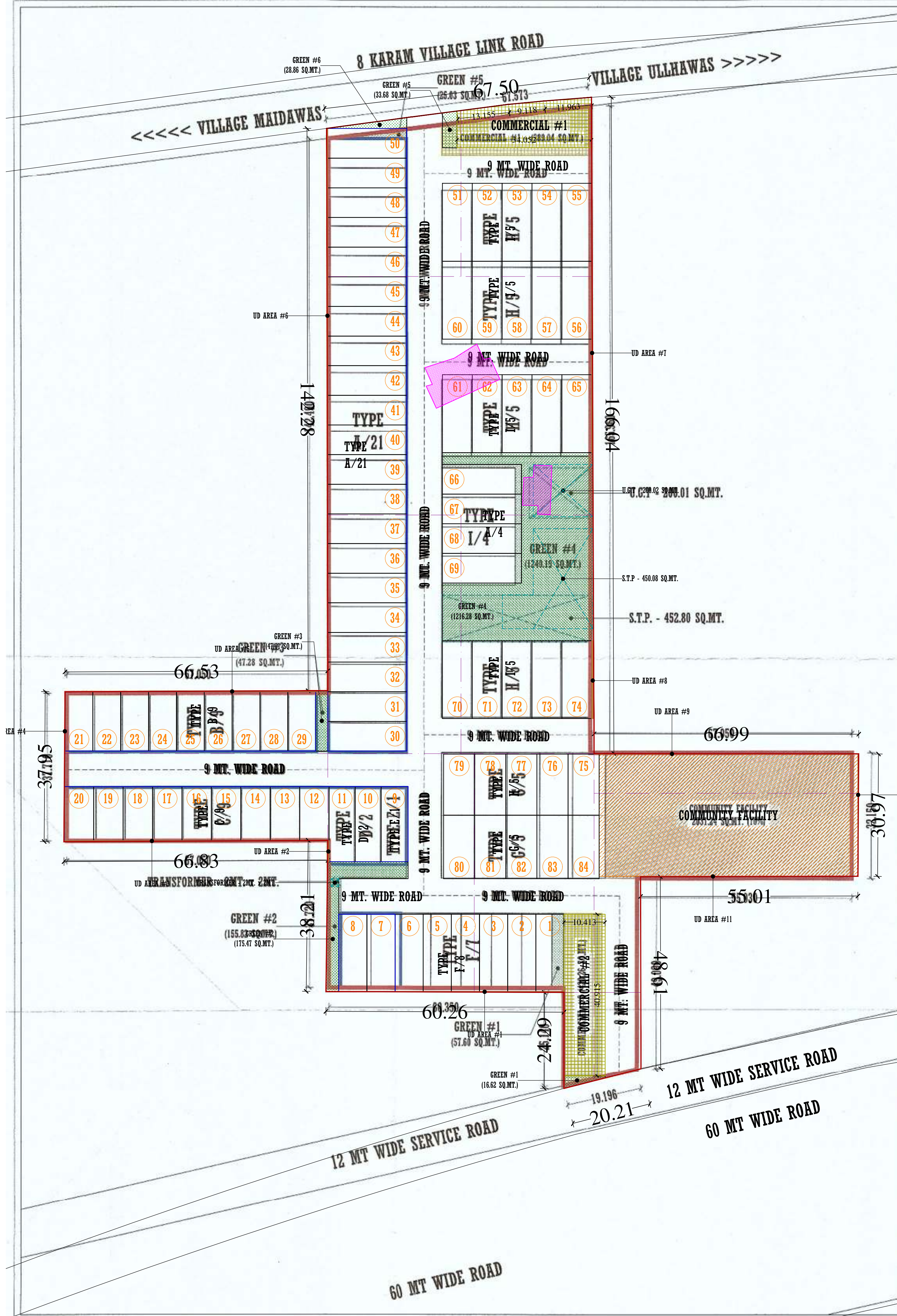




AREA DETAIL							
S.NO.	PARTICULARS	(IN ACRES)			(IN SQ.MT.)		
I	PLOT AREA	5.00			20234.25		
S.NO.	PARTICULARS	PERMISSIBLE OR REQUIRED			PROPOSAL OR ACHIEVED		
		(IN ACRES)	(IN SQ.MT.)	%	(IN ACRES)	(IN SQ.MT.)	%
II	AREA UNDER PLOTS	3.05	12342.89	61.00%	2.81	11377.81	56.23%
III	AREA UNDER COMMERCIAL	0.20	809.37	4.00%	0.20	809.30	4.00%
IV	TOTAL SALEABLE AREA (VI + VII)	3.25	13152.26	65.00%	3.01	12187.11	60.23%
V	OPEN SPACE OR PARKS	0.37	1517.57	7.50%	0.38	1525.92	7.54%
VI	AREA UNDER COMMUNITY FACILITY	0.50	2023.43	10.00%	0.50	2031.24	10.04%
VII	DENSITY	240	TO	400	298.8		PPA
VIII	UNITS	66.7	TO	111.1	83		UNITS

DETAILS OF PLOTS						
S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width	Length			
		(meter)	(meter)			
1	A	7.500	20.000	150.00	21	3150.00
2	B	7.100	15.010	106.57	9	959.14
3	C	7.450	13.700	102.07	9	918.59
4	D	6.800	19.800	130.68	2	261.36
5	E	6.800	19.800	134.64	1	134.64
6	F	7.750	19.200	148.80	7	1041.60
7	G	8.384	16.075	134.77	10	1347.73
8	H	7.610	19.710	149.99	20	2999.88
9	I	7.500	18.830	141.23	4	564.90
Total					83	11377.81
					2.81	ACRES

DETAIL OF 50% RESIDENTIAL PLOTTED AREA REQUIRED TO BE FREEZED AS PER POLICY			
A	Total Plot Area	11377.81	sq.mt.
B	50% of Plot Area	5688.91	sq.mt.

S.No.	Type	Plot Size		Area (sq.mt.)	No. of Plots	Total Area (sq.mt.)
		Width	Length			
		(meter)	(meter)			
1	A	7.500	20.000	150.00	21	3150.00
2	B	7.100	15.010	106.57	9	959.14
3	C	7.450	13.700	102.07	9	918.59
4	D	6.800	19.800	130.68	2	261.36
5	E	6.800	19.800	134.64	1	134.64
6	F	7.750	19.200	148.80	2	297.60
Total					44	5721.32
					1.41	ACRES
					50.28%	

COMMERCIAL			
S.No.	Description	Area	Units
1	Commercial #1	389.04	sq.mt.
2	Commercial #2	420.26	sq.mt.
TOTAL		809.30	sq.mt.

COMMUNITY			
S.No.	Description	Area	Units
1	Community	2031.24	sq.mt.
TOTAL		2031.24	sq.mt.

DENSITY CALCULATION			
S.No.	Description	Area	Units
1	Total Number of Plots	83	Plots
2	Number of Persons in 1 Plot	18	Persons
3	Total Number of Persons	1494	Persons
4	Net Planned Area	5.00	Acres
5	Density Achieved	298.8	PPA

GREEN AREA CALCULATION			
S.No.	Description	Area	Units
1	Green #1	57.60	sq.mt.
2	Green #2	155.82	sq.mt.
3	Green #3	47.28	sq.mt.
4	Green #4	1240.19	sq.mt.
5	Green #5	25.03	sq.mt.
TOTAL		1525.92	sq.mt.

AREA PROVIDED OTHER THAN GREEN FOR SERVICES			
Space for Under Ground Tank (U.G.T.)		(Required 200 sq.mt.)	200.01
Space for Sewage Treatment Plant (S.T.P.)		(Required 450 sq.mt.)	452.80
Space for Transformer		(Required 4 sq.mt. = 2x2)	4.00
Total		(Required 654 sq.mt.)	656.81

To be read with Licence No. 10 of 2021 dated 31/03/2022

That this Layout plan for an area measuring 5.00 acres (Drawing no. DTPC-8146 dated 01-02-2021) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojana) being developed by Countryside Properties Pvt. Ltd. in Sector-65, 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 DTPC for the modification of layout plans of the colony.
- That the revenue rasta 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 wider 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 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 3(3)(a)(iii) 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.

RAJESH BANSAL
ATP (HQ)

(AMIT MACHOLIA)
DTP (HQ)

(HITESH SHARMA)
STP (M) HQ

(P. SINGH)
DTP (HR)

(K. MAHAPATRA-PANDURANG, IAS)
DTPC (HR)

(RAM AVTAR BASSI)
AD (HQ)

LEGENDS	SCHEME BOUNDARY LINE	
	COMMUNITY COMPONENT	
	COMMERCIAL COMPONENT	
	RESIDENTIAL COMPONENT	
	GREEN AREA	
	AS PER POLICY 50% OF RESIDENTIAL PLOT TO BE FREEZE	
	SERVICES AREA	

PROJECT:

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEAN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVER AN AREA MEASURING 5.00 ACRES IN THE REVENUE ESTATE OF VILLAGE MAIDAWAS, SECTOR 65, GURUGRAM (HARYANA)

SHEET TITLE:	DATE:	AUGUST 2021
LAYOUT PLAN SUPERIMPOSE DEMARCATION PLAN ON APPROVED PLAN	SCALE:	1:500
	CLIENT:	
M/s COUNTRYSIDE PROPERTIES PVT. LTD.	NORTH	SHEET SIZE
		A1
CLIENT SIGNATURE:	ARCHITECT SIGNATURE:	ARCHITECT:
Countryside Properties Pvt. Ltd.	RATAN PAL SINGH ARCHITECT CA 2011/51128	RS PE ARCHITECTS
		+91 9808377392 +91 8814689217 rspearchitects@gmail.com #303, First Floor, Sector 48-A, Chandigarh