



PROPOSED 15.5625 ACRE PROJECT UNDER DDJAY, SECTOR -70A, GURGAON			
AREA STATEMENT			
	Acre	SQM	
TOTAL SITE AREA	15.5625	62979.10	
PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL (65%)	10.116	40936.16	
PERMISSIBLE MAX AREA COMMERCIAL (4%)	0.623	2518.15	
PERMISSIBLE AREA FOR RESIDENTIAL (61%)	9.493	38417.02	
PROPOSED AREA FOR COMMERCIAL (3.69%)	0.574	2322.14	
AREA PROPOSED FOR RESIDENTIAL PLOTS (54.75%)	8.521	34484.46	
TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (58.44%)	9.095	36806.60	
PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)	277	461	
ACHIEVED DENSITY (PPA)	242	PPA	
50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY (REQUIRED)	4.261	17242.23	
RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED - 50.15%)	4.273	17293.77	
AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES	1.556	6297.87	
AREA PROPOSED FOR COMMUNITY FACILITIES (10%)	1.556	6298.60	
AREA REQUIRED UNDER GREEN - 7.5% OF PLOT AREA	1.167	4723.40	
AREA PROPOSED UNDER GREEN (7.5%)	1.167	4724.00	
MINIMUM AREA REQ. IN SINGLE PLOT UNDER CONSOLIDATED GREEN	0.300	1214.05	
PROPOSED GREEN IN SINGLE PLOT - A	0.515	2084.60	
PROPOSED NUMBER OF RESIDENTIAL PLOT	279	PLOTS	

LEGEND :-

- FROZEN AREA
- GREEN
- COMMERCIAL
- COMMUNITY

24M WIDE ROAD

12M WIDE SERVICE ROAD

- FLUSHING WATER SUPPLY LINE
- AIR RELEASE VALVE
- VALVE CHAMBER

To be read with Licence No. 61 of 2021 dated 22/02/2021. LC-4251+LC-4252

That this Layout plan for an area measuring 15.5625 acres (Drawing no. DTCP-78-77 dated 31-08-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Countrywide Promoters Pvt. Ltd. and others C/o Countrywide Promoters Pvt. Ltd. in Sector-70A, Gurugram Manesar Urban Complex 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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.
- That the revenue raster 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 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area 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 agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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 33(b)(ii) of the Act No.8 of 1975.
- That the odd size plots 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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 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 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.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 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.
- That uninterrupted passage/ingress/egress/approach to the community facilities of residential plotted colony bearing Licence No. 15 of 2011 and Licence No. of 2021 shall be provided through this colony

TOTAL RESIDENTIAL PLOT AREA CALCULATIONS				
PLOT NUMBERS	SHAPE	NO. OF PLOTS	PLOT AREA	PLOT AREA
1	TRAPEZOID	1	141.36	141.36
2	TRAPEZOID	1	150.00	150.00
3	TRAPEZOID	1	131.00	131.00
4	TRAPEZOID	1	91.44	91.44
5	TRAPEZOID	1	125.81	125.81
6	TRAPEZOID	1	142.46	142.46
7	TRAPEZOID	1	124.57	124.57
8	TRAPEZOID	1	143.27	143.27
9	TRAPEZOID	1	120.09	120.09
10	TRAPEZOID	1	143.38	143.38
11	TRAPEZOID	1	96.78	96.78
12	TRAPEZOID	1	114.74	114.74
13A	TRAPEZOID	1	134.71	134.71
14	TRAPEZOID	1	147.28	147.28
15	TRAPEZOID	1	124.87	124.87
16	TRAPEZOID	1	134.53	134.53
17	TRAPEZOID	1	148.87	148.87
18	TRAPEZOID	1	112.24	112.24
19	TRAPEZOID	1	116.04	116.04
20	TRAPEZOID	1	122.10	122.10
TYPE - A				
TYPE - B	RECTANGLE	19	142.60	2709.40
TYPE - C	RECTANGLE	2	100.74	201.48
TYPE - D	RECTANGLE	25	106.96	2673.94
TYPE - E	RECTANGLE	1	127.52	127.52
TYPE - F	RECTANGLE	4	119.77	479.09
TYPE - G	RECTANGLE	2	143.72	287.45
TYPE - H	RECTANGLE	1	149.01	149.01
TYPE - J	RECTANGLE	8	131.79	1054.32
TYPE - K	RECTANGLE	7	113.17	792.17
TYPE - L	RECTANGLE	5	135.11	675.57
TYPE - M	RECTANGLE	8	100.99	807.89
TYPE - N	RECTANGLE	27	114.45	3090.15
TYPE - P	RECTANGLE	1	147.15	147.15
TYPE - Q	RECTANGLE	5	108.07	540.37
TYPE - R	RECTANGLE	12	130.42	1564.98
TYPE - S	RECTANGLE	6	154.20	925.20
TYPE - T	RECTANGLE	18	145.41	2617.34
TYPE - U	RECTANGLE	4	147.84	591.36
TYPE - V	RECTANGLE	36	130.22	4687.81
TYPE - W	RECTANGLE	1	108.75	108.75
TYPE - X	RECTANGLE	9	126.97	1142.76
TYPE - Y	RECTANGLE	7	136.34	954.40
TYPE - Z	RECTANGLE	51	109.62	5590.82
		279		34484.46

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TYPE - X	RECTANGLE	9	126.97	1142.76
		137		17293.77

POPULATION DENSITY CALCULATION		
TOTAL PLOT AREA	15.5643 ACRES	
PERMISSIBLE DENSITY	13.5 PERSONS	
MINIMUM NUMBER OF PLOTS REQUIRED	277 PLOTS	
MAXIMUM NUMBER OF PLOTS REQUIRED	461 PLOTS	
PROPOSED NUMBER OF PLOTS	279 PLOTS	
ACHIEVED DENSITY	242 PPA	

TOTAL PLOT CALCULATION		
BLOCK	NUMBER OF PLOTS	
1 TO 277	279	
TOTAL PLOT CALCULATION	279	

STP, UGT & ET		
PLOT TYPE	SHAPE	AREA SQM
STP	PUNE AREA AS/DRAWING	450.00
UGT	PUNE AREA AS/DRAWING	200.00
ESS	PUNE AREA AS/DRAWING	260.00
TOTAL AREA		910.00

COMMERCIAL PLOT AREA DETAIL			
PLOT	SHAPE	PLOT DIMENSIONS	PLOT AREA
51	AS/DRAWING	L X B	sqm
	AS/DRAWING	PUNE AREA AS/DRAWING	2322.14
TOTAL AREA UNDER COMMERCIAL			2322.14

TRANSFER OF 10% OF AREA OF LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES			
COMMUNITY FACILITIES AREA CALCULATION			
PLOT	SHAPE	PLOT DIMENSIONS	PLOT AREA
1	Community	L X B	sqm
	As/Drawing	PUNE AREA AS/DRAWING	6298.60

GREEN AREA CALCULATION		
PLOT/POCKET	SHAPE	PLOT AREA SQM
AREA IN POCKET - A	AREA PLUNE	2084.60
AREA IN POCKET - B	AREA PLUNE	1221.40
AREA IN POCKET - C	AREA PLUNE	165.00
AREA IN POCKET - D	AREA PLUNE	1253.00
TOTAL GREEN AREA = A + B + C + D		4724.00

AREA FOR MILK & VEGETABLE ROOTH			
5.00	X	5.50	27.50

SUBMISSION DRAWING	
DRAWING TITLE	DRO NUMBER
SITE PLAN	S-01A
PROJECT TITLE :	
PROPOSED LAND PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 15.5625 ACRE IN SECTOR - 70A, GURGAON	
SCALE	1CM = 10MTR
DATE	18 MAY 2020
N	
Countrywide Promoters Pvt. Ltd. DEPT. OF TOWN PLANNING CA/2003/32557	
Countrywide Promoters Pvt. Ltd. Regd Office: Ot-14, 3rd Floor, Next Door, Parklands, Sector-76, Faridabad, Haryana -121004	