



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**CORRIGENDUM**

**Date: 19.06.2023**

**SUBJECT** Amendment in the Registration Certificate No. RC/REP/HARERA/GGM/577/309/2022/52 dated 27.06.2022 valid upto 31.01.2026 - change in saleable area of the project pursuant to the revision in layout plan of the Affordable Residential Plotted Colony under DDJAY namely "Countryside Residences" being developed by M/s Countryside Residences Pvt. Ltd. having an area measuring 5.0 acres situated in sector - 65, Gurugram.

**DETAILS** The Haryana Real Estate Regulatory Authority in its meeting held on 19.06.2023 has decided to amend the saleable area of the affordable plotted colony under DDJAY namely from "Countryside Residences" in the registration certificate.

Particulars	Earlier details	Revised details
<b>Total no. of units</b>	84 Residential Plots and 2 Commercial Blocks	82 Residential Plots and 1 Commercial Block
<b>Total saleable residential area</b>	11332.13 sqm	11349.864 sqm
<b>Total saleable commercial area</b>	808.65 sqm	809.296 sqm
<b>Total saleable area</b>	12140.78 sqm	12159.16 sqm

Since, the promoter has submitted an application for amendment in the registration certificate of the project "Countryside Residences" and an affidavit for no sale or not creation of third-party rights in the above said project till date alongwith the requisite fee of Rs 5000/- for amendment in registration certificate as per the Haryana Real Estate Regulatory Authority, Gurugram (Fixing of Standard Fees to be levied on the Promoter) Regulations, 2021 for the amendment in the Registration Certificate.

Rest of the terms and conditions of the said certificate shall remain unchanged. This corrigendum shall be a part and parcel of the registration no. RC/REP/HARERA/GGM/577/309/2022/52 dated 27.06.2022 issued by the Authority.

**(Arun Kumar Gupta)**

Chairman, HARERA, Gurugram





**REVISED ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) MEASURING 5.0 ACRES (LICENCE NO. 10 OF 2022 DATED 31.01.2022) IN SECTOR-65, DISTRICT-GURUGRAM BEING DEVELOPED BY COUNTRYSIDE PROPERTIES PVT.LTD.**

**FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.**

**1. USE ZONE**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1	3.
1.	Road	Road furniture at approved places.	
	Public open space	To be used only for landscape features.	
	Residential Buildable Zone	Residential building.	
	Commercial	As per supplementary zoning plan to be approved separately for each site.	

**2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING**

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.  
(b) The Maximum permissible ground coverage, basement, F.A.R (DJIAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area upto 150 square metres	Maximum Permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (Including still (S+4 Floor)) (in metres)	Maximum permissible Height (G+3 Floor) (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. Misc-149/2019/03/2019 /2TCPC dated 07.03.2019.

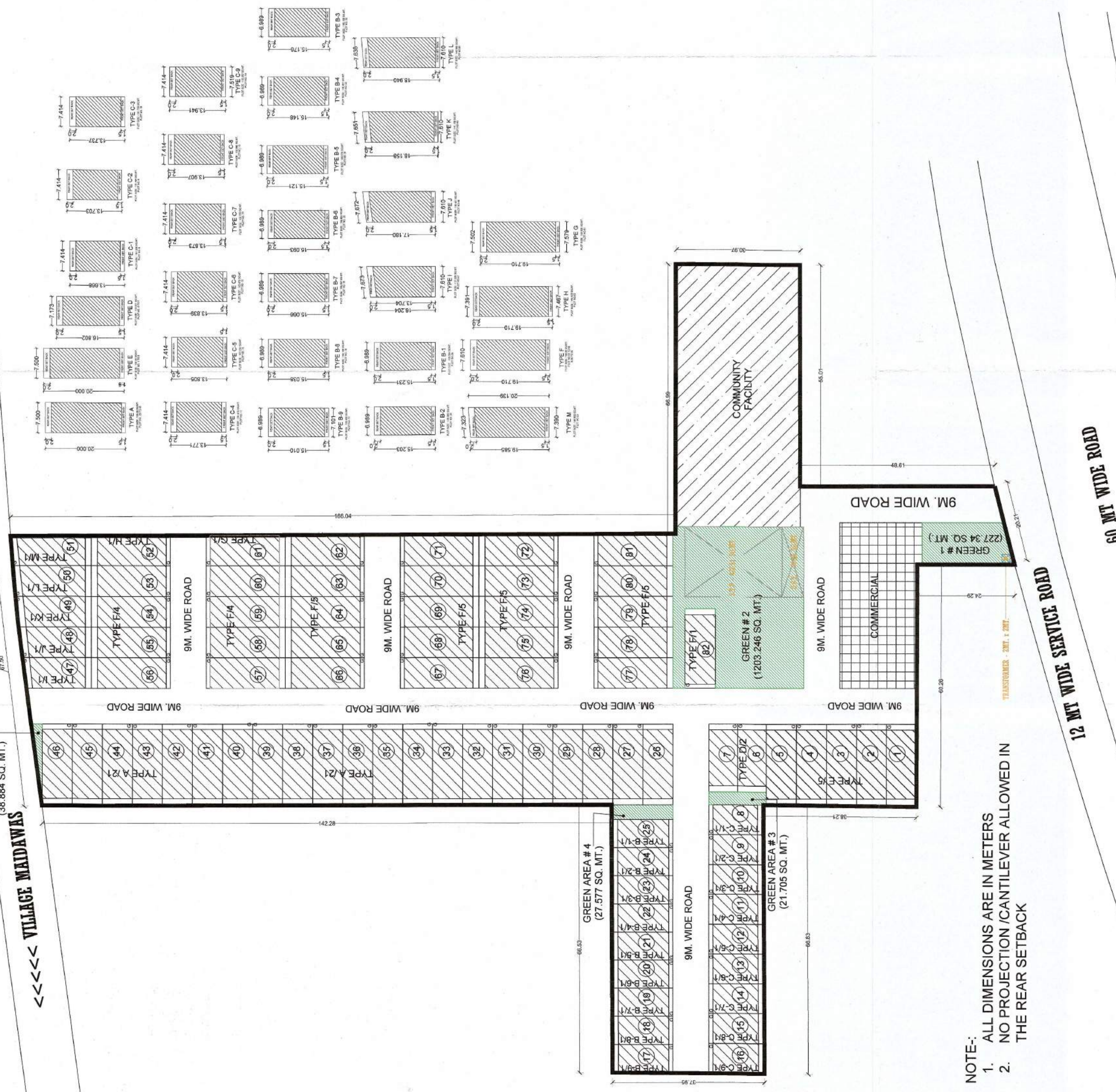
**4. BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.

**5. BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. Balcony of a width of maximum 1.80m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

**6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

**7. STILL PARKING**  
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

**8. PARKING**  
(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.  
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.



**NOTE:-**  
1. ALL DIMENSIONS ARE IN METERS  
2. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK

**9. PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.3(i)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

**11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

**12. BOUNDARY WALL**

(a) The boundary wall shall be constructed as per Code 7.5.  
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG, TCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.  
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-  
i). 0.5 meters Radius for plots opening on to open space.  
ii). 1.0 meters Radius for plots upto 125 sq. meters.  
iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.  
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

**13. GATE AND GATE POST**

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.  
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**14. DISPLAY OF POSTAL NUMBER OF THE PLOT**

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

**15. GARBAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

**16. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**1. GENERAL**

- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (ii) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (iii) That the coloniser/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, if applicable.
- (iv) Approval of building plan on 50% freed plots shall be allowed as per term & condition of office order dated 05.08.2019
- (v) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
- (vi) Rain water harvesting shall be provided as per HBC-2017 (if applicable)

Note:  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst.no.11902 dated 03.10.2022

DRG. NO. DTCP 9050 DATED 22-02-2023.

(RAM AVTAR BASSI) JD(HQ)

(SANJAY NARAG) ATP (HQ)

(R.S.BATHI) DTP(HQ)

(HITESH SHARMA) STP(HQ)

(R.P. SINGH) CTP(HR)

(T.L.SATYAPRAKASH, IAS) DG, TCP(HR)

**ZONING PLAN FOR COMMERCIAL SITE FOR AN AREA MEASURING 0.20 ACRE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) MEASURING 5.0 ACRES (LICENCE NO. 10 OF 2022 DATED 31.01.2022) IN SECTOR-65, DISTRICT-GURUGRAM BEING DEVELOPED BY COUNTRYSIDE PROPERTIES PVT.LTD.**

**For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**

- SHAPE & SIZE OF SITE.**  
The shape and size of site is in accordance with the demarcation plan shown as A to F as confirmed by DTP, Gurugram vide Endst No.11902 dated 03.10.2022
- LAND USE.**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Sohna, as amended from time to time, as applicable.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure
□	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
▨	Building Zone	Building as per permissible land use in clause-II above and uses permissible in the open space zone.

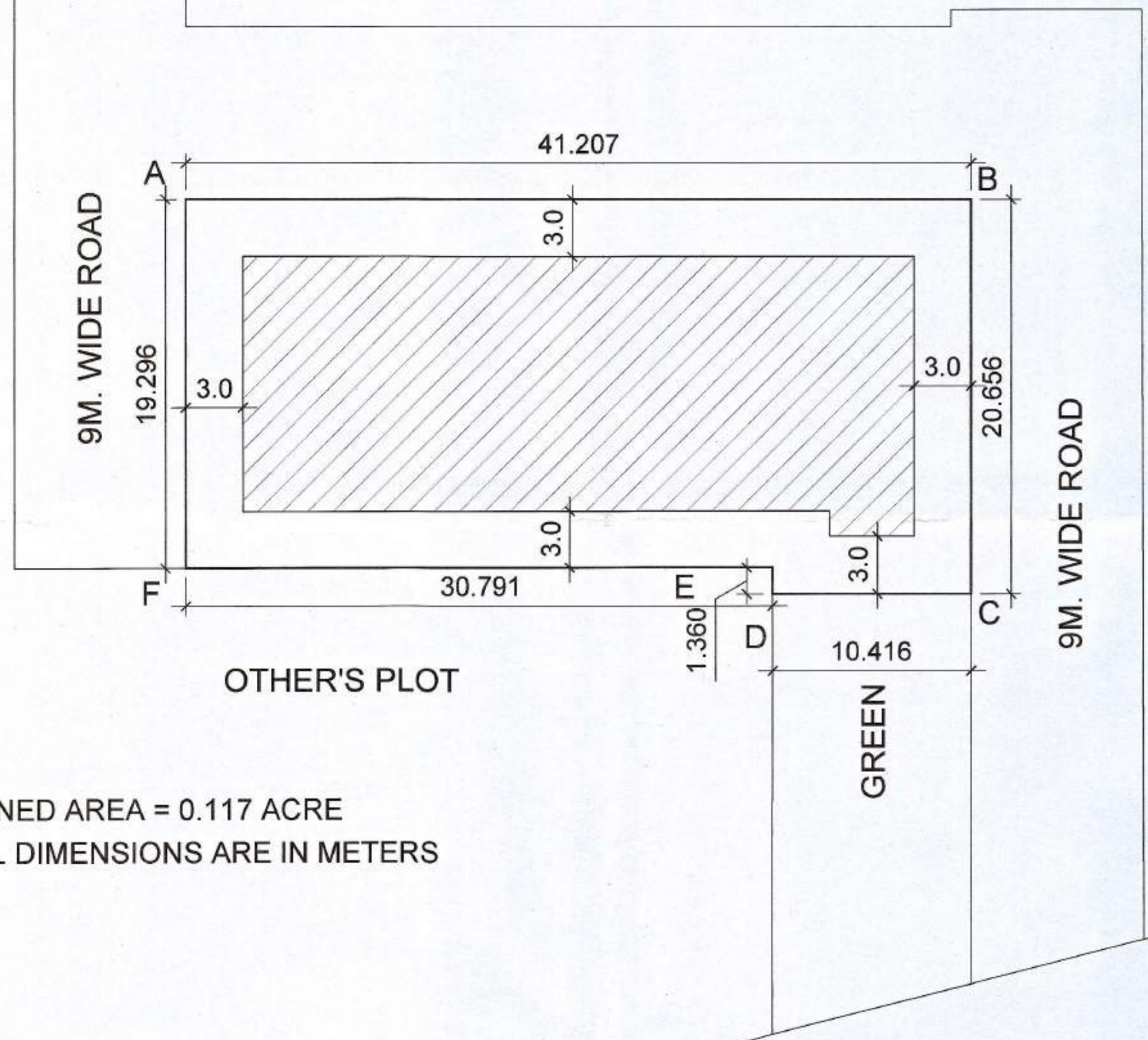
- SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
  - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
  - The maximum coverage on ground floor shall be 60% on the site area
  - Maximum Permissible FAR shall be 175% on the site area. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.
- HEIGHT OF BUILDING.**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
  - The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii) of Haryana Building Code, 2017 (as amended time to time).
  - The plinth height of building shall be as per Chapter 7.3 of Haryana Building Code, 2017 (as amended time to time)
  - All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-
  - If the permissible area is achieved on Ground floor same will be achieved on subsequent floor

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- PARKING**
    - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1 of Haryana Building Code, 2017 (as amended time to time).
    - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
  - APPROACH TO SITE.**
    - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
    - The approach to the site shall be shown on the zoning plan.
  - BAR ON SUB-DIVISION OF SITE.**  
Sub-division of the site shall not be permitted, in any circumstances.
  - APPROVAL OF BUILDING PLANS.**  
The building plans of the building to be constructed at site shall have to be got approved from the Director General Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.

- BASEMENT.**
  - The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii) of the Haryana Building Code, 2017(as amended time to time).
  - The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017(as amended time to time).
- PLANNING NORMS.**  
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES.**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- EXTERNAL FINISHES**
  - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
  - All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
  - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMP.**
  - Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017(as amended time to time).
  - Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
  - Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
- BUILDING BYE-LAWS**  
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- FIRE SAFETY MEASURES**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
  - Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
  - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the coloniser/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.
- GENERAL**
  - Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
  - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - Garbage collection center of appropriate size shall be provided within the site.
  - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DG, TCP, 9031 Dated 22-02-2023



ZONED AREA = 0.117 ACRE  
ALL DIMENSIONS ARE IN METERS

(RAM AVTAR BASSI) JD(HQ) (SANJAY NARANG) ATP(HQ) (R.S.BAITH) DTP (HQ) (HITESH SHARMA) STP(HQ) (P.B.SINGH) CTP (HR) (T.L.SATYAPRAKASH, IAS) DG, TCP (HR)