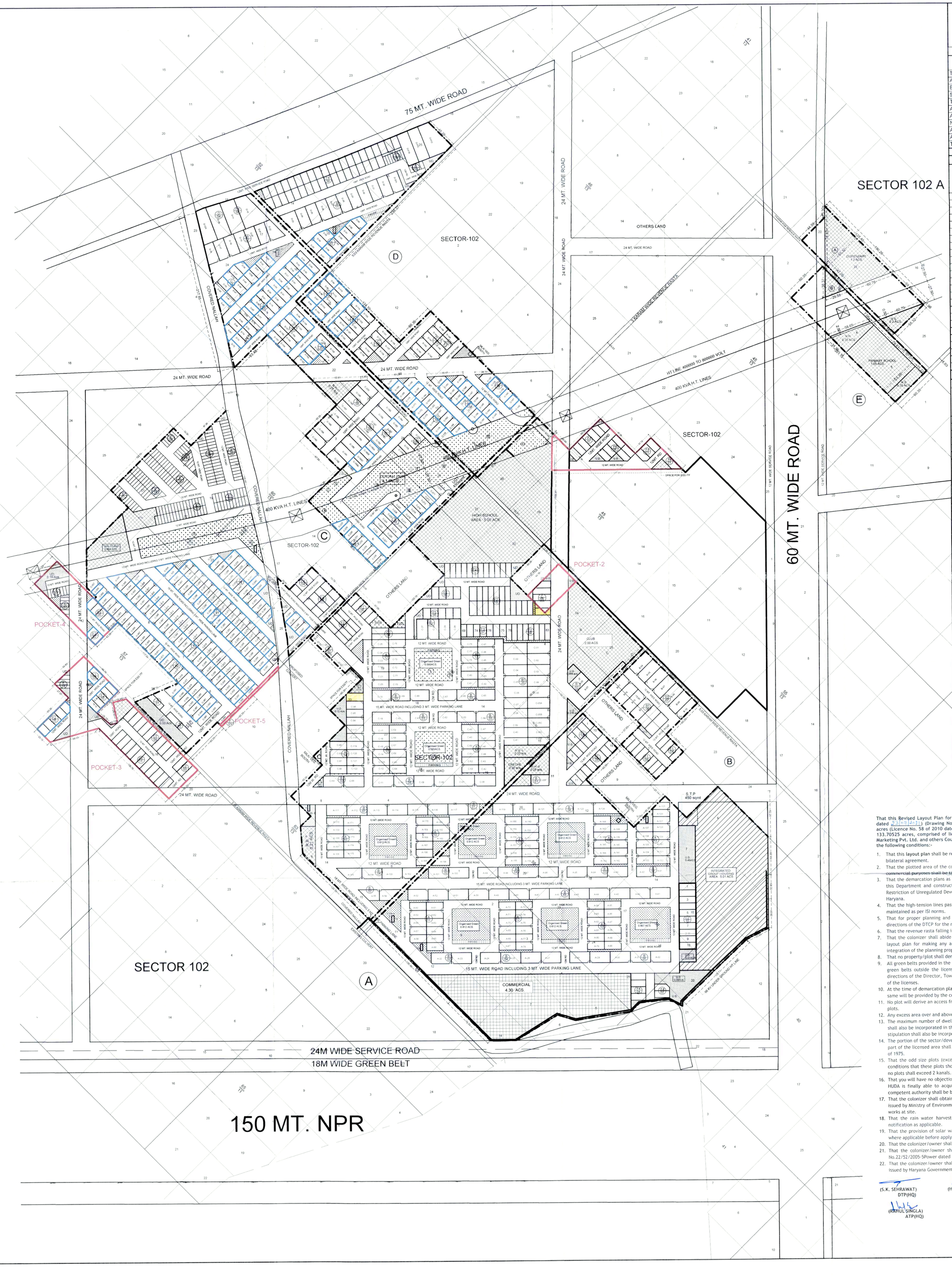
AMSTORIA



AREA STATEMENT AS PER ALREADY APPROVED LAYOUT PLAN

DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme :	126.674		
Area under sector road	0.390		
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.	5.010		
Area under undetermined use	3.424		
Net Planned Area	118.045		
Area under plots	53.576	45.39	%
Area under commercial	4.300	3.64	%
TOTAL SALEABLE AREA	**57.876**	**49.03**	%

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	154	**154**	38962.000
B	500	27.600	15.000	414.000	117		48438.000
B1	500	30.500	15.000	457.500	33	**150**	15097.500
C	250	11.000	19.000	209.000	128		26752.000
C1	250	11.400	18.334	209.008	35	**163**	7315.266
C2	247	8.330	24.750	206.168	14	**14**	2886.345
F	225	9.150	20.600	188.490	179	**179**	33739.710
F1	204	8.380	20.340	170.449	12	**12**	2045.390
F2	181	7.600	19.900	151.240	69	**69**	10435.560
F3	182	9.000	16.900	152.100	16	**16**	2433.600
F4	185	10.800	14.350	154.980	57	**57**	8833.860
D	1000	20.460	45.340	927.656	7	**7**	6493.595
E	60	4.200	12.000	50.400	206	**206**	10382.400
				Total plots	**1027**	**1027**	
NURSING HOME				**1000**	**3**		3000.000
							216815.23
TOTAL AREA UNDER PLOTS (ACS.)							**53.576**

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	Total Person / Net Planned Area		**120**	PPA
DENSITY ACHIEVED			**109.60**	PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	%	PROVIDED No. of plots	%
NPNL	256.75	25.00	258	25.12
EWS	205.40	20.00	208	20.06

CALCULATION OF GREEN

	Organised green	Required (in acs.)	2.50 Sqmtyper person	Provided (in acs.)
A	Area under green	7.992		9.596

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	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

AREA STATEMENT AS REVISED LAYOUT PLAN (126.674+7.03125)

DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme :	133.70525		
Area under sector road	0.390		
Balance Scheme Area (A)	133.31525		
50% of the area falling under sector roads (B)	0.195		
Total (A+B)	133.51025		
Area under integrated G.H.	5.010		
Area under undetermined use	3.482		
Net Planned Area	125.01825		
Area under plots	56.6107	45.28	%
Area under commercial	4.300	3.44	%
TOTAL SALEABLE AREA	**60.9107**	**48.72**	%

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	155	**155**	39215.000
B	500	27.600	15.000	414.000	117		48438.000
B1	500	30.500	15.000	457.500	33	**150**	15097.500
C	250	11.000	19.000	209.000	133		27797.000
C1	250	11.400	18.334	209.008	35	**168**	7315.266
C2	247	8.330	24.750	206.168	37	**37**	7628.198
F	225	9.150	20.600	188.490	177	**177**	33362.730
F1	204	8.380	20.340	170.449	12	**12**	2045.390
F2	181	7.600	19.900	151.240	90	**90**	13611.600
F3	182	9.000	16.900	152.100	16	**16**	2433.600
F4	185	10.800	14.350	154.980	74	**74**	11468.520
D	1000	20.460	45.340	927.656	7	**7**	6493.595
E	60	4.200	12.000	50.400	222	**222**	11188.800
				Total plots	**1108**	**1108**	
NURSING HOME				**1000**	**3**		3000.000
							229095.20
TOTAL AREA UNDER PLOTS (ACS.)							**56.611**

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	
GENERAL PLOTS	886	13.5	11961	
EWS	222	9	1998	
TOTAL POPULATION			**13959**	PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		**120**	PPA
DENSITY ACHIEVED			**111.66**	PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	%	PROVIDED No. of plots	%
NPNL	277.00	25.00	277	25.00
EWS	221.60	20.00	222	20.04

CALCULATION OF GREEN

	Organised green	Required (in acs.)	2.50 Sqmtyper person	Provided (in acs.)
A	Area under green	8.623		9.596

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	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

ADDITIONAL APPLIED LAND

UD CONVERTED INTO PLANNING

NPNL PLOTS

LEGEND:-

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

That this Revised Layout Plan for an area measuring additional area measuring 7.03125 acres (Licence No. 141 of 2021 dated 23-09-21) (Drawing No. DTCP-7837 dated 24-09-21) in the Residential Plotted Colony measuring 126.674 acres (Licence No. 58 of 2010 dated 03.08.2010 & Licence No. 45 of 2011 dated 17.05.2011), thereby making total site area 133.70525 acres, comprised of licenses which is issued in respect of Residential Plotted Colony being developed by M/s IT Marketing Pvt. Ltd. and others Countrywide Promoters Pvt. Ltd., Sector-102 & 102-A, Gurugram is hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses 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 and Commercial and Community 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 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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licenses.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) 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 plots 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 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 colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. 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 for enforcement of the Energy Conservation Building Codes.

(S.K. SEHRAWAT) DTP(HQ)
(HITTESH SHARMA) STP(M)HQ
(JITENDER SIHAG) CTP(HR)
(K.MAKRAND PANDURANG, IAS) DTCP(HR)
(RAHUL SINGLA) ATP(HQ)
(DINESH KUMAR) SD(HQ)

CLIENT
COUNTRYWIDE PROMOTERS PVT. LTD
REGD OFFICE: OT-14, 3RD FLOOR, NEXT DOOR, PARKLANDS, SECTOR-76, FARIDABAD, HARYANA -121004

For Countrywide Promoters Pvt. Ltd. Authorised Signatory

Authorized Signatory

DEEPAK LASHISTA Licence No. 0732557

Architect / Town Planner

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