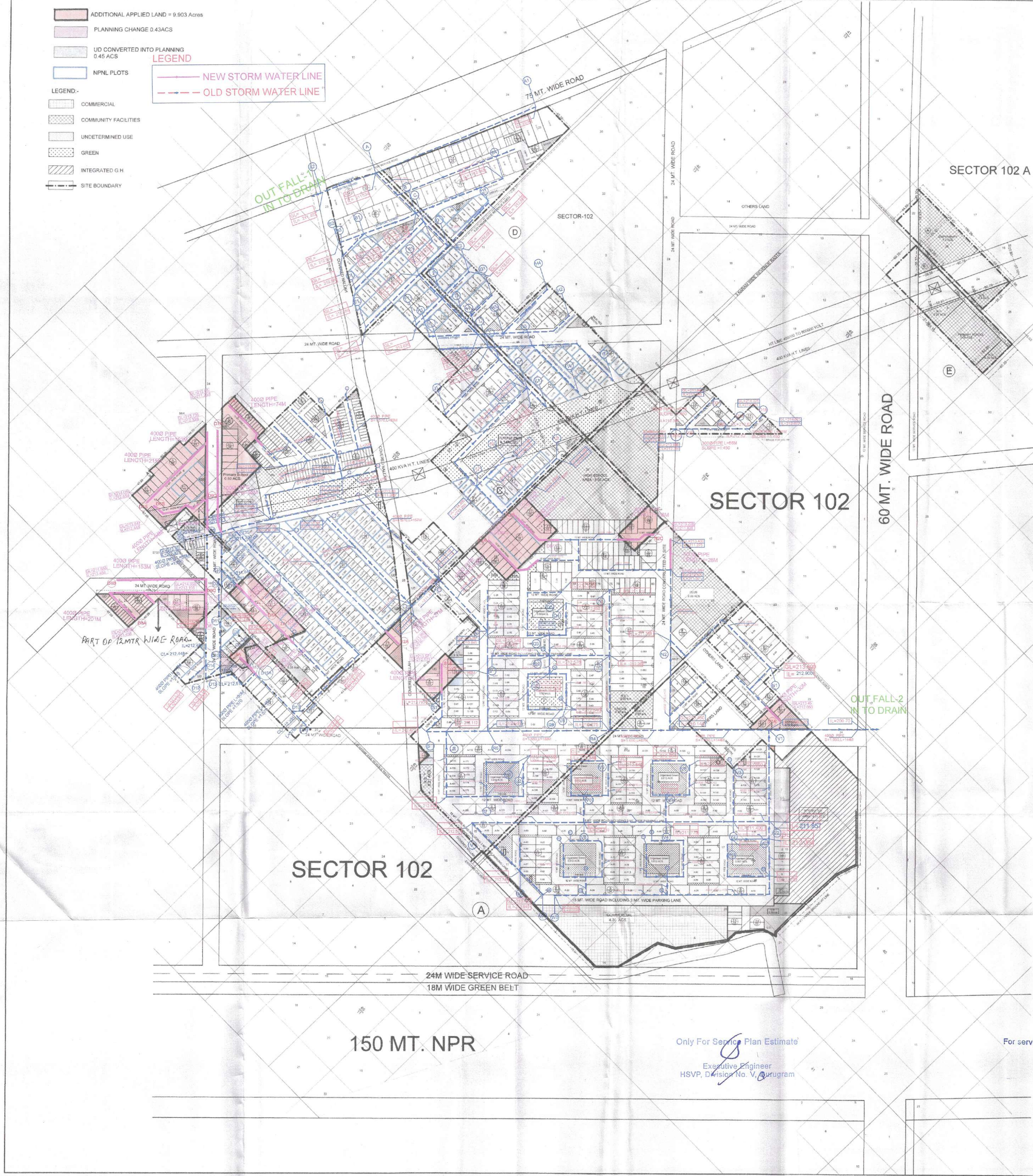




Checked subject to Comments
In forwarding letter No. 45/2024
Dt. 28/11/2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSP, Panchkula

AREA STATEMENT AS APPROVED LAYOUT PLAN (133.70525)				AREA STATEMENT AS REVISED LAYOUT PLAN (133.70525 + 9.903)			
DESCRIPTION	Area in Acres	Percentage		DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme	133.70525			Total area of the scheme	143.60825		
Area under sector road	0.390			Area under sector road	0.390		
Balance Scheme Area (A)	133.31525			Balance Scheme Area (A)	143.21825		
50% of the area falling under sector roads (B)	0.195			50% of the area falling under sector roads (B)	0.195		
Total (A+B)	133.51025			Total (A+B)	143.41325		
Area under integrated G.H	3.210			Area under integrated G.H	5.010		
Area under undetermined use	3.482			Area under undetermined use	3.082		
Net Planned Area	125.01825			Net Planned Area	135.32125		
Area under plots	56.6107	45.28%		Area under plots	59.2731	46.54%	
Area under commercial	4.300	3.44%		Area under commercial (4.30+0.078)	4.378	3.24%	
TOTAL SALEABLE AREA	60.9107	48.72%		TOTAL SALEABLE AREA	63.6511	48.77%	

DETAIL OF PLOTS				DETAIL OF PLOTS			
TYPE	AREA IN SQ. YD.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (ACRS.)	TYPE	AREA IN SQ. YD.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS (ACRS.)
A	390	11,000	23,000	A	390	11,000	23,000
B	500	27,600	15,000	B	500	27,600	15,000
C	250	11,000	19,000	C	250	11,000	19,000
D	1000	20,460	45,340	D	1000	20,460	45,340
E	80	4,200	12,000	E	80	4,200	12,000
NURSING HOME				NURSING HOME			
TOTAL AREA UNDER PLOTS (ACRS.)			56.611	TOTAL AREA UNDER PLOTS (ACRS.)			62.8751

DENSITY CALCULATIONS				DENSITY CALCULATIONS			
CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	CATEGORY	NO. OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	886	13	11518	GENERAL PLOTS	1013	13	13169
EWS	222	8	1776	EWS	254	8	2032
TOTAL POPULATION			13694	TOTAL POPULATION			15201
DENSITY PERMISSIBLE			120.00 PPA	DENSITY PERMISSIBLE			121.41 PPA
DENSITY ACHIEVED			111.88 PPA	DENSITY ACHIEVED			117.88 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	REQUIRED	PROVIDED		CATEGORY	REQUIRED	PROVIDED	
NPPL	277.00	277.00	25.00	NPPL	316.75	316.75	25.00
EWS	221.60	221.60	20.00	EWS	253.40	253.40	20.00
TOTAL	498.60	498.60	45.00	TOTAL	570.15	570.15	45.00

CALCULATION OF GREEN				CALCULATION OF GREEN			
Area	Required	Provided		Area	Required	Provided	
Area under green	8.623	9.595		Area under green	9.850	10.200	

DETAILS OF COMMUNITY SITES				DETAILS OF COMMUNITY SITES			
Sr. No.	Community Sites	Unit area (in Acs.)	Required	Sr. No.	Community Sites	Unit area (in Acs.)	Required
1	Nursery School	0.20	3	1	Nursery School	0.20	3
2	Primary School	1.00	1	2	Primary School	1.00	1
3	High School	5.00	1	3	High School	5.00	1
4	Religious Building	0.20	1	4	Religious Building	0.20	1
5	Creche	0.20	1	5	Creche	0.20	1
6	Club	2.00	1	6	Club	2.00	1
7	Sub Post Office 40 Sgm.	0.25	3	7	Sub Post Office 40 Sgm.	0.25	3
8	Nursing Home	1.25	1	8	Nursing Home	1.25	1
9	Dispensary	0.05	3	9	Dispensary	0.05	3
10	Clinic 250 sqm each	0.05	3	10	Clinic 250 sqm each	0.05	3
11	ATM of 12 sqm.	-	3	11	ATM of 12 sqm.	-	3
12	Beauty Parlour of 12 sqm.	-	3	12	Beauty Parlour of 12 sqm.	-	3
13	Multipurpose Booth 5 X 5.5 sqm	-	3	13	Multipurpose Booth 5 X 5.5 sqm	-	3
14	Mix & Vegetable Booth	-	3	14	Mix & Vegetable Booth	-	3
15	Taxi Stand	0.50	1	15	Taxi Stand	0.50	1

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

REVISED LAYOUT PLAN FOR AREA MEASURING 133.70525 ACRES (LICENSE NO. 58 of 2010 Dated 03.08.2010, 45 of 2011 Dated 17.05.2011 & 41 of 2021 Dated 23.07.2021) AND ADDITIONAL AREA MEASURING 9.903 ACRES IN THE ALREADY LICENSE GRANTED RESIDENTIAL PLOTTED COLONY, THEREBY MAKING TOTAL SITE AREA 143.60825 ACRES BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PVT. LTD IN SECTOR 102 & 102A, GURUGRAM.

To be read with Licence No. 45/2024 Dated 28/11/2024

This Revised Layout plan for area measuring 133.70525 acres (License No. 58 of 2010 dated 03.08.2010, 45 of 2011 dated 17.05.2011 & 41 of 2021 dated 23.07.2021) and additional area measuring 9.903 acres (License No. 165 of 2020 dated 25.12.2020) in the already license granted Residential Plotted Colony, thereby making total site area 143.60825 acres being developed by Countrywide Promoters Pvt. Ltd. in Sector 102, Gurugram is hereby approved subject to the following conditions:

- That this Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 14 and the Master plan.
- That the area under the plan shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as reserved for calculation of the area under plots.
- That the development plans as per size of the residential and commercial and community sites shall be approved from the Directorate and construction on these sites shall be governed by the Haryana Building Code 2017 and the zoning plan approved by the Directorate 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 provided as per the norms.
- That for proper planning and integration of services in the area adjacent to the colony, the collector shall decide by the direction of the DTCO, Haryana for the modification of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the collector shall decide by the direction of the DTCO, Haryana and accordingly shall make necessary changes in the layout plan by making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining area.
- That no underground or overhead power lines shall be laid in the colony area.
- Any green belt provided in the layout plan within the bounded area of the colony shall be developed by the collector. All other green belts outside the bounded area shall be developed by the respective landowners/developers/collector on the direction of the Directorate Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement or the license.
- At the time of implementation plan, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the bounded area.
- No plot will cover an area from less than 12 meters wide road would make a minimum clear width of 12 meters between the roads.
- Any covered 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 provision of the Haryana Building Code 2017. This condition shall also be incorporated in the agreement to be executed by the collector with the plot holder.
- The provision of the agreement shall be incorporated in the agreement to be executed by the collector with the plot holder.
- That the collector shall obtain the Clearance from the Directorate Town & Country Planning, Haryana before starting the construction/development works in the colony.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the collector/owner shall use only Compact Fluorescent Lamp (CFL) for internal lighting as well as external lighting.
- That the collector/owner shall ensure the installation of Solar Photovoltaic (PV) Panels in the colony or at least 10% of the total area of the colony shall be covered by solar panels.
- That the collector/owner shall strictly comply with the directions issued vide notification No. 1946/2019 dt. 20.12.2019 issued by Haryana Government regarding the enforcement of the Energy Conservation Building Codes.

STORM WATER LAYOUT