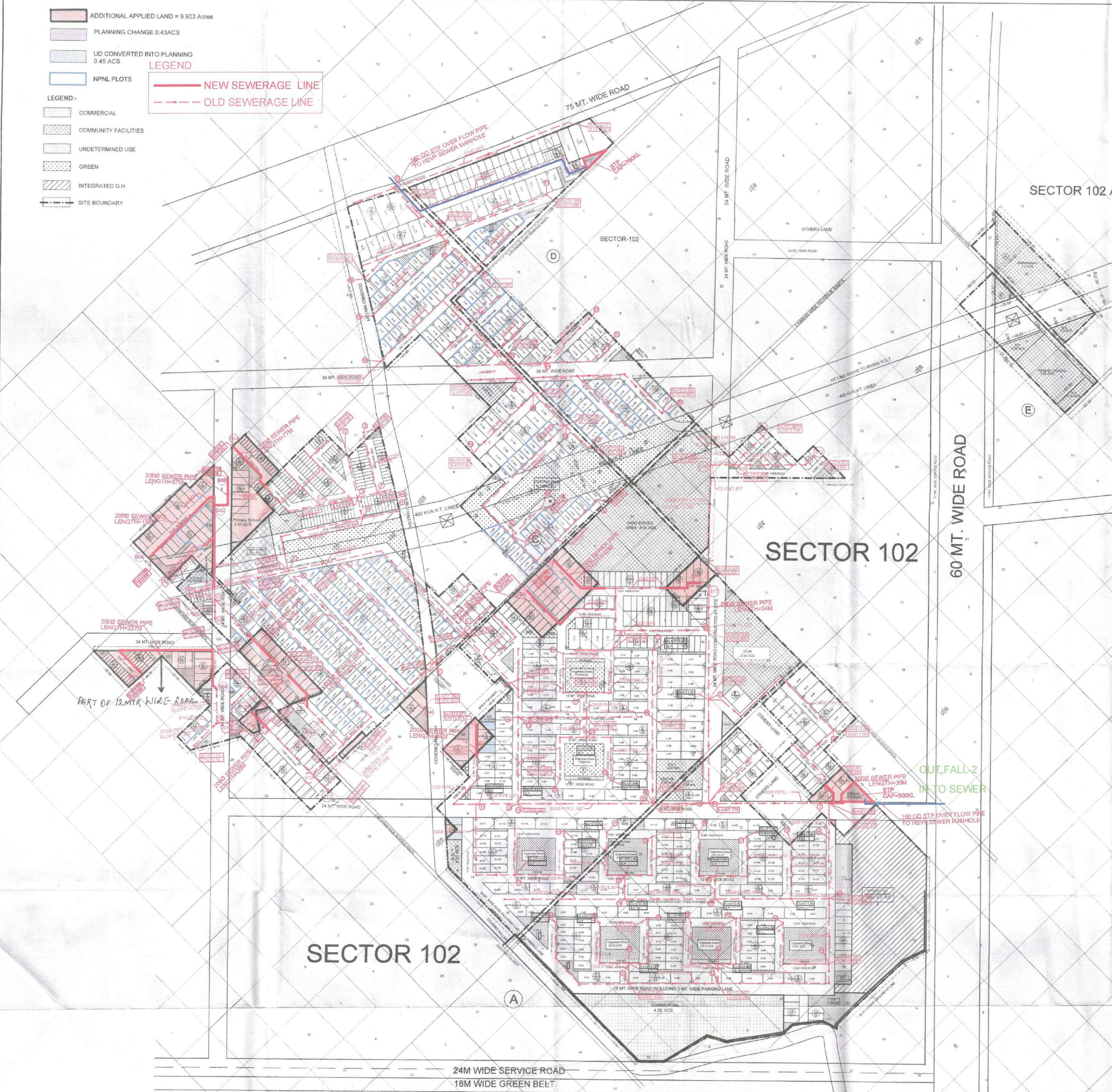


ADDITIONAL APPLIED LAND = 9.903 Acres
PLANNING CHANGE 0.43ACS
UD CONVERTED INTO PLANNING 0.45 ACS
NPPL PLOTS
LEGEND -
COMMERCIAL
COMMUNITY FACILITIES
UNDETERMINED USE
GREEN
INTEGRATED G.H
SITE BOUNDARY

LEGEND
NEW SEWERAGE LINE
OLD SEWERAGE LINE



Checked subject to Comments
In forwarding letter No. 34525
D. 19/11/2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
RVP, 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		5.010		Area under integrated G.H		5.010					
Area under undeveloped use		3.482		Area under undeveloped use		3.482					
Net Planned Area		129.01825		Net Planned Area		138.92525					
Area under plots		58.6107	45.26%	Area under plots		62.4751	45.54%				
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		67.8531	49.77%				

DETAIL OF PLOTS						DETAIL OF PLOTS						
TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ.M.)	AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ.M.)	AREA OF PLOTS (IN SQ.M.)	NO OF PLOTS	TOTAL PLOTS	
A	390	11.000	23.000	233.000	155	39215.000	A	390	11.000	23.000	233.000	
B	500	27.620	15.000	414.000	117	48438.000	B	500	27.620	15.000	414.000	
B1	500	30.500	15.000	457.500	33	15097.500	B1	500	30.500	15.000	457.500	
C	250	11.000	19.000	209.000	133	27787.000	C	250	11.000	19.000	209.000	
C1	250	11.400	18.334	209.000	35	168	7315.296	C1	250	11.400	18.334	209.000
C2	247	8.330	24.750	206.168	37	37	7828.198	C2	247	8.330	24.750	206.168
F	225	9.150	20.600	188.490	177	177	33362.730	F	225	9.150	20.600	188.490
F1	204	8.380	20.340	170.449	12	12	2043.390	F1	204	8.380	20.340	170.449
F2	181	7.800	19.800	151.240	90	90	1811.600	F2	181	7.800	19.800	151.240
F3	182	9.000	16.900	152.100	16	16	2433.600	F3	182	9.000	16.900	152.100
F4	185	10.600	14.350	154.860	74	74	11468.520	F4	185	10.600	14.350	154.860
D	1000	20.460	45.340	927.656	7	7	6493.595	D	1000	20.460	45.340	927.656
E	60	4.200	12.000	50.400	222	222	11188.800	E	60	4.200	12.000	50.400
Total plots				1168	1168	Total plots				1287	1287	
NURSING HOME				1000	3	NURSING HOME				1000	3	
TOTAL AREA UNDER PLOTS (ACRS.)					58.611	TOTAL AREA UNDER PLOTS (ACRS.)					62.9751	

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	880	13.5	11880	GENERAL PLOTS	1013	13.5	13676				
EWS	222	9	1998	EWS	254	9	2286				
TOTAL POPULATION			13878	TOTAL POPULATION			15962				
DENSITY PERMISSIBLE			128.00 PPA	DENSITY PERMISSIBLE			121.41 PPA				
DENSITY ACHIEVED			111.96 PPA	DENSITY ACHIEVED			117.86 PPA				

DETAIL OF NPPL PLOTS AND EWS PLOTS						DETAIL OF NPPL PLOTS AND EWS PLOTS					
CATEGORY	No. of plots	%	REQUIRED	PROVIDED	CATEGORY	No. of plots	%	REQUIRED	PROVIDED		
NPPL	277	23.00	277	25.00	NPPL	316.75	25.00	317	25.00		
EWS	221.60	20.00	222	20.04	EWS	253.40	20.00	254	20.05		

CALCULATION OF GREEN						CALCULATION OF GREEN					
Category	Required (in acs.)	2.50 Sample person	Provided (in acs.)	2.50 Sample person	Category	Required (in acs.)	2.50 Sample person	Provided (in acs.)	2.50 Sample person		
A	8.623	9.556	9.556	9.556	A	8.623	9.556	9.556	9.556		

DETAILS OF COMMUNITY SITES						DETAILS OF COMMUNITY SITES					
Sr. No.	Community Sites	Unit area (in Ac.)	Required	Provided	Sr. No.	Community Sites	Unit area (in Ac.)	Required	Provided		
1	Nursery School	0.20	3	3	1	Nursery School	0.20	3	3		
2	Primary School	1.00	1	1	2	Primary School	1.00	1	1		
3	High School	5.00	1	1	3	High School	5.00	1	1		
4	Religious Building	0.20	1	1	4	Religious Building	0.20	1	1		
5	Cinema	0.20	1	1	5	Cinema	0.20	1	1		
6	Club	2.00	1	1	6	Club	2.00	1	1		
7	Sub Post Office 40 Sqm.	1	1	1	7	Sub Post Office 40 Sqm.	1	1	1		
8	Nursing Home	0.25	3	3	8	Nursing Home	0.25	3	3		
9	Dispensary	1.25	1	1	9	Dispensary	1.25	1	1		
10	Clinic 250 sqm each	0.09	3	3	10	Clinic 250 sqm each	0.09	3	3		
11	ATM of 12 sqm.	-	3	3	11	ATM of 12 sqm.	-	3	3		
12	Ready Parlor of 12 sqm.	-	3	3	12	Ready Parlor of 12 sqm.	-	3	3		
13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3	13	Multipurpose Booth 5 X 5.5 sqm.	-	3	3		
14	Milk & Vegetable Booth	-	3	3	14	Milk & Vegetable Booth	-	3	3		
15	Taxi Stand	0.59	1	1	15	Taxi Stand	0.59	1	1		

My Country Promoters Pvt. Ltd.

Authorized Signatory

Authorized Signatory

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
That 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. 58 of 2010 dated 03.08.2010, 45 of 2011 dated 17.05.2011 & 41 of 2021 dated 23.07.2021) 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 in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
2. That the area under the Revised layout plan shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as per the plan for calculation of the area under the Revised layout plan.
3. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
4. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
5. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
6. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
7. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
8. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
9. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
10. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
11. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
12. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
13. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
14. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
15. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
16. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
17. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
18. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
19. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
20. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.
21. That the Revised layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 of the Transfer of Land Act, 1897.