



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

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### AS PER APPROVED 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	0.380		
Balance Scheme Area (A)	126.294		
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	7.636		
Net Planned Area	108.833		
Area under plots	48.363	44.52%	
Area under commercial	4.300	3.96%	
TOTAL SALEABLE AREA	52.663	48.48%	

DETAIL OF PLOTS							
TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQCM.)		AREA OF PLOTS (IN SQCM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS IN SQCM.
		W	D				
A	300	11.000	23.000	253.000	151		38203.000
B	500	27.600	15.000	414.000	117	151	48438.000
B1	500	30.500	15.000	457.500	31	148	14152.500
C	250	11.000	19.000	208.000	128		26752.000
C1	250	11.400	18.334	208.008	35	163	7315.296
F	225	9.150	20.600	188.490	179	179	33739.710
F1	204	20.490	45.340	927.656	17	17	1570.710
E	60	4.200	12.000	50.400	165	165	8316.000
				Total plots	823	823	
				1000	3		3000.000
							196716.63
							48.36
TOTAL AREA UNDER PLOTS ( ACS.)							

DENSITY CALCULATIONS			
CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	656	13.5	8856
EWS	165	9	1485
TOTAL POPULATION			10341 PERSON
DENSITY PERMISSIBLE			100 PPA
DENSITY ACHIEVED			85.44 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	No. of plots	%	Provided
NPPL	205.75	25.00	198
EWS	164.60	20.00	165

CALCULATION OF GREEN			
1	Organised green	Required (in acs.)	Provided (in acs.)
A	Area under green	4.345	4
2	Incidental green	Required (in acs.)	Provided (in acs.)
B	Area under incidental green	1.086	1

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.	0.25	3	3
8	Nursing Home	1.25	0	1
9	Dispensary	0.06	3	3
10	ATM of 12 sgm.	-	3	3
11	ATM of 12 sgm.	-	3	3
12	Beauty Parlour of 12 sgm.	-	3	3
13	Multipurpose Booth 5 X 5.5 sgm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

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

### 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	0.380		
Balance Scheme Area (A)	126.294		
50% of the area falling under sector roads (B)	0.195		
Total (A+B)	126.479		
Area under integrated G.H.	5.010		
Area under undetermined use	3.424		
Net Planned Area	118.045		
Area under plots	55.578	45.39%	
Area under commercial	4.300	3.54%	
TOTAL SALEABLE AREA	57.878	48.03%	

DETAIL OF PLOTS						
TYPE	AREA IN SQ. YD.	PLOT DIMENSION(SQM.)	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS (IN SQM.)
A	300	11.00	23.000	154	154	3682.000
B	500	27.60	15.000	414.000		117
B1	500	30.50	15.000	457.500	33	15097.500
C	250	11.00	19.000	208.000	128	26752.000
C1	250	11.40	18.334	208.008	35	7315.296
C2	247	8.330	24.750	206.168	14	2886.345
F	225	9.150	20.600	188.490	179	33739.710
F1	204	8.380	23.340	173.440	12	2045.360
F2	181	7.800	19.900	151.240	69	10435.560
F3	182	8.000	16.900	152.100	16	2433.600
F4	185	10.800	14.350	154.950	57	8853.850
D	1000	20.460	45.340	927.656	7	6493.595
E	60	4.200	12.500	50.400	206	10382.400
				Total plots	1027	1027
				1000	3	
NURSING HOME						3000.000
						219825.23

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			109.60 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	No. of plots	%	Provided
NPPL	256.75	25.00	256
EWS	205.40	20.00	206

CALCULATION OF GREEN			
1	Organised green	Required (in acs.)	Provided (in acs.)
A	Area under green	7.992	7

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.	0.25	3	3
8	Nursing Home	1.25	0	1
9	Dispensary	0.06	3	3
10	ATM of 12 sgm.	-	3	3
11	ATM of 12 sgm.	-	3	3
12	Beauty Parlour of 12 sgm.	-	3	3
13	Multipurpose Booth 5 X 5.5 sgm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

- 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

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

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

- 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 15.06.2020) comprised of license which was issued in respect of Residential Plotted Colony being developed by Countrywide Promoters Pvt. Ltd and others in Sector-102 & 102-A Gurgaon 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 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 in 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 re-demarcation of layout plan of the colony.
  - That the revenue rates 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 sector 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 area of the colony shall be developed by the colonizer. All the directions of the Director, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensees.
  - 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 provision 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(3)(vi) of the Act No. 8 of 1975.
  - The odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition 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.
  - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land competent authority shall be in the interest of planned development and integration of services. The decision of the DTPC is finally able to accurate in the interest of planned development and integration of services.
  - That the colonizer/owner shall obtain the clearance NDC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.08.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development of the colony.
  - 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. 27/2019-2020-Power dated 21.03.2019 issued by Haryana Government Renewable Energy Department.
  - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(PANKAJ BENI) (RAJESH KASHI) (D.N. HUSKAR) (ATTENDER (HAG) (K. MAKRAND PANDURANG, IAS) (ATP (HQ) (RTP (HQ) (MPP (HQ) (CTW (HR) (DTPC (HR))  
(RAMAYAR BASSI) (DINESH KUMAR) (AD (HQ) (SD (HQ))