

PARKLANDS FARIDABAD

AREA STATEMENT :

DESCRIPTION	AREA IN ACRES	PERCENTAGE
TOTAL AREA OF THE SCHEME (TARE)	134.89	
AREA FALLING UNDER SECTOR ROAD	2.80	
BALANCE AREA OF SCHEME (BA)	132.09	
50% OF THE AREA FALLING UNDER SECTOR ROAD (F)	1.40	
TOTAL (TARE)	132.09	
AREA UNDER INTEGRATED G.A.	122.06	
NET PLANNED AREA	111.48	
AREA UNDER PLOTS	53.20	47.74%
AREA UNDER COMMERCIAL	1.45	3.89%
TOTAL SALEABLE AREA	57.65	51.70%

DETAILS OF PLOTS :

TYPE	AREA IN SQ. FT.	NO. OF PLOTS	AREA UNDER PLOTS	AREA UNDER COMMERCIAL
1	3000	200	600000	
2	4000	100	400000	
3	5000	50	250000	
4	6000	25	150000	
5	7000	15	105000	
6	8000	10	80000	
7	9000	8	72000	
8	10000	6	60000	
9	12000	4	48000	
10	15000	3	45000	
11	18000	2	36000	
12	20000	1	20000	
13	25000	1	25000	
14	30000	1	30000	
15	35000	1	35000	
16	40000	1	40000	
17	45000	1	45000	
18	50000	1	50000	
19	60000	1	60000	
20	70000	1	70000	
21	80000	1	80000	
22	90000	1	90000	
23	100000	1	100000	
24	120000	1	120000	
25	150000	1	150000	
26	200000	1	200000	
27	250000	1	250000	
28	300000	1	300000	
29	350000	1	350000	
30	400000	1	400000	
31	450000	1	450000	
32	500000	1	500000	
33	600000	1	600000	
34	700000	1	700000	
35	800000	1	800000	
36	900000	1	900000	
37	1000000	1	1000000	
38	1200000	1	1200000	
39	1500000	1	1500000	
40	2000000	1	2000000	
41	2500000	1	2500000	
42	3000000	1	3000000	
43	3500000	1	3500000	
44	4000000	1	4000000	
45	4500000	1	4500000	
46	5000000	1	5000000	
47	6000000	1	6000000	
48	7000000	1	7000000	
49	8000000	1	8000000	
50	9000000	1	9000000	
51	10000000	1	10000000	
52	12000000	1	12000000	
53	15000000	1	15000000	
54	20000000	1	20000000	
55	25000000	1	25000000	
56	30000000	1	30000000	
57	35000000	1	35000000	
58	40000000	1	40000000	
59	45000000	1	45000000	
60	50000000	1	50000000	
61	60000000	1	60000000	
62	70000000	1	70000000	
63	80000000	1	80000000	
64	90000000	1	90000000	
65	100000000	1	100000000	
66	120000000	1	120000000	
67	150000000	1	150000000	
68	200000000	1	200000000	
69	250000000	1	250000000	
70	300000000	1	300000000	
71	350000000	1	350000000	
72	400000000	1	400000000	
73	450000000	1	450000000	
74	500000000	1	500000000	
75	600000000	1	600000000	
76	700000000	1	700000000	
77	800000000	1	800000000	
78	900000000	1	900000000	
79	1000000000	1	1000000000	
80	1200000000	1	1200000000	
81	1500000000	1	1500000000	
82	2000000000	1	2000000000	
83	2500000000	1	2500000000	
84	3000000000	1	3000000000	
85	3500000000	1	3500000000	
86	4000000000	1	4000000000	
87	4500000000	1	4500000000	
88	5000000000	1	5000000000	
89	6000000000	1	6000000000	
90	7000000000	1	7000000000	
91	8000000000	1	8000000000	
92	9000000000	1	9000000000	
93	10000000000	1	10000000000	
94	12000000000	1	12000000000	
95	15000000000	1	15000000000	
96	20000000000	1	20000000000	
97	25000000000	1	25000000000	
98	30000000000	1	30000000000	
99	35000000000	1	35000000000	
100	40000000000	1	40000000000	

POPULATION DENSITY CALCULATION

COMMERCIAL	478 X 13.5 = 6451	PERSONS
RES.	176 X 9 = 1584	PERSONS
TOTAL POPULATION	= 8035	PERSONS
DENSITY ACHIEVED	1088311.49 = 95.82	PSA

DETAILS OF PLOTS :

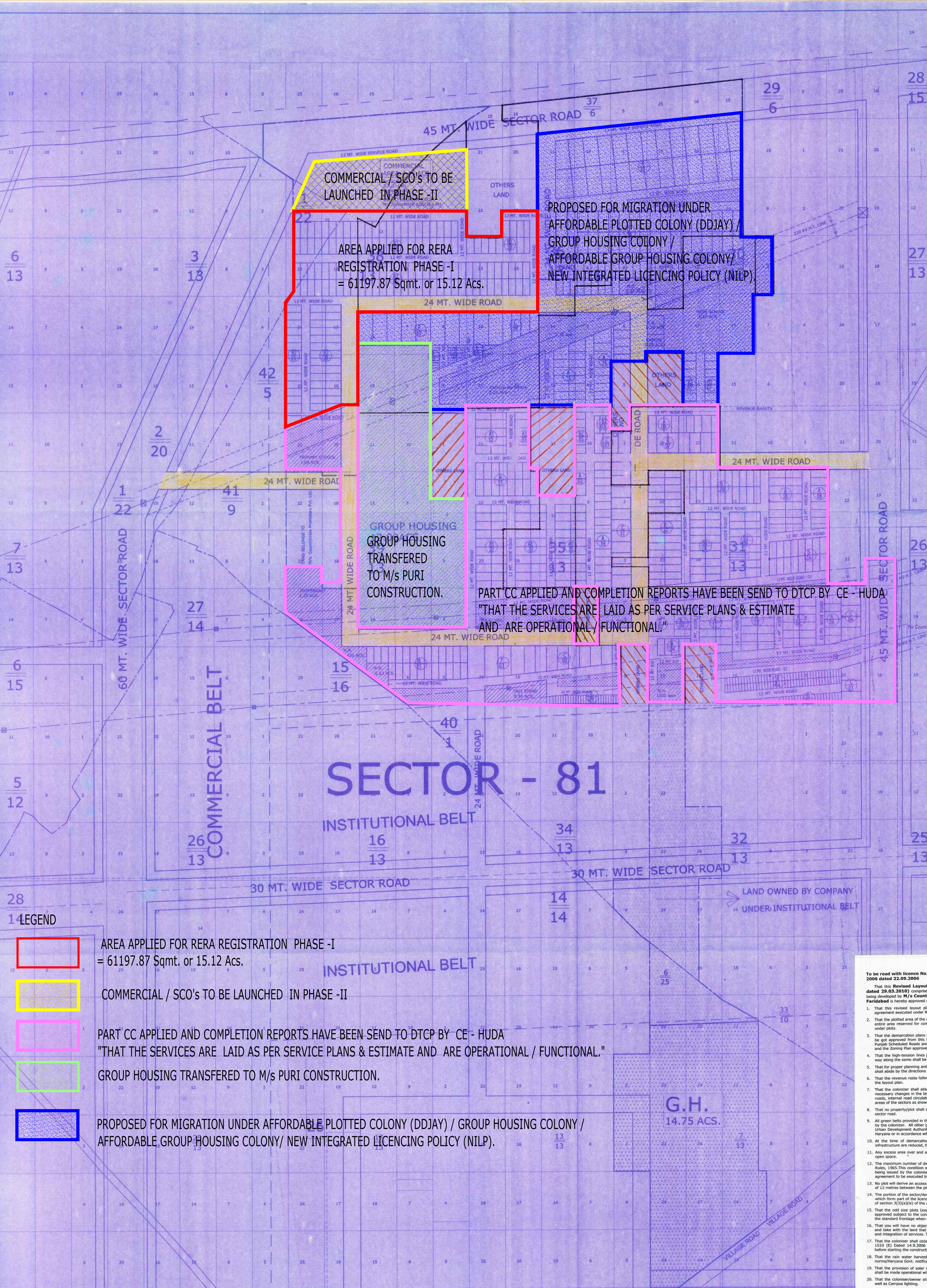
TYPE	NO.	PROVIDED
NURSERY	1	2
CHILDREN'S PLAY AREA	2	2
HIGH SCHOOL	1	1
RECREATION BUILDING	1	1
CLUBHOUSE	1	1
DISPENSARY	1	1
SUB POST OFFICE	1	1
TRASH CHUTE	1	1
MULTIPURPOSE ROOM	2	2
BEAUTY PARLOUR	2	2
CLINIC	2	2
PHARMACY	2	2
MILK & VEGETABLE BOOTHS	2	2
STANDARD DESIGN	2	2

DETAILS OF COMMUNITY SITES :

Sr. No.	Community Sites	Provided	Required
1	NURSERY SCHOOL	2	2
2	PRIMARY SCHOOL	1	1
3	HIGH SCHOOL	1	1
4	RECREATION BUILDING	1	1
5	CLUBHOUSE	1	1
6	DISPENSARY	1	1
7	SUB POST OFFICE	1	1
8	TRASH CHUTE	1	1
9	MULTIPURPOSE ROOM	2	2
10	BEAUTY PARLOUR	2	2
11	CLINIC	2	2
12	PHARMACY	2	2
13	MILK & VEGETABLE BOOTHS	2	2
14	STANDARD DESIGN	2	2

LAYOUT PLAN OF RESIDENTIAL COLONY AT SECTOR - 81 IN FARIDABAD, HARYANA.

SCALE : 1:2500 DATE: FEB, 2015 DRG. NO. FAR/0981-80



LEGEND

- [Red outline] AREA APPLIED FOR RERA REGISTRATION PHASE - I = 61197.87 Sqmt. or 15.12 Acs.
- [Yellow outline] COMMERCIAL / SCO's TO BE LAUNCHED IN PHASE - II
- [Pink outline] PART CC APPLIED AND COMPLETION REPORTS HAVE BEEN SEND TO DTCP BY CE - HUDA "THAT THE SERVICES ARE LAID AS PER SERVICE PLANS & ESTIMATE AND ARE OPERATIONAL / FUNCTIONAL."
- [Green outline] GROUP HOUSING TRANSFERED TO M/s PURI CONSTRUCTION.
- [Blue outline] PROPOSED FOR MIGRATION UNDER AFFORDABLE PLOTTED COLONY (DDJAY) / GROUP HOUSING COLONY / AFFORDABLE GROUP HOUSING COLONY / NEW INTEGRATED LICENCING POLICY (NILP).

- To be read with licence No.495 to 524 of 2006 date 28.02.2006 & 1172 to 1177 of 2006 dated 22.09.2006.
- This Revised Layout Plan for an area of 124.89 acres (Drg. No. D.T.C.P.-2057 dated 29.03.2010) comprised of licenses which were issued in respect of Residential Colony being developed by M/s Countrywide Promoters Pvt. Ltd. and others in Sector-81 & 82, Faridabad is hereby approved subject to the following conditions:
- That this revised layout plan shall be read in conjunction with the clauses appearing on the Agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 55% 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.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab School/Board Rules and Controlled Areas Restriction of Unplanned Development Rules, 1995 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per IS norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue rastra falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the external roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area 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, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licences.
- At the time of demarcation, if required percentage of NRM/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot buyers. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from more than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads (green belts as provided in the Development Plan, which forms part of the licensed area shall be transferred free of cost to the government on the lines of section 1(1)(g) of the Act No. 21 of 1975.
- That the old site plots (except EWS plots which are approved of standard dimensions) 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 and area of no plot shall exceed 2 Kanal.
- You will have no objection to the regularization of the boundaries of the licence through give and take with the land that RUDA is ready able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in the regard.
- That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1333 (1) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HADEA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station electric sub station as per the norms prescribed by the power utility in your project site before submission of Building plan not later than 2 months from the approval of zoning plan.

[Signatures and stamps of project officials]