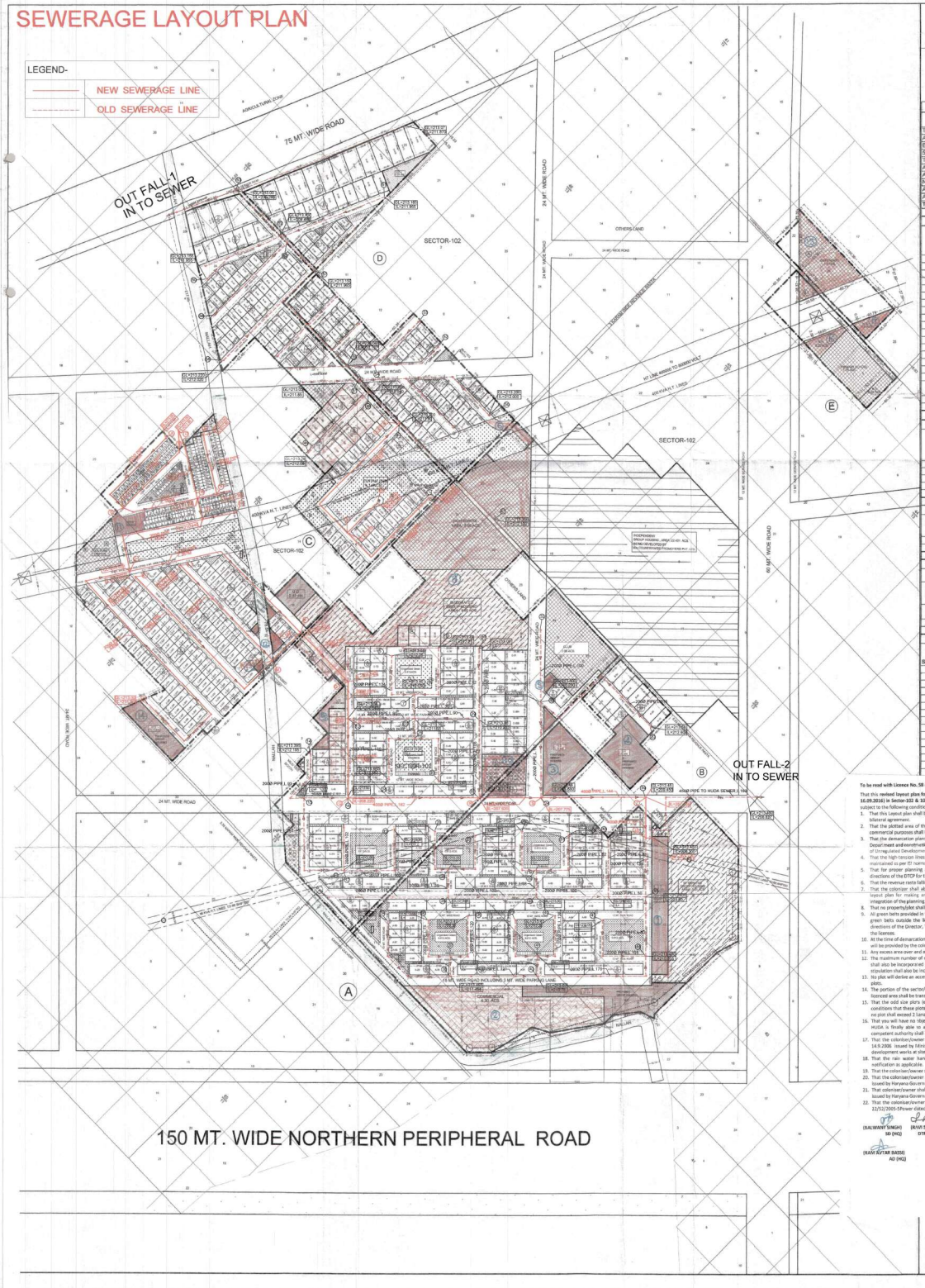
SEWERAGE LAYOUT PLAN



AMSTORIA

LAYOUT CUM DEMARCATION 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	0.360		
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.	10.910		
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**	%

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	300	11.000	23.000	253.000	151	151	38203.000
B	500	27.600	15.000	414.000	117	148	48438.000
B1	500	30.500	15.000	457.500	31		14182.500
C	250	11.000	19.000	209.000	128	163	26752.000
C1	250	11.400	18.334	209.008	35		7315.266
F	225	9.150	20.600	188.490	179	179	33739.710
D	1000	20.460	45.340	927.656	17	17	15770.159
E	60	4.200	12.000	50.400	165	165	8316.000
				Total plots	823	823	
NURSING HOME				1000	3		3000.000
							195716.83
TOTAL AREA UNDER PLOTS (ACS.)							48.36

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	Total Person / Net Planned Area		100 PPA
DENSITY ACHIEVED			95.44 PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	206.79	25.00	206	24.06
EWS	164.80	20.00	165	20.06

CALCULATION OF GREEN

		Required (in acs.)	%	Provided (in acs.)	%
1	Organised green				
A	Area under green	4.345	4	9.396	8.65
2	Incidental green				
B	Area under incidental green	1.086	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	0	1
5	Creche	0.20	0	1
6	Club	2.00	1	1
7	Sub Post Office 40 Sqm.	-	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

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	0.360		
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	3.99		
Net Planned Area	112.48		
Area under plots	53.82	47.85	%
Area under commercial	4.498	4.00	%
TOTAL SALEABLE AREA	**58.31**	**51.84**	%

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	300	11.000	23.000	253.000	148	148	37444.000
B	500	27.600	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		8360.304
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	8668.800
				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	680	13.5	9248
EWS	172	9	1548
TOTAL POPULATION			10796 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		96 PPA
DENSITY ACHIEVED			95.96 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	4.498	4	9.396	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	Club / 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 5.5 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
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: 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 :-

1. That this Layout plan shall be read in conjunction with the classes appearing on the agreement executed under Rule 11 and the bilateral 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 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.
4. 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 PSEB 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 DTCP 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 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 sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
10. At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced 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, 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.
13. 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(c)(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 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 Kanals.
16. 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.
17. 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.
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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. 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. 19/4/2016-5 Power dated 14.03.2016.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(BALWANT SINGH) SD (HQ) | (RAVI SHAG) DTP (HQ) | (DEVENDRA BABOKAR) STP (M) HQ | (NAWAL KUMAR) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(IRAM AYYAR BASSI) AD (HQ)

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

Senior Town Planner (HQ) Directorate of Town and Country Planning, Haryana, Chandigarh

LEGEND:-

- CHANGE FROM APPROVED LAYOUT PLAN
- STP CHANNEL / NALEAH
- 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. — Authorised Signatory

Authorized Signatory — Architect / Town Planner

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

Director
Town & Country Planning
Haryana, Chandigarh

Checked subject to comments in forwarding letter No. 25-25-57 Dt. 26/07/17 and notes attached with the estimate

Superintending Engineer(HQ)
for Chief Engineer HUDA
Panchkula

SEWERAGE LAYOUT PLAN