8.000	17.080	144.786	14	2026.975
18	Type-L	7.200	14.000	127.345	48	6113.808
19	Type-M	6.800	15.880	113.596	2	227.192
20	Type-N	6.500	15.554	102.209	4	408.836
21	P1			121.837	1	121.837
22	P2			87.491	1	87.491
23	P3			105.988	1	105.988
24	P4			134.847	1	134.847
25	P5			107.606	1	107.606
26	P6			104.481	1	104.481
27	P7			101.324	1	101.324
28	P8			86.275	1	86.275
29	P9			91.887	1	91.887
30	P10			92.595	1	92.595
31	P11			86.175	1	86.175
32	P12			78.201	1	78.201
33	P13			123.197	1	123.197
34	P14			77.000	1	77.000
35	P15			148.913	1	148.913
36	P16			148.744	1	148.744
37	P17			138.338	1	138.338
38	P18			143.987	1	143.987
39	P19			133.000	1	133.000
40	P20			123.395	1	123.395
41	P21			119.938	1	119.938
42	P22			139.482	1	139.482
43	P23			133.928	1	133.928
44	P24			92.369	1	92.369
45	P25			83.811	1	83.811
46	P26			79.264	1	79.264
47	P27			144.411	1	144.411
48	P28			137.136	1	137.136
49	P29			133.179	1	133.179
50	P30			95.869	1	95.869
51	P31			95.232	1	95.232
52	P32			95.910	1	95.910
53	P33			100.492	1	100.492
54	P34			95.671	1	95.671
55	P35			94.568	1	94.568
56	P36			133.696	1	133.696
57	P37			143.463	1	143.463
58	P38			143.532	1	143.532
59	P39			133.243	1	133.243
60	P40			95.206	1	95.206
61	P41			143.121	1	143.121
62	P42			142.276	1	142.276
63	P43			124.935	1	124.935
64	P44			127.653	1	127.653
65	P45			133.453	1	133.453
66	P46			138.937	1	138.937
67	P47			94.858	1	94.858
68	P48			94.275	1	94.275
69	P49			113.549	1	113.549
70	P50			149.286	1	149.286
71	P51			148.698	1	148.698
72	P52			145.252	1	145.252
73	P53			141.857	1	141.857
74	P54			144.084	1	144.084
75	P55			148.652	1	148.652
76	P56			148.191	1	148.191
77	P57			148.186	1	148.186
78	P58			123.622	1	123.622
79	P59			142.261	1	142.261
80	P60			119.489	1	119.489
81	P61			119.089	1	119.089
82	P62			142.815	1	142.815
TOTAL					841	102891.828

FRESH LAND APPLIED SHOWN

UD AREA CALCULATION

	TOTAL AREA	TOTAL AREA
UD1	503.492	0.124
UD2	2017.698	0.499
TOTAL	2521.190	0.623

MILK/ VEGETABLE BOOTH

S.NO	PLOT TYPE	WIDTH	LENTH AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1		5.000	5.500	27.500 2	55.000

SITE PLAN FOR SEWER LINE

PROJECT NAME & ADDRESS
LAYOUT PLAN OF OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN SECTOR-79-79b, GURUGRAM (HR.) LAND MEASURING 45.1625 ACRES. BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

OWNER'S NAME
LOON LAND DEVELOPMENT LTD.

ARCHITECT SIGNATURE
Ar. Praveen Kr. Verma
CA / 2014 / 65167

AUTHORIZED SIGNATORY
For Loon Land Development Ltd.
Director

DATE:
SHEET-01
SCALE
NORTH
N