

AMSTORIA



SECTOR 102 A

60 MT. WIDE ROAD

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	55.576	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 SQ.M.		AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS SQ.M.
		W	D				
A	300	11,000	23,000	253,000	154	154	38962.00
B	500	27,600	15,000	414,000	117		48438.00
B1	500	30,500	15,000	457,500	33	150	15097.50
C	250	11,000	19,000	209,000	128		26752.00
C1	250	11,400	18,334	209,008	35	163	7315.26
C2	247	8,332	24,750	206,168	14	14	2886.34
F	225	9,150	20,600	188,490	179	179	33739.70
F1	204	8,380	20,340	170,449	12	12	2045.39
F2	181	7,600	19,900	151,240	69	69	10435.56
F3	182	9,000	16,500	152,100	16	16	2433.60
F4	185	10,800	14,350	154,980	57	57	8633.60
D	1000	20,450	45,340	927,656	7	7	6493.59
E	60	4,200	12,000	50,400	206	206	10382.40
				Total plots	1027	1027	30000.00
NURSING HOME				1009	3		2186.17
							5167.55
TOTAL AREA UNDER PLOTS (ACS.)							

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			120 PPA
DENSITY ACHIEVED			109.60 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	REQUIRED	PROVIDED	
NPPL	236.75	25.00	25.00
EWS	235.40	20.00	20.00

CALCULATION OF GREEN			
1	Organised green	2.50	
A	Area under green	7.952	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 Sgm.	-	1	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	1	1
10	Cinema 250 sgm each	0.06	3	3
11	ATM of 12 sgm	-	3	3
12	Beauty Parlour of 12 sgm	-	3	3
13	Multipurpose Booth 5 X 5.5 sgm	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

- ADDITIONAL APPLIED LAND
- UD CONVERTED INTO PLANNING
- NPPL PLOTS

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	3.442	
Net Planned Area	125.0625	
Area under plots	56.6107	45.28%
Area under commercial	4.300	3.44%
TOTAL SALEABLE AREA	60.9107	48.72%

DETAIL OF PLOTS								
PLOT NO	PLOT TYPE	AREA IN SQ. YD.	PLOT DIMENSION(N IN SQ.M.)		AREA OF PLOTS (N IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(N IN SQ.M.)
			W.	D.				
001	A	300	11 000	23 000	253 000		155	39215.000
002	B	500	27 600	15 000	414 600	117		48438.000
003	B1	500	30 500	15 000	457 500	33	150	15097.500
004	C	250	11 000	19 000	209 000	133		27797.000
005	C1	250	11 400	18 334	209 008	35	168	7315.268
006	C2	247	8 330	24 750	206 168	37	37	7628.196
007	F	225	9 150	20 600	188 490	177	177	33362.730
008	F1	204	8 380	20 340	170 449	12	12	2045.390
009	F2	181	7 600	19 900	151 240	90	90	13811.600
010	F3	182	9 000	16 500	152 100	15	15	2433.600
011	F4	185	10 800	14 350	154 680	74	74	11468.520
012	D	1000	20 450	45 340	927 656	7	7	6493.595
013	E	60	4 200	12 000	50 400	222	222	11189.600
014					Total plots	1108	1108	
015	NURSING HOME				1600	3		3000.000
016								220095.200
017	TOTAL AREA UNDER PLOTS (ACS.)							66.611

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			120 PPA
DENSITY ACHIEVED			116.66 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	REQUIRED	PROVIDED	
NPPL	277.00	25.00	25.00
EWS	221.60	20.00	20.00

CALCULATION OF GREEN			
1	Organised green	2.50	
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 Sgm.	-	1	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	1	1
10	Cinema 250 sgm each	0.06	3	3
11	ATM of 12 sgm	-	3	3
12	Beauty Parlour of 12 sgm	-	3	3
13	Multipurpose Booth 5 X 5.5 sgm	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

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

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

Authorized Signatory: [Signature]
Architect / Town Planner: [Signature]

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

- This Revised Layout Plan for an area measuring additional area measuring 7.03125 acres (Scheme No. 102/102A) of 2021 dated 10/11/2021 (Drawing No. DTP-76-102/102A) in the Residential Plotted Colony measuring 126.474 acres (Scheme No. 54 of 2010 dated 03.08.2010 and Scheme 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. Countrywide Promoters Pvt. Ltd. and others Countrywide Promoters Pvt. Ltd., Sector-102 & 102A, Gurgaon 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken for calculation of the area under plots.
 - That the demarcation plan as per size of all the Residential and Commercial and Community sites shall be approved from this Department and constructive use 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.
 - 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.
 - That for proper planning and integration of services to the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 - That the revenue rate 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 DTPC, 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 more wide sector road if applicable.
 - 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 as per the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licenses.
 - At the time of demarcation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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 holder. The violation shall also be incorporated in the agreement to be executed by the colonizer with the plot holder.
 - 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 or the lines of section 33(3A)(ii) of the Act No. 16 of 1975.
 - That the old 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.
 - That you will have no objection to the regularization of the boundaries of the license through geo and take with the land in the HUDA is truly also is accurate in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.D. 1933 (3) Dated 14.10.2018 issued by Ministry of Environment and Forest, Government of India, before starting the construction/occupation of development works at site.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification is applicable.
 - 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.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2020-Show Cause Notice dated 1.01.2020 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/6/2016-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(S.K. SEIBAWATI) (HETESH SHARMA) (JITENDER SHARMA) (K. MANOJ PANDURANG, IAS) (DTPC/H)
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ROAD LAYOUT