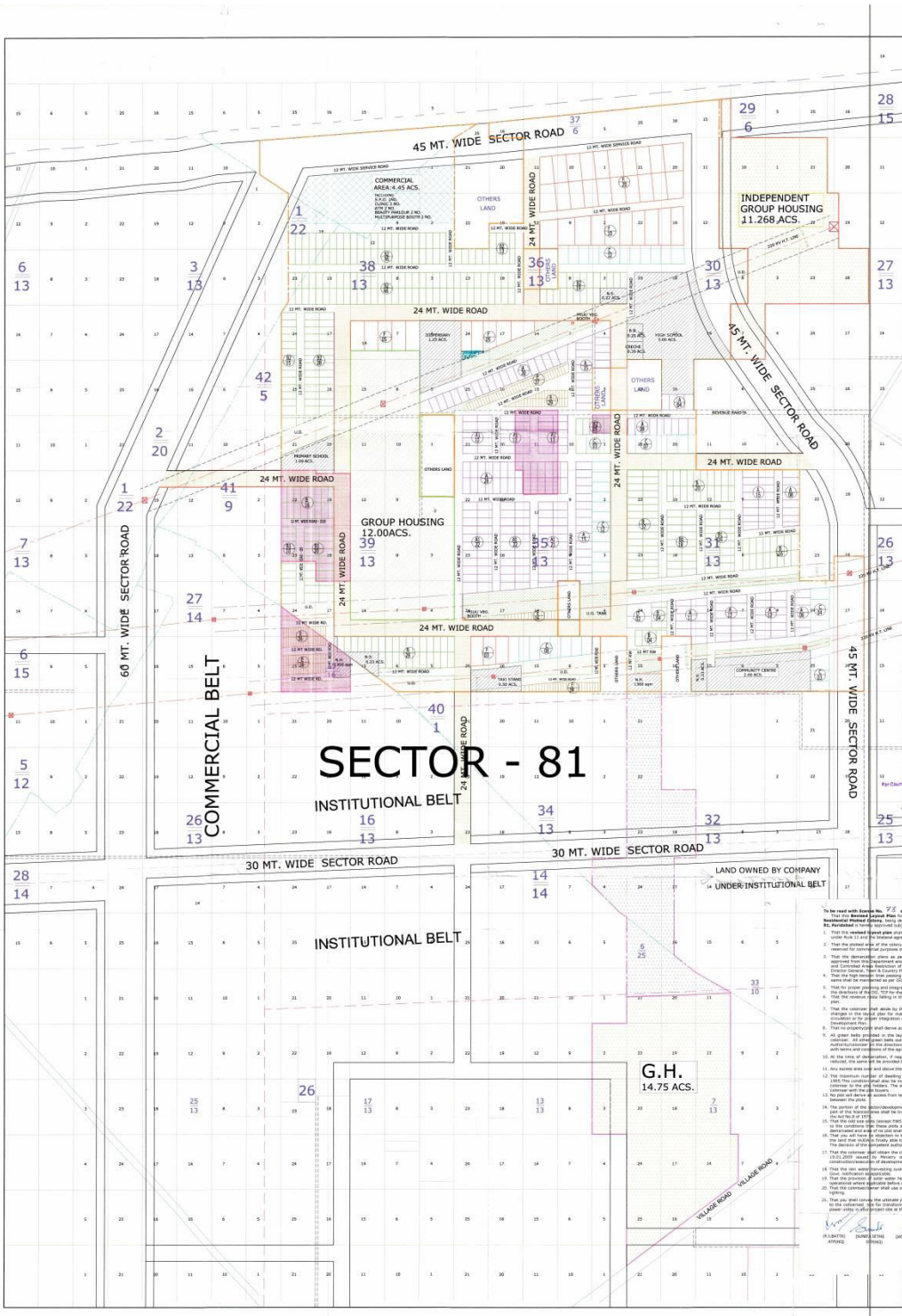

PARKLANDS FARIDABAD

LICENCED LAND :124.89 ACS.
LICENCED APPLIED : 7.70 ACS.
TOTAL AREA OF THE SCHEME : 132.59 ACS.

AREA STATEMENT

DESCRIPTION	Area	Percentage
Total area of the scheme	132.59	
Area under sector roads	9.65	
50% of the area under roads	2.96	
Area under Integrated Group Housing	11.65	
Area under commercial use	4.45	
Net Planned Area	113.503	
Area under plots	50.04	44.10%
Area under green	18.00	15.86%
TOTAL SALEABLE AREA	50.04	44.10%

PLOT DETAILS

TYPE	AREA IN SQ. YD.	PLOT DIMENSION (W)	PLOT DIMENSION (D)	AREA OF PLOTS IN SQ.M.	NO OF PLOTS	TOTAL PLOTS	AREA UNDER SCHEME
A	300	11.000	20.000	200.000	108	200	39600.000
A1	300	11.000	20.000	200.000	92		18400.000
B	250	10.000	20.000	208.000	102		21360.000
B1 (NPHL)	250	10.000	20.000	208.000	50	375	10216.000
B2 (NPHL)	250	10.000	20.000	208.000	173		35777.000
C	300	10.240	20.400	418.000	40	40	20480.027
D	350	12.870	20.000	508.000	2	2	1127.818
F	1000	20.000	50.000	908.000	43	43	39000.000
G	80	4.000	20.000	80.000	162	162	12720.000
				SUB-TOTAL	772		
NR/GROUP HOUSING							2730.000
				SUB-TOTAL	0		2730.000
							225778.845
				TOTAL AREA UNDER PLOTS (ACS.)			55.54

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
TOTAL PLOTS	772	10.5	8106
PGPS	162	4	648
TOTAL POPULATION			8754 persons
DENSITY PERMISSIBLE	Total Planned Area		500 PPA
DENSITY ACHIEVED	Planned Area		96.8 PPA

DETAIL OF NPHL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED NO OF PLOTS	%	PROVIDED NO. OF PLOTS	%
NPHL	187.50	15.00	188	15.04
EWS	62.50	5.00	62	4.96

CALCULATION OF GREEN

		Required as per Clause		Provided by		
		Sq. Mtrs	%	Sq. Mtrs	%	
A	Area under green	6.50	5.00	6.50	5.00	
	Relaxed for green					
2	Area under schools, green					More than 1%

DETAILS OF COMMUNITY SITES

Sr. No.	Community Sites	Unit area (in Acs)	Required	Provided
1	Primary School	1.00	1	1
2	Primary School	1.00	1	1
3	High School	3.00	1	1
4	Religious Building	0.25	2	2
5	Temples	0.25	2	2
6	Gurudwara	0.25	2	2
7	Club / Community centre	2.00	1	1
8	Fire Post / Office 40 Sqm.		1	1
9	Parking Niche	0.25	2	2
10	Nursery School	0.50	1	1
11	Police Post 100 sqm. each	0.04	2	2
12	ESM at 32 sqm.		4	4
13	Primary Parlour of 12 sqm.		4	4
14	Multipurpose Booth 5.5 sqm.		4	4
15	Post Office Counter Booth		4	4
16	Tot Playgroun	0.50	1	1

CLIENT :
COUNTRYWIDE PROMOTERS PVT. LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

For Countrywide Promoters Pvt. Ltd.
Authorised Signatory
Authorised Signatory

ABHISHEK KUMAR
Town and Country Planner
Architect / Town Planner

LAYOUT PLAN OF RESIDENTIAL COLONY AT SECTOR - 81 IN FARIDABAD, HARYANA.

SCALE : 1:2500 DATE:-JUNE-11 DWG. NO. RBL/LOV/01-09

To be read with licence No. 78 of 2011 dated 9/8/2011.

1. That this **Revised Layout Plan** for an area of **132.59 acres (Orig. No. DS/TCP-1984 dated 24.06.2011** of **Residential Plotted Colony**, being developed by **M/s Countrywide Promoters Pvt. Ltd. and others in Sector-81, Faridabad** is hereby approved subject to the following conditions:-
1. That this **revised 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 purpose shall be taken in plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be get 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 General, 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 SIO 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 DG, TCP 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 DG, TCP, 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 of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. That the area under the green belt/green belt/green buffer/protected 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 General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licence.
10. At the time of demarcation, if required percentage of NPHL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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 holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. That the 24 metres wide access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the colonizer/development plan roads (green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government as the lines of section 3(1)(a)(ii) of the act No.8 of 1975.
15. That the EWS/NPHL 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 70% of the standard frontage when demarcated and area of no plot 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. Nothing shall be claimed by the colonizer against HUDA/Landing in this regard.
17. That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 195 (E) Dated 19.01.2009 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 before the grant of completion certificate/occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the colonizer site for transformer/switching station (electric sub station as per the norms prescribed by the power utility in office/project site at the time of approval of building plan.

(R.S.BATH) ATP(HQ) | (SUNIL SETH) DTP(HQ) | (JAGRAM SINGH) STP(HQ) | (S.S.RDHU) CTP(HQ) | (T.C.GUPTA-HQ) DG.TCP(HR)