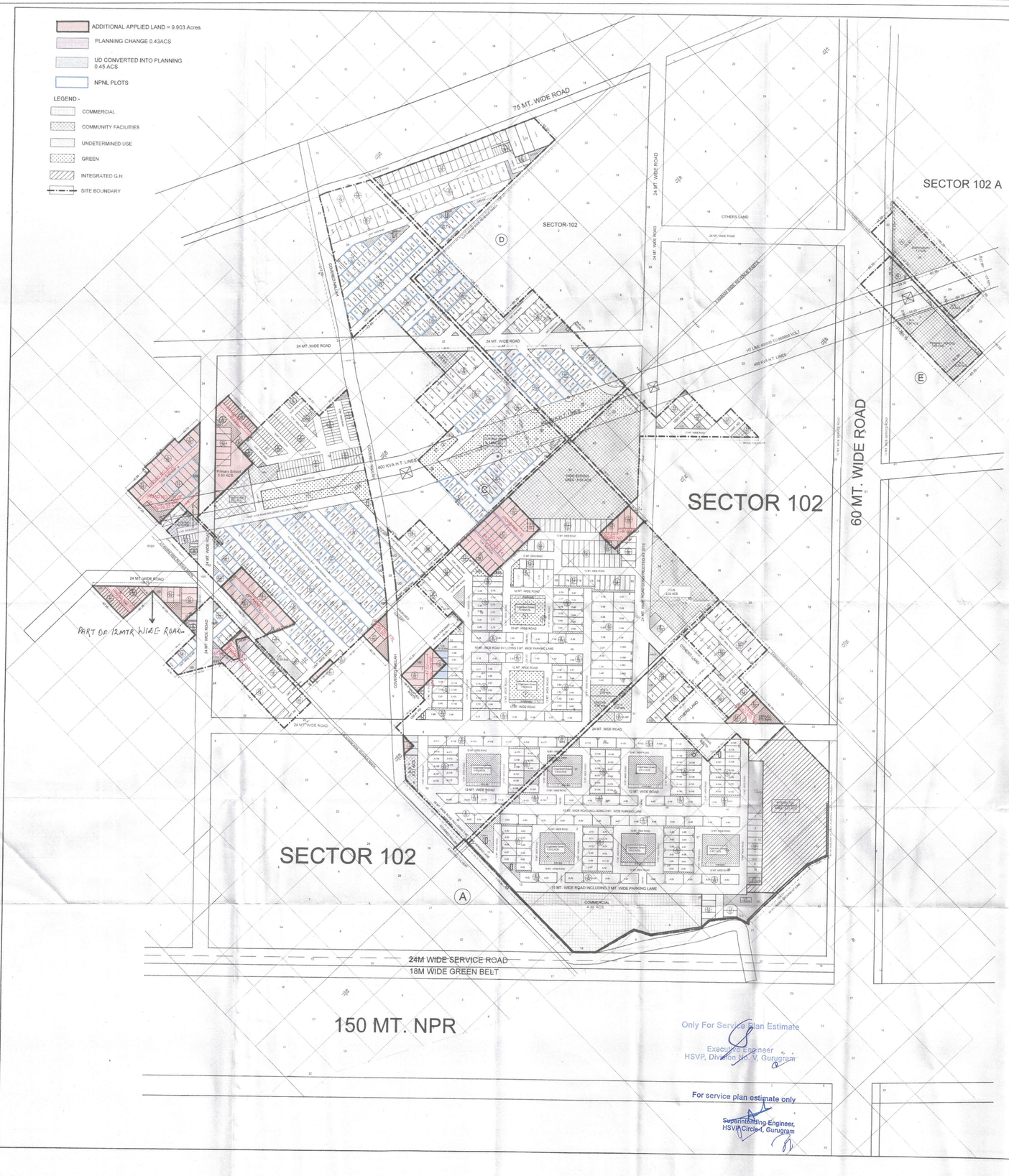

Checked subject to Comments
In forwarding letter No. 245-257
Dt. 19/12/2024 .....and notes
Attached with the estimate

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

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

For service plan estimate only
Superintending Engineer,
HSVP, Circle-I, Gurugram

AREA STATEMENT AS APPROVED LAYOUT PLAN (133.70525)

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	3.482	
Net Planned Area	125.01825	
Area under plots	56.6107	45.28 %
Area under commercial	4.300	3.44 %
TOTAL SALEABLE AREA	**60.9107**	**48.72** %

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	300	11.000	23.000	253.000	155	**155**	39215.000
B	500	27.600	15.000	414.000	117	**150**	48438.000
B1	500	30.500	15.000	457.500	33		15097.500
C	250	11.000	19.000	209.000	133	**168**	27797.000
C1	250	11.400	18.334	209.008	35		7315.266
C2	247	8.330	24.750	206.168	37	**37**	7626.196
F	225	9.150	20.600	188.490	177	**177**	33362.730
F1	204	8.380	20.340	170.449	12	**12**	2045.390
F2	181	7.600	19.900	151.240	90	**90**	13611.600
F3	182	9.000	16.900	152.100	16	**16**	2433.600
F4	185	10.800	14.350	154.980	74	**74**	11468.520
D	1000	20.460	45.340	927.656	7	**7**	6493.595
E	60	4.200	12.000	50.400	222	**222**	11188.800
				Total plots	**1108**	**1108**	
NURSING HOME				**1000**	**3**		3000.000
							229095.20
TOTAL AREA UNDER PLOTS (ACS.)							**56.611**

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	889	13.5	11991
EWS	222	9	1998
TOTAL POPULATION			**13989** PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		**120.00** PPA
DENSITY ACHIEVED			**111.66** PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	277.00	25.00	277	25.00
EWS	221.60	20.00	222	20.04

CALCULATION OF GREEN

		Organised green Required (in acs.)	2.50 Sq/per person	Provided (in acs.)
1				
A	Area under green	8.603		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 Sqm.	-	1	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	1	1
10	Clinic 250 sqm each	0.06	3	3
11	ATM of 12 sqm	-	3	3
12	Beauty Parlour of 12 sqm.	-	3	3
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	0.50	1	1

AREA STATEMENT AS REVISED LAYOUT PLAN (133.70525 +9.903)

DESCRIPTION	Area in Acres	Percentage
Total area of the scheme :	143.60825	
Area under sector road	0.390	
Balance Scheme Area (A)	143.21825	
50% of the area falling under sector roads (B)	0.195	
Total (A+B)	143.41325	
Area under integrated G.H.	5.010	
Area under undetermined use	3.082	
Net Planned Area	135.32125	
Area under plots	62.9751	46.54 %
Area under commercial (4.30+0.078)	4.378	3.24 %
TOTAL SALEABLE AREA	**67.3531**	**49.77** %

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.) W	D	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	300	11.000	23.000	253.000	168	**182**	42504.000
A1	300	10.500	23.000	241.500	14		3381.000
B	500	27.600	15.000	414.000	118	**151**	48852.000
B1	500	30.500	15.000	457.500	33		15097.500
C	250	11.000	19.000	209.000	136	**171**	28424.000
C1	250	11.400	18.334	209.008	35		7315.266
C2	247	8.330	24.750	206.168	46	**46**	9483.705
F	225	9.150	20.600	188.490	181	**181**	34116.690
F1	204	8.380	20.340	170.449	74	**74**	12613.241
F2	181	7.600	19.900	151.240	90	**90**	13611.600
F3	182	9.000	16.900	152.100	16	**16**	2433.600
F4	185	10.800	14.350	154.980	95	**95**	14723.100
D	1000	20.460	45.340	927.656	7	**7**	6493.595
E	60	4.200	12.000	50.400	254	**254**	12801.600
				Total plots	**1267**	**1267**	
NURSING HOME				**1000**	**3**		3000.000
							254850.90
TOTAL AREA UNDER PLOTS (ACS.)							**62.9751**

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	1013	13.5	13676
EWS	254	9	2286
TOTAL POPULATION			**15962** PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		**121.41** PPA
DENSITY ACHIEVED			**117.95** PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	316.75	25.00	317	25.00
EWS	253.40	20.00	254	20.05

CALCULATION OF GREEN

		Organised green Required (in acs.)	2.50 Sq/per person	Provided (in acs.)
1				
A	Area under green	9.860		10.200

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+0.5	2	2
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 Sqm.	-	1	1
8	Nursing Home	0.25	3	3
9	Dispensary	1.25	1	1
10	Clinic 250 sqm each	0.06	3	3
11	ATM of 12 sqm	-	3	3
12	Beauty Parlour of 12 sqm.	-	3	3
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3
14	Milk & Vegetable Booth	-	3	3
15	Taxi Stand	1.00	2	2

M/s Countrywide Promoters Pvt. Ltd.
Authorised Signatory
Authorized Signatory

DEEPAK VASHISTA
CA/2003/32557
Architect / Town Planner

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. 165 of 2024 Dated 28/11/2024 LC-2330-E

That this Revised Layout plan for area measuring 133.70525 acres (Licence 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 acre (License no. 165 of 2024) dated 28/11/2024 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:

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 commercial site in the colony shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken in pooled for calculation of the area under plots.
3. That the demarcation plans as per size of 42 the Residential and Commercial and Community sites 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 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 GI 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 DTCP, HR, for the modification of layout plans of the colony.
6. That the reverse 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 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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/concerned as the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements executed.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 09 of the Rule, 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.
14. 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(1)(d)(ii) of the Act No.8 of 1975.
15. That the odd 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.
16. That you will have no objection to the regularisation of the boundaries of the licence through gift and take with the land that HUDA 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.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the notification No. S.O. 1533 (E) Dated 14.9.2006 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 colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.27/37/2005 5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. 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 DUTT) IAS SO(HQ) | (NAVANI) ATP(HQ) | (ASHISH SHARMA) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (JITENDER SOHAG) ATP(HQ) | (AMIT KHATRI, IAS) DTCP (HR)

Deepak Vashista
CA/2003/32557

ROAD LAYOUT