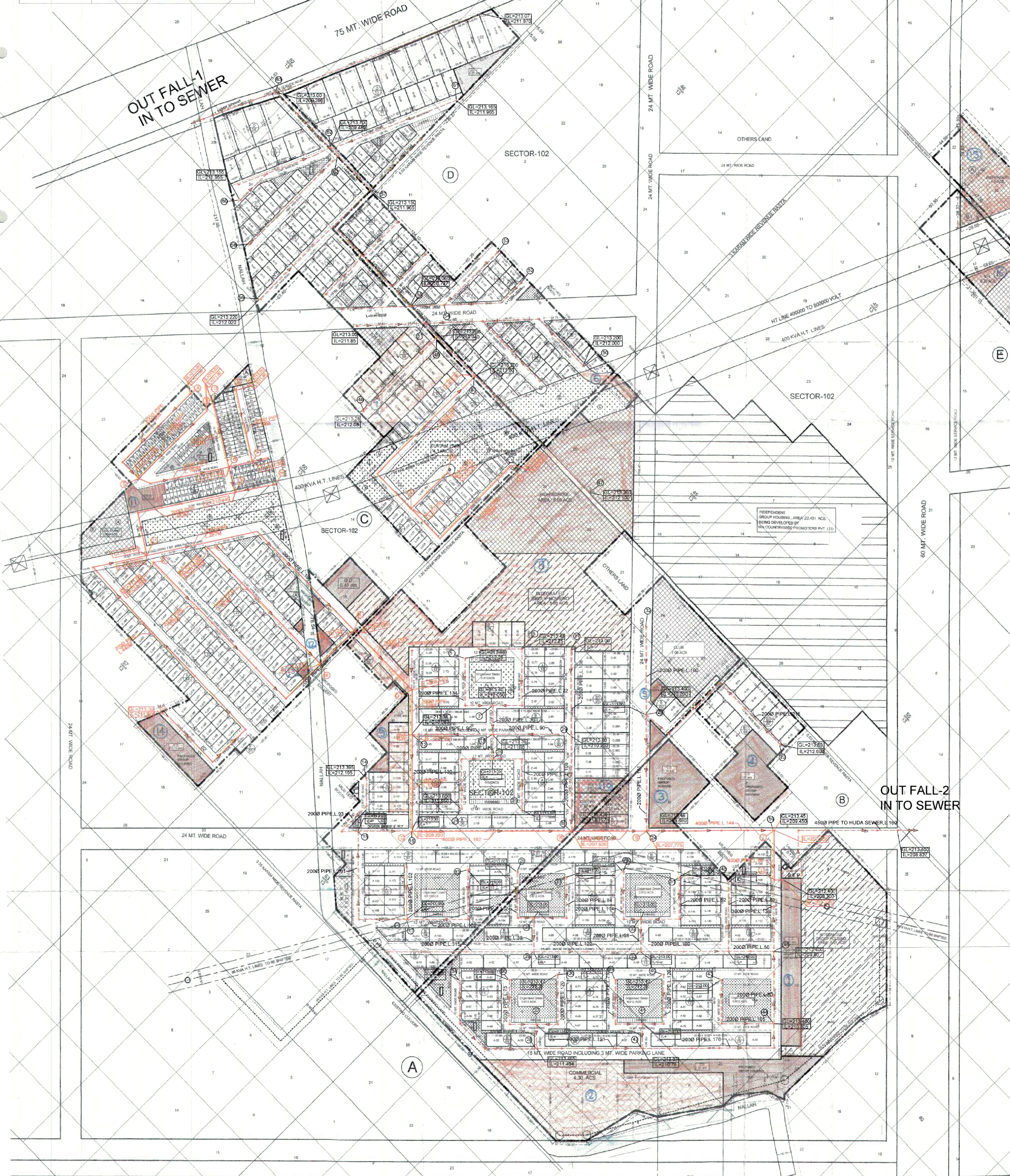


SEWERAGE LAYOUT PLAN

LEGEND-

	NEW SEWERAGE LINE
	OLD SEWERAGE LINE



150 MT. WIDE NORTHERN PERIPHERAL ROAD

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	0.390					Area under sector road	0.390				
Balance Scheme Area (A)	126.284					Balance Scheme Area (A)	126.284				
50% of the area falling under sector roads (B)	0.195					50% of the area falling under sector roads (B)	0.195				
Total (A+B)	126.479					Total (A+B)	126.48				
Area under integrated G.H.	10.01					Area under integrated G.H.	10.01				
Area under undetermined use	7.836					Area under undetermined use	3.99				
Net Planned Area	108.633					Net Planned Area	112.48				
Area under plots	48.363	44.52%				Area under plots	53.82	47.85%			
Area under commercial	4.300	3.96%				Area under commercial	4.498	4.00%			
TOTAL SALEABLE AREA	52.663	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	TOTAL PLOTS	TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ. M.)	AREA OF PLOTS (IN SQ. M.)	NO OF PLOTS	TOTAL PLOTS
A	300	11,000	23,000	253,000	151	A	300	11,000	23,000	253,000	148
B	500	27,600	15,000	414,000	117	B	500	15,000	27,600	414,000	111
B1	500	30,500	15,000	457,500	31	B1	500	15,000	30,500	457,500	32
C	250	11,000	18,000	206,000	128	C	250	11,000	18,000	206,000	131
C1	250	11,400	18,334	206,008	35	C1	250	11,400	18,334	206,008	40
D	225	9,150	20,800	188,480	179	D	225	9,150	20,800	188,480	182
F	1000	20,460	45,340	927,656	17	F	1000	20,460	45,340	927,656	11
E	60	4,200	12,000	50,400	165	E	60	4,200	12,000	50,400	172
Total plots					823	Total plots					857
TOTAL AREA UNDER PLOTS (ACS.)					48.36	TOTAL AREA UNDER PLOTS (ACS.)					53.82

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	668	13.5	8883
EWS	165	9	1485	EWS	172	9	1548
TOTAL POPULATION			10368	TOTAL POPULATION			10431
DENSITY PERMISSIBLE			100 PPA	DENSITY PERMISSIBLE			96 PPA
DENSITY ACHIEVED			95.44 PPA	DENSITY ACHIEVED			95.88 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	REQUIRED	PROVIDED		CATEGORY	REQUIRED	PROVIDED	
NPPL	No. of plots	No. of plots	%	NPPL	No. of plots	No. of plots	%
EWS	205.75	205	24.08	EWS	214.25	215	25.08
	164.60	165	20.08		171.40	172	20.07

CALCULATION OF GREEN				CALCULATION OF GREEN			
1	Organised green	2	Incidental green	1	Organised green	2	Incidental green
A	Area under green	4.345	4	A	Area under green	4.498	4
B	Area under incidental green	1.088	1	B	Area under incidental green	1.125	1

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

To be read with Licence No. 58 of 2010 dated 03.08.2010 & Licence No. 45 of 2011 dated 17.05.2011

This revised layout plan for Residential Plotted Colony on an area measuring 126.674 acres (Drawing No. DTPC-5618 Dated: 16.09.2016) in Sector-102 & 102-A, Gurugram 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 got approved from this Department and construction on these sites shall be governed by the Rajasthali, Scheduled Roads and Controlled Areas Restriction of Unregulated 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 15 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 the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the 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 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 45 of the Rules, 1995. 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 shall derive an access from less than 12 metres wide road which 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 38(4)(b) 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 bhangs.
- That you will have no objection to the regularization of the boundaries of the license 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 (B) 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 Light 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. 19/2016-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. 19/2016-SP 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-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SD (HQ) (RUVI BHAG) DTP (HQ) (DEVENDRA BHASKAR) SD (HQ) (KAMAL KUMAR) SD (HQ) (T.L. SATYAPRAKASH, IAS) DTP (HQ)

(RAM AVATAR BASU) SD (HQ)

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. 22/2016-SP
Dt. 30/06/2016 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer, HUDA
Panchkula

SEWERAGE LAYOUT PLAN