



This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public.

AS PER APPROVED LAYOUT PLAN
TOTAL AREA OF THE SCHEME = 126.674ACS.

AS PER REVISED LAYOUT PLAN
TOTAL AREA OF THE SCHEME = 126.674ACS.

AREA STATEMENT			
DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme :	126.674		
Area under sector road :	0.390		
Balance Scheme Area (A)	126.284		
50% of the area falling under sector roads (B)	0.195		
Total (A+B)	126.479		
Area under integrated G.H.	10.010		
Area under undetermined use	7.836		
Net Planned Area	108.633		
Area under plots	48.363	44.52%	
Area under commercial	4.300	3.96%	
TOTAL SALEABLE AREA	52.663	48.48%	

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Total area of the scheme :	126.674		
Area under sector road :	0.390		
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50% of the area falling under sector roads (B)	0.195		
Total (A+B)	126.479		
Area under integrated G.H.	10.010		
Area under undetermined use	3.424		
Net Planned Area	118.045		
Area under plots	53.576	45.39%	
Area under commercial	4.300	3.64%	
TOTAL SALEABLE AREA	57.876	49.03%	

DETAIL OF PLOTS						
TYPE	AREA IN SQ. YD	PLOT DIMENSION (IN SQ.M.)		AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS
		W	D			
A	300	11,000	23,000	253,000	151	151
B	500	27,600	15,000	414,000	117	117
B1	500	30,500	15,000	457,500	31	148
C	250	11,000	19,000	209,000	128	28752.000
C1	250	11,400	18,334	209,008	35	163
F	225	9,150	20,600	188,490	179	179
D	1000	20,460	45,340	927,656	17	17
E	60	4,200	12,000	50,400	165	165
TOTAL PLOTS					823	823
NURSING HOME					1000	3
TOTAL AREA UNDER PLOTS (ACS.)						48.36

DETAIL OF PLOTS						
TYPE	AREA IN SQ. YD	PLOT DIMENSION (IN SQ.M.)		AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS
		W	D			
A	300	11,000	23,000	253,000	154	154
B	500	27,600	15,000	414,000	117	117
B1	500	30,500	15,000	457,500	33	160
C	250	11,000	19,000	209,000	128	28752.000
C1	250	11,400	18,334	209,008	35	163
F2	225	9,150	20,600	188,490	179	179
F1	204	8,380	20,340	170,449	12	12
F2	181	7,600	19,900	151,240	69	69
F3	182	9,000	16,900	152,100	16	16
F4	185	10,800	14,350	154,980	57	57
D	1000	20,460	45,340	927,656	7	7
E	60	4,200	12,000	50,400	206	206
TOTAL PLOTS					1027	1027
NURSING HOME					1000	3
TOTAL AREA UNDER PLOTS (ACS.)						53.576

DENSITY CALCULATIONS			
CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	658	13.5	8883
EWS	165	9	1485
TOTAL POPULATION			10368 PERSON
DENSITY PERMISSIBLE	100/PPA		
DENSITY ACHIEVED	Total Person / Net Planned Area		85.44 PPA

DENSITY CALCULATIONS			
CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	821	13.5	11084
EWS	206	9	1854
TOTAL POPULATION			12938 PERSON
DENSITY PERMISSIBLE			120/PPA
DENSITY ACHIEVED	Total Person / Net Planned Area		109.60 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				
CATEGORY	REQUIRED		PROVIDED	
	No. of plots	%	No. of plots	%
NPPL	205.75	25.00	198	24.06
EWS	164.60	20.00	165	20.05

DETAIL OF NPPL PLOTS AND EWS PLOTS				
CATEGORY	REQUIRED		PROVIDED	
	No. of plots	%	No. of plots	%
NPPL	205.75	25.00	258	25.12
EWS	205.40	20.00	206	20.06

CALCULATION OF GREEN				
1	Organised green		Incidental green	
	Required (in acs.)	%	Provided (in acs.)	%
A	4.345	4	9.396	8.65
B	1.056	1	More than 1%	

CALCULATION OF GREEN				
1	Organised green		Incidental green	
	Required (in acs.)	%	Provided (in acs.)	%
A	7.992	9	9.596	10

DETAILS OF COMMUNITY SITES				
Sr. No.	Community Sites	Unit area (In Acs.)	Required	Provided
1	Nursery School	0.20	3	3
2	Primary School	1.00	1	1
3	High School	5.00	1	1
4	Religious Building	0.20	0	1
5	Creche	0.20	0	1
6	Club	2.00	1	1
7	Sub Post Office 40 Sgm.	-	0	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	0	1
10	Clinic 250 sqm each	0.06	3	3
11	ATM of 12 sqm	-	3	3
12	Beauty Parlour of 12 sqm	-	3	3
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

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15	Taxi Stand	0.50	1	1

GROUP HOUSING CONVERTED INTO PLOTS = 5.00 Acres.
UD CONVERTED INTO PLOTS = 3.21 Acres.
RE PLANNED = 5.26 Acres.

LEGEND:-

- This revised Layout plan for an area measuring 126.674 acres (License No. 58 of 2010 dated 03.08.2010 & License No. 45 of 2011 dated 17.05.2011) in (Drawing No. DTPC- 7434 dated 15.05.2020) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Countrywide Promoters Pvt. Ltd and others in Sector-102 & 102A Gurgaon is hereby approved subject to the following conditions:
- That the 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 50% 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 this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 ISI 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 DTPC for the modification of layout plans of the colony.
 - That the revenue rasta 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 DTPC, 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 of the sectors as shown on the Development Plan.
 - That no property plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
 - 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 agreements of the license.
 - At the time of demarcation, if required percentage of NPPL/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 48 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 holders. 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 less 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 form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(i)(a)(ii) of the Act No. 8 of 1975.
 - That the odd size plots (except 6x9 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.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUPV 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.
 - That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 153 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/operation of the project.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/32/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government, Renewable Energy Department.

CLIENT :
COUNTRYWIDE PROMOTERS PVT. LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

Authorized Signatory:
Architect / Town Planner:

REVISED LAYOUT PLAN OF
RESIDENTIAL COLONY AT
SECTOR - 102 & 102A IN GURGAON,
HARYANA.

(PANKAJ BENDRA) ATP (HQ) (RAJESH MATHUR) DTP (HQ) (D.N. NARAYAN) DTP (HQ) (JITENDER BHAG) CTR (HR) (K. MAKRAND PANDURANG, IAS) DTPC (HS)

(RANVYAR BASSI) AD (HQ) (DINESH KUMAR) AD (HQ)

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