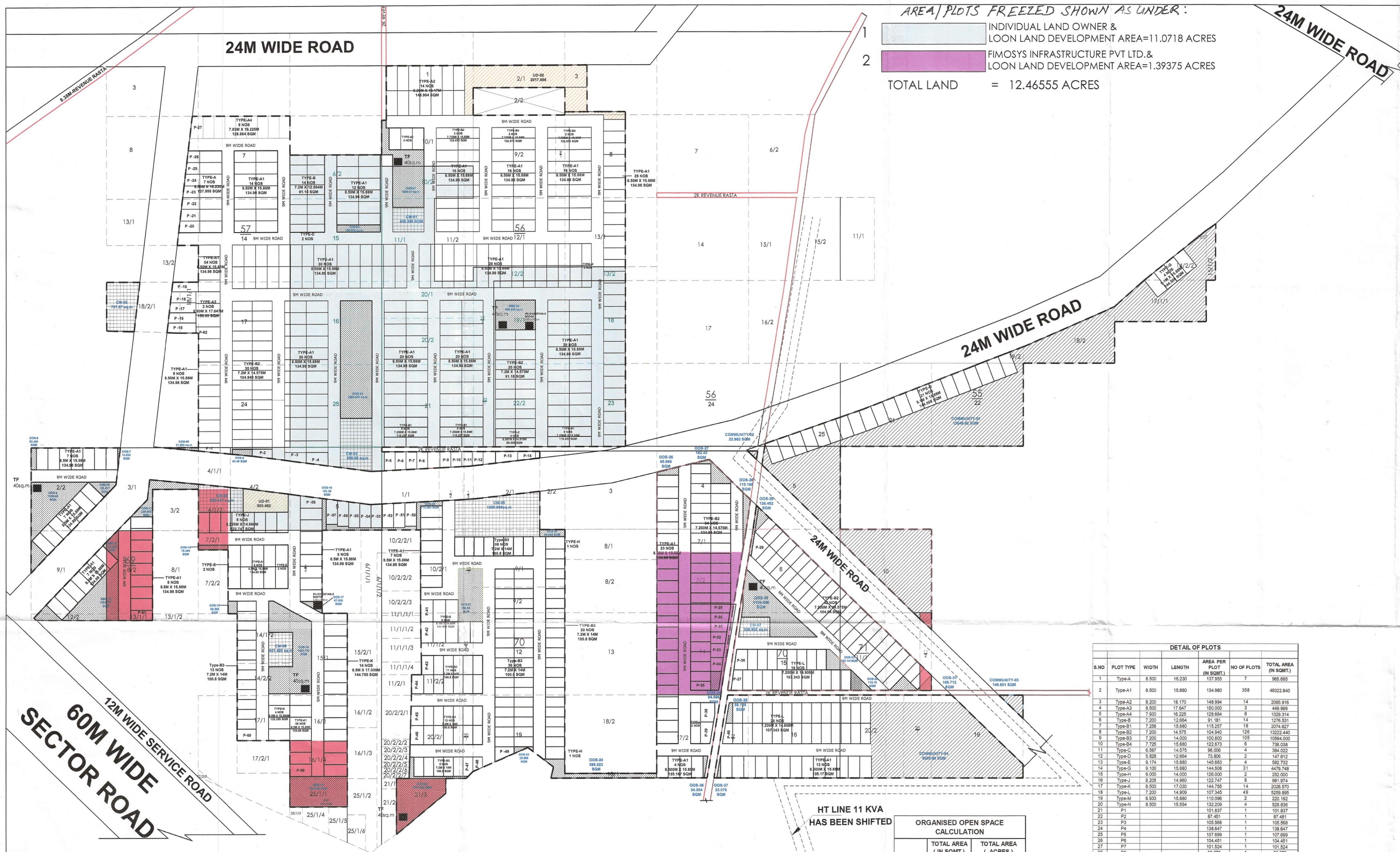




To be read with Licence No. 19.5. of 2022 dated 29-11-2028

- That this Layout plan for an area measuring 45.1625 acres (Drawing no. DG, TCP- 8794 dated 29-11-21) 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 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 & 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 HSPV 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 coloniser/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-Power 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. BATHI) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P. SINGH) CTP (HR)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)
(RAM AVTAR BASSI) JD (HQ)

DETAIL OF PLOTS						
S.NO	PLOT TYPE	WIDTH	LENGTH	AREA PER PLOT (IN SQMT.)	NO OF PLOTS	TOTAL AREA (IN SQMT.)
1	TYPE-A	8.500	16.230	137.955	7	965.685
2	TYPE-A1	8.500	15.880	134.980	358	48322.840
3	TYPE-A2	8.200	16.170	148.994	14	2085.918
4	TYPE-A3	8.500	17.647	150.000	3	449.999
5	TYPE-A4	7.500	16.225	121.664	8	1002.314
6	TYPE-B	7.200	12.664	91.181	14	1276.531
7	TYPE-B1	7.200	15.860	115.247	18	2074.627
8	TYPE-B2	7.200	14.075	101.440	126	12782.440
9	TYPE-B3	7.200	14.000	100.800	105	10584.000
10	TYPE-B4	7.200	15.880	122.873	9	1105.857
11	TYPE-C	6.587	14.575	96.006	4	384.022
12	TYPE-D	6.587	12.664	83.356	2	166.712
13	TYPE-E	9.174	15.880	145.683	4	582.732
14	TYPE-F	9.100	15.880	144.508	31	4479.748
15	TYPE-G	9.000	14.000	126.000	2	252.000
16	TYPE-H	8.205	14.980	122.747	8	981.974
17	TYPE-I	8.500	17.200	146.150	14	2046.100
18	TYPE-J	7.200	14.909	107.345	49	5259.595
19	TYPE-K	6.583	15.880	104.596	2	209.192
20	TYPE-L	8.500	15.880	134.980	4	539.920
21	P1	8.500	15.884	134.987	1	134.987
22	P2			87.451	1	87.451
23	P3			105.568	1	105.568
24	P4			138.847	1	138.847
25	P5			107.699	1	107.699
26	P6			104.451	1	104.451
27	P7			101.524	1	101.524
28	P8			98.276	1	98.276
29	P9			87.697	1	87.697
30	P10			86.997	1	86.997
31	P11			85.173	1	85.173
32	P12			79.321	1	79.321
33	P13			123.177	1	123.177
34	P14			77.860	1	77.860
35	P15			148.910	1	148.910
36	P16			145.744	1	145.744
37	P17			138.328	1	138.328
38	P18			143.861	1	143.861
39	P19			133.000	1	133.000
40	P20			126.598	1	126.598
41	P21			118.039	1	118.039
42	P22			109.482	1	109.482
43	P23			100.925	1	100.925
44	P24			92.368	1	92.368
45	P25			83.811	1	83.811
46	P26			75.254	1	75.254
47	P27			144.411	2	288.822
48	P28			137.138	1	137.138
49	P29			103.178	1	103.178
50	P30			95.869	1	95.869
51	P31			86.330	1	86.330
52	P32			85.310	1	85.310
53	P33			100.860	1	100.860
54	P34			86.871	1	86.871
55	P35			84.535	1	84.535
56	P36			133.596	1	133.596
57	P37			110.848	1	110.848
58	P38			143.632	1	143.632
59	P39			130.049	1	130.049
60	P40			95.232	1	95.232
61	P41			145.121	1	145.121
62	P42			142.079	1	142.079
63	P43			124.635	1	124.635
64	P44			127.853	1	127.853
65	P45			133.453	1	133.453
66	P46			148.688	1	148.688
67	P47			84.858	1	84.858
68	P48			84.275	1	84.275
69	P49			110.546	1	110.546
70	P50			148.295	1	148.295
71	P51			148.688	1	148.688
72	P52			145.283	1	145.283
73	P53			141.857	1	141.857
74	P54			144.089	1	144.089
75	P55			149.692	1	149.692
76	P56			148.191	1	148.191
77	P57			148.186	1	148.186
78	P58			148.632	1	148.632
79	P59			142.290	1	142.290
80	P60			116.495	1	116.495
81	P61			116.089	1	116.089
82	P62			142.814	1	142.814
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	LENGTH	AREA PER PLOT (IN SQMT.)
1	PLOT TYPE	5.000	5.500	27.500
2				55.000

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 Kt. Verma CA/ 2014 / 65167	AUTHORIZED SIGNATORY For Loon Land Development Ltd. Director
	DATE: SHEET-01 NORTH

45.1625	PERMISSIBLE			PROPOSED		
	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