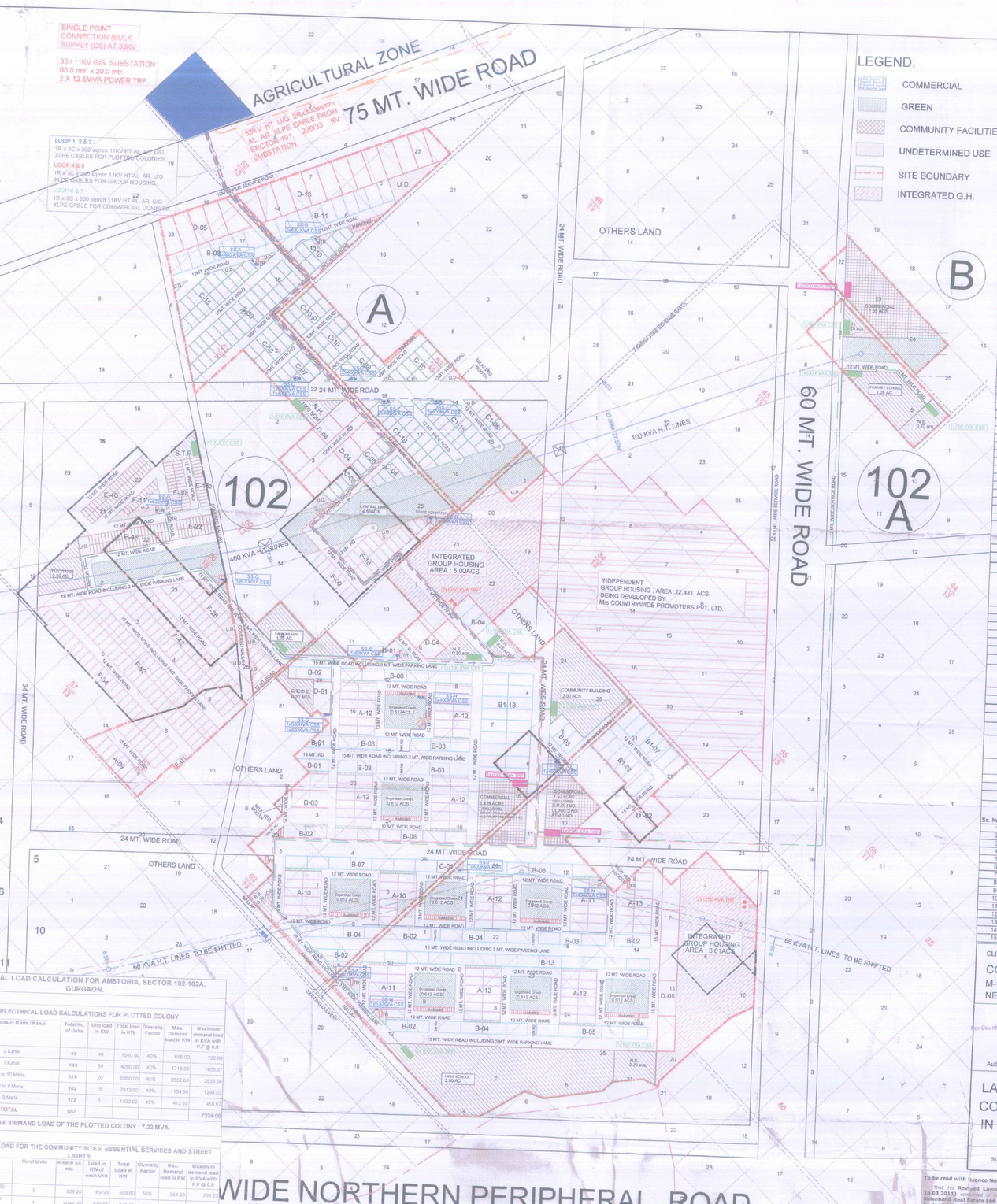

LEGEND:

- COMMERCIAL
- GREEN
- COMMUNITY FACILITIES
- UNDETERMINED USE
- SITE BOUNDARY
- INTEGRATED G.H.

AMSTORIA

ALREADY LICENCED AREA =108.068 ACS.
APPLIED FOR LICENCE IN SECTOR-102 = 18.606 ACS.
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)	126.28		
50% of the area falling under sector roads (B)	0.195		
Total (A+B)	126.48		
Area under integrated G.H.	10.01		
Area under undetermined use	3.96		
Net Planned Area	112.48		
Area under plots	53.82	47.84	%
Area under commercial	4.490	4.00	%
TOTAL SALEABLE AREA	58.31	51.84	%

DETAIL OF PLOTS

TYPE	AREA IN S.Q. YD	PLOT DIMENSION(IN S.QM.) W	D	AREA OF PLOTS (IN S.QM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN S.QM.)
A	300	11.000	23.000	253.000	148	148	37444.000
B	500	27.000	15.000	414.000	111	143	45954.000
B1	500	30.500	15.000	457.500	32		14640.000
C	250	11.000	19.000	209.000	131	171	27379.000
C1	250	11.400	18.334	209.008	40		8350.304
F	225	9.150	20.600	188.490	182	182	34305.180
D	1000	20.460	45.340	927.656	41	41	38033.912
E	60	4.200	12.000	50.400	172	172	8666.800
				Total plots	857		
NURSING HOME				1000	3		3000.000
							217785.20
TOTAL AREA UNDER PLOTS (ACS.)							53.82

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	565	13.8	8248
EWS	172	9	1548
TOTAL POPULATION			10796 PERSON
DENSITY PERMESSIBLE	Total Person / Net Planned Area	96	PPA
DENSITY ACHIEVED		95.98	PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	214.25	25.00	215	25.09
EWS	171.40	20.00	172	20.07

CALCULATION OF GREEN

		Required (in acs.)	%	Provided (in acs.)	%
1	Organised green				
A	Area under green	4.499	4	9.366	8.35
2	Incidental green				
B	Area under incidental green	1.125	1	More than 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	1	1
5	Creche	0.20	1	1
6	Community centre	2.00	1	1
7	Sub Post Office 40 Sqm.		1	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	1	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 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.60	1	1

CLIENT :

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

For Countrywide Promoters Pvt. Ltd. — Authorised Signatory

ABHISHEK KUMAR
Registered Architect
C A /2003/31821

Authorized Signatory — Architect / Town Planner

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

SCALE :- NTS | DATE - APRIL,2011 | DRG. NO.- R6/LOP/GGN

To be read with licence No. 66 of 2011 dated 17/5/2011.

This **Revised Layout Plan** for an area of **126.67 acres (Drg. No. D.G., T.C.P-2420 dated 16.03.2011)** comprised in licenses which were issued in respect of **Residential Colony** being developed by **Schoneed Real Estates Ltd. and others in collaboration with M/s Countrywide Promoters Pvt. Ltd. in Sector-102 & 102-A, Gurgaon Manesar Urban Complex** is hereby approved subject to the following conditions:-

1. That the **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule-11 and the agreement.
2. 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.
3. That the demarcation sites as per size 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 Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That the Non-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.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the layout plan facilitating 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.
8. That no property/plot shall derive access directly from the carriage way of 30 meters or more wide sector road.
9. 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensee.
10. At the time of demarcation, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same not be provided by the colonizer in the licensed area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, read 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.
13. No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 metres between the poles.
14. The portions 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)(d)(ii) of the Act No.8 of 1975.
15. That 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 plot shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSIIDC 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.
17. That the colonizer 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the street/internal lighting shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That 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 at the time of approval of Building plans.

(VIJAY KUMAR) DTP (HQ) | (KAMAL KUMAR) STP (HQ) | (J.S.REDHU) CTP (HQ) | (T.C.GUPTA, IAS) DG, TCP (HQ)

electrification plan of M/S country wide promoters sector-102&102 A GGN subject to compliance of guideline / conditions mention there. memo no-LC-2/SEIC/EP-294 Dt- 22-3-17

The CE (Commercial) DHBVN, Hisar

Drg.Title

ELECTRICAL SCHEME OF 33KV-11KV / 433 VOLTS SUPPLY FOR 19.93 MVA LOAD

ELECTRICAL LOAD CALCULATION FOR AMSTORIA, SECTOR 102-102A, GURGAON.

(A) ELECTRICAL LOAD CALCULATIONS FOR PLOTTED COLONY

S. No.	Size of Plots in Marla / Kanal	Total No. of Units	Unit load in KW	Total load in KW	Diversity Factor	Max. Demand load in KW	Maximum demand load in KVA with P.F @ 0.9
1	2 Kanal	41	40	1640.00	40%	656.00	728.89
2	1 Kanal	143	30	4290.00	40%	1716.00	1906.67
3	8 to 10 Marla	319	20	6380.00	40%	2552.00	2835.56
4	6 to 8 Marla	182	16	2912.00	40%	1164.80	1294.22
5	2 Marla	172	6	1032.00	40%	412.80	458.67
	TOTAL	857					7224.00

MAX. DEMAND LOAD OF THE PLOTTED COLONY : 7.22 MVA

(B) ELECTRICAL LOAD FOR THE COMMUNITY SITES, ESSENTIAL SERVICES AND STREET LIGHTS

S. No.	Description	No of Units	Area in sq. mtr.	Load in KW of each Unit	Total Load in KW	Diversity Factor	Max. Demand load in KW	Maximum demand load in KVA with P.F @ 0.9
1	Nursery School (0.20 acre)	3	809.20	169.93	509.80	50%	254.90	283.22
2	Primary School (1.0 acre)	1	4046.00	849.66	849.66	50%	424.83	472.03
3	High School (5.0 acre)	1	20230.00	4248.30	4248.30	50%	2124.15	2360.17
4	Religious building (0.20 acre)	1	809.20	20.00	20.00	50%	10.00	11.11
5	Creche (0.20 acre)	1		10.00	10.00	50%	5.00	5.56
6	Club / Community Centre (2.0 acre)	1	8092.00	1359.32	1359.32	50%	679.66	755.18
7	Sub-post office (40sqmtr.)	1	40.00	10.00	10.00	50%	5.00	5.56
8	Nursing Home (0.25 acre)	3	1011.50	212.42	637.25	50%	318.62	354.03
9	Dispensary (1.25 acre)	1	5057.50	1062.08	1062.08	50%	531.04	590.04
10	Clinic 250 sqm	3	250.00	10.00	30.00	50%	15.00	16.67
11	ATM	3		10.00	30.00	50%	15.00	16.67
12	Beauty Parlour	3		5.00	15.00	50%	7.50	8.33
13	Multipurpose Booth	3		10.00	30.00	50%	15.00	16.67
14	Milk & Vegetable booth	3		10.00	30.00	50%	15.00	16.67
15	Taxi Stand (0.5 acre)	1		5.00	5.00	50%	2.50	2.78
16	Street Light Load	450		0.24	112.50	50%	56.25	62.50
17	Pump House	1		125.00	125.00	50%	62.50	69.44
18	STP	1		70.00	70.00	50%	35.00	38.89
19	Electrical Substation	1		10.00	10.00	50%	5.00	5.56
20	Complaint Centre	2		3.00	6.00	50%	3.00	3.33
	Total				9169.90			5094.39

MAX. DEMAND LOAD OF THE COMMUNITY SITES & ESSENTIAL SERVICES : 5.09 MVA

(C) ELECTRICAL LOAD CALCULATIONS FOR COMMERCIAL COMPLEX

S.No.	Description	Area in sq. mtr.	Total Load in KW (as per DHBVN Norms)	Demand factor	Max. Demand Load in KW	Load in KVA (cos φ=0.9) KW	Remarks
1	COMMERCIAL AREA -1 (1.418 Acre)	8852.38	1859.00	50%	1115.40	1239.33	As per DHBVN norms Electrical load for commercial
2	COMMERCIAL AREA -2 (1.53 Acre)	9843.84	2067.21	60%	1240.32	1378.14	
3	COMMERCIAL AREA -3 (1.55 Acre)	9914.60	2082.08	60%	1249.25	1388.08	
	Maximum Demand Load for Commercial area (1+2+3)					4006 kVA	

MAX. DEMAND LOAD OF THE COMMERCIAL COMPLEX : 4.006 MVA

(D) ELECTRICAL LOAD CALCULATIONS FOR GROUP HOUSING (5 + 5.01 Acre)

S. No.	Particulars of Group Housing	Area of flat (sq.ft.)	Total No. of Unit.	Load in KW of each Unit	Total Load in KW	Diversity Factor	Max. Demand load in KW	Maximum demand load in KVA with P.F @ 0.9
1	INTEGRATED GH- 1 (5 Acs.)	Upto 350 Sq ft	47	3	141.00	50%	70.50	78.33
2		351 to 900 Sq ft	76	8	608.00	50%	304.00	337.78
3		901 to 1600 Sq ft	156	16	2496.00	50%	1248.00	1386.67
4		1601 to 2500 Sq ft	0	20	0.00	50%	0.00	0.00
	TOTAL		279		3245.00			1802.78
1	INTEGRATED GH-2 (5.01 Acs.)	Upto 350 Sq ft	47	3	141.00	50%	70.50	78.33
2		351 to 900 Sq ft	76	8	608.00	50%	304.00	337.78
3		901 to 1600 Sq ft	156	16	2496.00	50%	1248.00	1386.67
4		1601 to 2500 Sq ft	0	20	0.00	50%	0.00	0.00
	TOTAL		279		3245.00			1802.78

MAX. DEMAND LOAD OF THE INTEGRATED GROUP HOUSING (GH1 + GH2) : 3.6 MVA

TOTAL LOAD OF PLOTTED COLONY COMPRISING PLOTTED/COMMUNITY SITES/COMMERCIALS/ INTEGRATED GROUP HOUSING(GH1 +GH2) & EXPECTED FUTURE LOAD OF INDEPENDENT GROUP HOUSING (GH4) (MVA)

A	ELECTRICAL LOAD CALCULATIONS FOR PLOTTED COLONY	7.22	Annexure - I
B	ELECTRICAL LOAD FOR THE COMMUNITY SITES, ESSENTIAL SERVICES AND STREET LIGHTS	5.09	Annexure - II
C	ELECTRICAL LOAD CALCULATIONS FOR COMMERCIAL COMPLEX	4.006	Annexure - III
D	ELECTRICAL LOAD CALCULATIONS FOR INTEGRATED GROUP HOUSING (5 + 5.01 ACRE)	3.61	Annexure - IV
	TOTAL LOAD	19.93	MVA
	LOADING OF THE TRANSFORMER @80%	24.91	MVA
	HENCE SELECT 2 x 12.5 MVA 33/11 KV POWER TRANSFORMER.		

WIDE NORTHERN PERIPHERAL ROAD

S.No.	Rating of CSS/Trf.	Unit	QTY. Plots	C.S.	Commercial	G.H.
1	2000KVA TRF.	No.			3	
2	1600KVA TRF.	No.		2		
3	1250KVA TRF.	No.		1		4
4	1000KVA TRF.	No.				
5	750KVA TRF.	No.		1		
6	630KVA CSS	No.	4	1		
7	400 KVA CSS	No.	19			
8	160 KVA CSS	No.		6		
	Total		23	11	3	4
	Total no. of CSS/TRF.					41

SUBSTATION WISE ELECTRICAL LOAD CALCULATIONS FOR SECTOR 102 & 102A GURGAON (AS PER DHBVN NORMS)

S.No.	Sub-station No.	Plots: 1 Kanal to 2 Kanal	Upto 1 Kanal	8 to 10 Marla	10 Marla	6 to 8 Marla	7 Marla	6 Marla	6 2 Marla	Total Load (KW)	Total Load (KVA)	Trf./ CSS Selection: Maximum demand factor @40% for Plots, 50% for GH and C.S. & 60% for Commercial Block	Transformer loading 80%	CSS / Transformer Selection
		40	30	20	20	16	16	12	6					
1	SS-A	18.00	8.00	19.00						1340.00	1488.89	595.56	744.44	2 x400 KVA
2	SS-B		12.00	54.00						1440.00	1600.00	640.00	800.00	2 x400 KVA
3	SS-C			73.00						1460.00	1622.22	648.89	811.11	1 x630 KVA+ 1x400KVA
4	SS-D	8.00		55.00						1420.00	1577.78	631.11	788.89	2 x400 KVA
5	SS-E					27.00			142.00	1284.00	1426.67	570.67	713.33	2 x400 KVA
6	SS-F			9.00		63.00			30.00	1368.00	1520.00	608.00	760.00	2 x400 KVA
7	SS-G					92.00				1472.00	1636.56	654.22	817.78	1 x630 KVA+ 1x400KVA
8	SS-H	8.00	30.00	11.00						1440.00	1600.00	640.00	800.00	2x400KVA
9	SS-J		15.00	13.00						710.00	788.89	315.56	394.44	1 x400 KVA
10	SS-K		9.00	22.00						710.00	788.89	315.56	394.44	1 x400 KVA
11	SS-L	2.00	21.00	0.00						710.00	788.89	315.56	394.44	1 x400 KVA
12	SS-M		9.00	21.00						690.00	766.67	306.67	383.33	1 x400 KVA
13	SS-N		11.00	21.00						750.00	833.33	333.33	416.67	1 x630 KVA
14	SS-P		16.00	13.00						740.00	822.22	328.89	411.11	1 x630 KVA
15	SS-Q	5.00	12.00	8.00						720.00	800.00	320.00	400.00	1 x400 KVA
16	SS-R (Water Supply)									125.00	138.89	69.44	86.81	1 x100 KVA
17	STP									70.00	77.78	38.89	48.61	1 x100 KVA
18	Community Sites									8974.90	9972.11	4986.05	6232.57	2 x1600 KVA, 1 x 1250KVA, 1x 750KVA, 1x630KVA & 6x160KVA
19	Commercial Complex									6008.28	6675.87	4005.52	5006.90	3 x2000 KVA
20	G.H.-1									3245.00	3605.56	1802.78	2253.47	2 x1250 KVA
21	G.H.-2									3245.00	3605.56	1802.78	2253.47	2 x1250 KVA
		41.00	143.00	319.00	0.00	182.00	0.00	0.00	172.00	37922.18	42135.76	19929.46	24911.83	28110 KVA