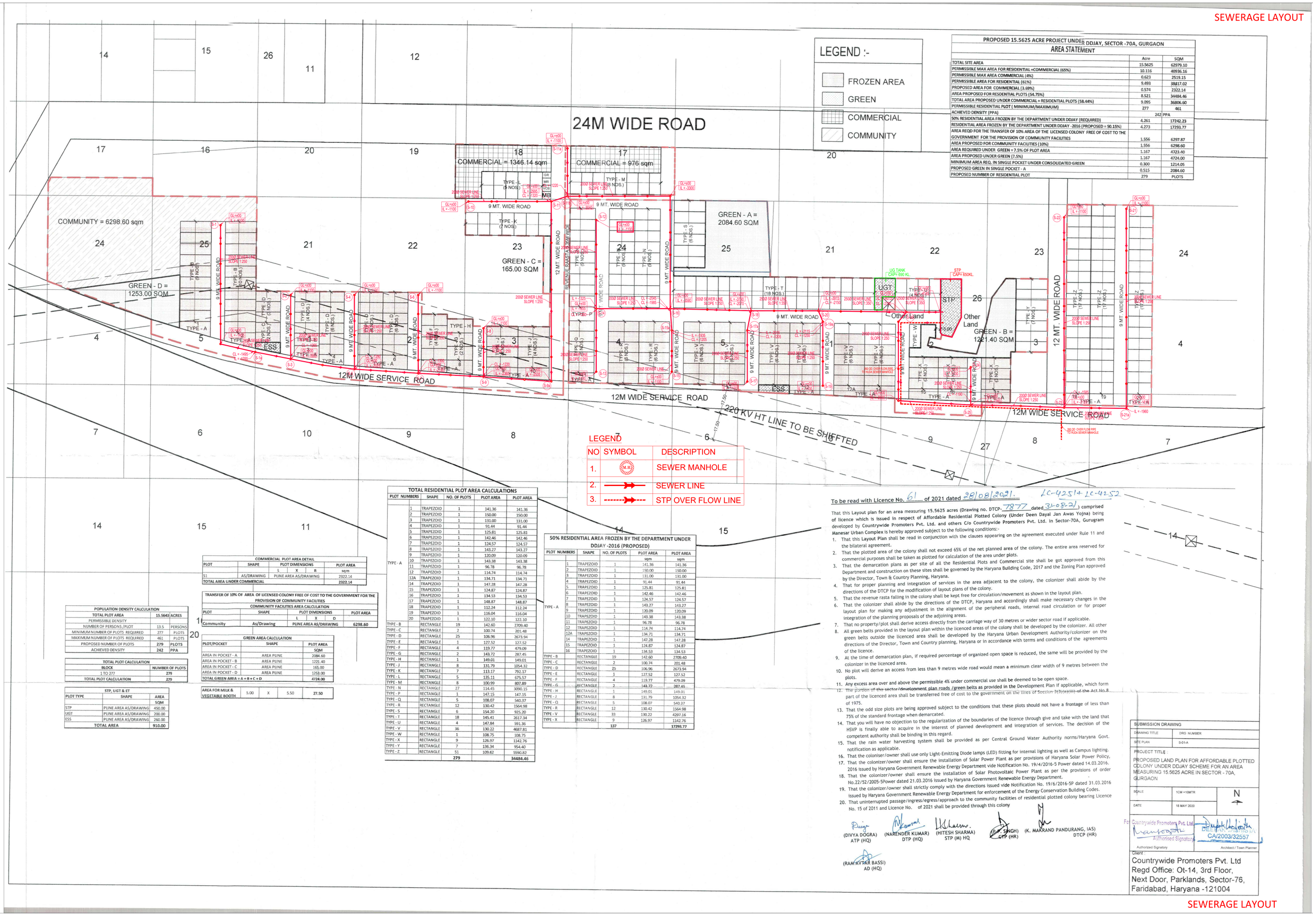
SEWERAGE LAYOUT



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	2519.15
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 POCKET UNDER CONSOLIDATED GREEN	0.300	1214.05
PROPOSED GREEN IN SINGLE POCKET - A	0.515	2084.60
PROPOSED NUMBER OF RESIDENTIAL PLOT	279	PLOTS

LEGEND

NO	SYMBOL	DESCRIPTION
1.	M.H.	SEWER MANHOLE
2.		SEWER LINE
3.		STP OVER FLOW LINE

POPULATION DENSITY CALCULATION

TOTAL PLOT AREA	15.5643	ACRES
PERMISSIBLE DENSITY		
NUMBER OF PERSONS /PLOT	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	PLINE AREA AS/DRAWING	450.00
UGT	PLINE AREA AS/DRAWING	200.00
ESS	PLINE AREA AS/DRAWING	260.00
TOTAL AREA		910.00

COMMERCIAL PLOT AREA DETAIL

PLOT	SHAPE	PLOT DIMENSIONS			PLOT AREA
		L	X	B	sqm
S1	AS/DRAWING	PLINE 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
		L	X	D	
Community	As/Drawing	PLINE AREA AS/DRAWING			6298.60

GREEN AREA CALCULATION

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

AREA FOR MILK & VEGETABLE BOOTH	5.00	X	5.50	27.50

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
	12A	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		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

50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY -2016 (PROPOSED)

PLOT NUMBERS		SHAPE	NO. OF PLOTS	PLOT AREA	PLOT AREA
				sqm	sqm
TYPE - A	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
	12A	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
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 - Q		RECTANGLE	5	108.07	540.37
TYPE - R		RECTANGLE	12	130.42	1564.98
TYPE - V		RECTANGLE	33	130.22	4297.16
TYPE - X		RECTANGLE	9	126.97	1142.76
			137		17293.77

To be read with Licence No. 61 of 2021 dated 28/08/2021. LC-4251+ LC-4252

That this Layout plan for an area measuring 15.5625 acres (Drawing no. DTCP- 7877 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:-

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 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.
3. 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.
4. 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.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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 licenced area.
10. 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.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. 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.
18. 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.
19. 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.
20. 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

(DIVYA DOGRA) ATP (HQ)
(NARENDER KUMAR) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(D.P. SINGH) CTP (HR)
(K. MAKRAND PANDURANG, IAS) DTCP (HR)
(RAM AVTAR BASSI) AD (HQ)

SUBMISSION DRAWING

DRAWING TITLE	DRG. NUMBER
SITE PLAN	S-01-A

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

For Countrywide Promoters Pvt. Ltd.
Authorised Signatory
DEEPAK KHOSLA & CO. CA/2003/32557
Authorised Signatory — Architect / Town Planner

CLIENT :
Countrywide Promoters Pvt. Ltd
Regd Office: Ot-14, 3rd Floor,
Next Door, Parklands, Sector-76,
Faridabad, Haryana -121004

SEWERAGE LAYOUT