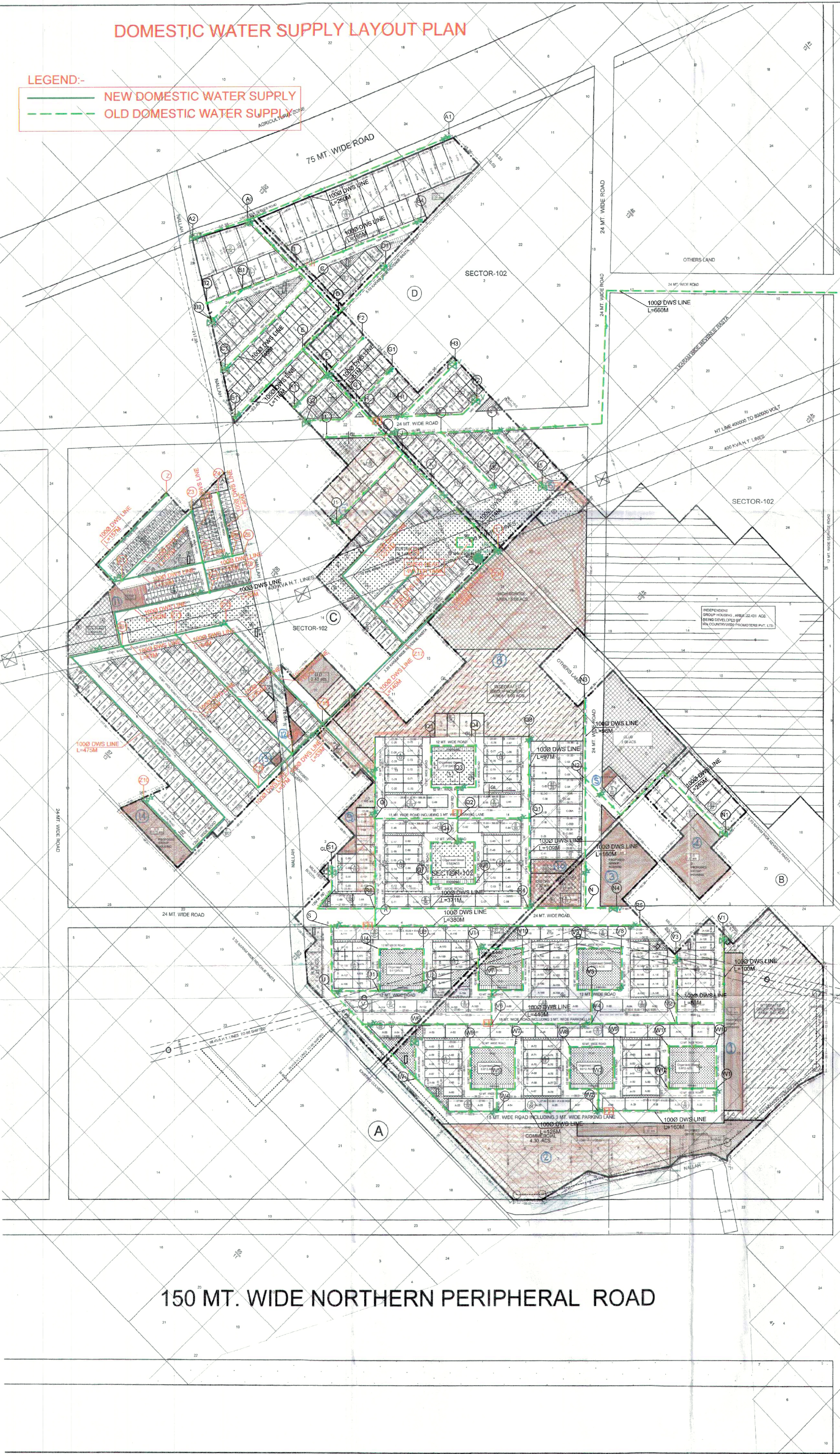


DOMESTIC WATER SUPPLY LAYOUT PLAN

LEGEND:-

- NEW DOMESTIC WATER SUPPLY
- OLD DOMESTIC WATER SUPPLY



AMSTORIA

LAYOUT CUM DEMARCATION PLAN
TOTAL AREA OF THE SCHEME = 126.674ACS.

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

AREA STATEMENT					AREA STATEMENT				
DESCRIPTION	Area in Acres	Percentage			DESCRIPTION	Area in Acres	Percentage		
Total area of the scheme	126.674				Total area of the scheme	126.674			
Area under sector road	0.300				Area under sector road	0.300			
Balance Scheme Area (A)	126.284				Balance Scheme Area (A)	126.284			
50% of the area falling under sector roads (B)	0.150				50% of the area falling under sector roads (B)	0.150			
Total (A+B)	126.434				Total (A+B)	126.434			
Area under integrated G.H.	10.010				Area under integrated G.H.	10.010			
Area under undetermined use	7.886				Area under undetermined use	7.886			
Net Planned Area	108.633				Net Planned Area	112.48			
Area under plots	48.383	44.52%			Area under plots	53.82	47.85%		
Area under commercial	4.300	3.96%			Area under commercial	4.486	4.00%		
TOTAL SALEABLE AREA	52.683	48.48%			TOTAL SALEABLE AREA	58.31	51.84%		

DETAIL OF PLOTS					DETAIL OF PLOTS				
TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ. M.)	AREA OF PLOTS (IN SQ. M.)	NO. OF PLOTS	AREA UNDER PLOTS (IN SQ. M.)	TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ. M.)	AREA OF PLOTS (IN SQ. M.)
A	300	11,000	23,000	253,000	151	38203.000	A	300	11,000
B	500	27,600	15,000	414,000	117	48438.000	B	500	15,000
B1	500	30,500	15,000	457,500	31	14182.500	B1	500	30,500
C	250	11,000	19,000	208,000	128	26752.000	C	250	11,000
C1	250	11,400	18,334	208,008	35	7315.266	C1	250	11,400
F	225	9,150	20,600	188,490	179	33739.710	F	225	9,150
D	1000	20,460	45,340	927,656	17	15770.159	D	1000	20,460
E	60	4,200	12,000	50,400	165	8316.000	E	60	4,200
Total plots				823	823	Total plots			
NURSING HOME				1000	3	NURSING HOME			
TOTAL AREA UNDER PLOTS (ACS.)				48.36		TOTAL AREA UNDER PLOTS (ACS.)			

DENSITY CALCULATIONS					DENSITY CALCULATIONS				
CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON			CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	668	13.5	8883			GENERAL PLOTS	685	13.5	9248
EWS	165	9	1485			EWS	172	9	1548
TOTAL POPULATION			10368 PERSON			TOTAL POPULATION			10796 PERSON
DENSITY PERMISSIBLE			100 PPA			DENSITY PERMISSIBLE			96 PPA
DENSITY ACHIEVED			95.44 PPA			DENSITY ACHIEVED			95.98 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS					DETAIL OF NPPL PLOTS AND EWS PLOTS				
CATEGORY	REQUIRED	PROVIDED			CATEGORY	REQUIRED	PROVIDED		
NPPL	208.75	25.00	208	24.08	NPPL	214.25	25.00	215	25.08
EWS	194.60	20.00	165	20.05	EWS	171.40	20.00	172	20.07

CALCULATION OF GREEN					CALCULATION OF GREEN				
1	Organised green	Required (in aca.)	Provided (in aca.)	%	1	Organised green	Required (in aca.)	Provided (in aca.)	%
A	Area under green	4.345	4	8.65	A	Area under green	4.489	4	8.35
2	Incidental green	1.088	1	More than 1%	2	Area under incidental green	1.125	1	More than 1%

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

- To be read with Licence No. 58 of 2010 dated 03.08.2010 & Licence No. 45 of 2011 dated 17.05.2011
- That this revised layout plan for Residential Plotted Colony on an area measuring 126.674 acres (Drawing No. DTCP-5618 Dated: 15.09.2015) in Sector-102 & 102A, Gurgaon being developed by Countrywide Promoters Pvt. Ltd. & others is hereby approved subject to the following conditions:-
- That this 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 approved from this Department and control over these sites shall be exercised by the Rajah Scheduled Roads and Controlled Area Restriction of Unregulated Development Rules, 1955 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 DT 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 ratio 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 peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the vectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 45 meters 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 licenses.
 - 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 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, 1955. 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 forced 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 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 lanes.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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. 1533 (E) 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 colonizer/owner shall use only LED Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/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.
 - That 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. 19/7/2016-5-Power dated 14.03.2016.
 - 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.

LEGEND:-

- CHANGE FROM APPROVED LAYOUT PLAN
- STP CHANNEL / NALLAH
- COMMERCIAL
- COMMUNITY FACILITIES
- UNDETERMINED USE
- GREEN
- INTEGRATED G.H.
- SITE BOUNDARY

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

Countrywide Promoters Pvt. Ltd.
Authorized Signatory
Architect / Town Planner

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

Checked subject to comments
in forwarding letter No. 2032/9
Dt. 24/11/2016. and notes
attached with the estimate

Superintending Engineer (HO)
for Chief Engineer HUDA
Panchsukh
Chandigarh

This is a "PROVISIONAL APPROVED LAYOUT PLAN"
only for the purpose of inviting
objection from the general public

District Town Planner (DTCP)
Department of Town and Country Planning,
Haryana, Chandigarh