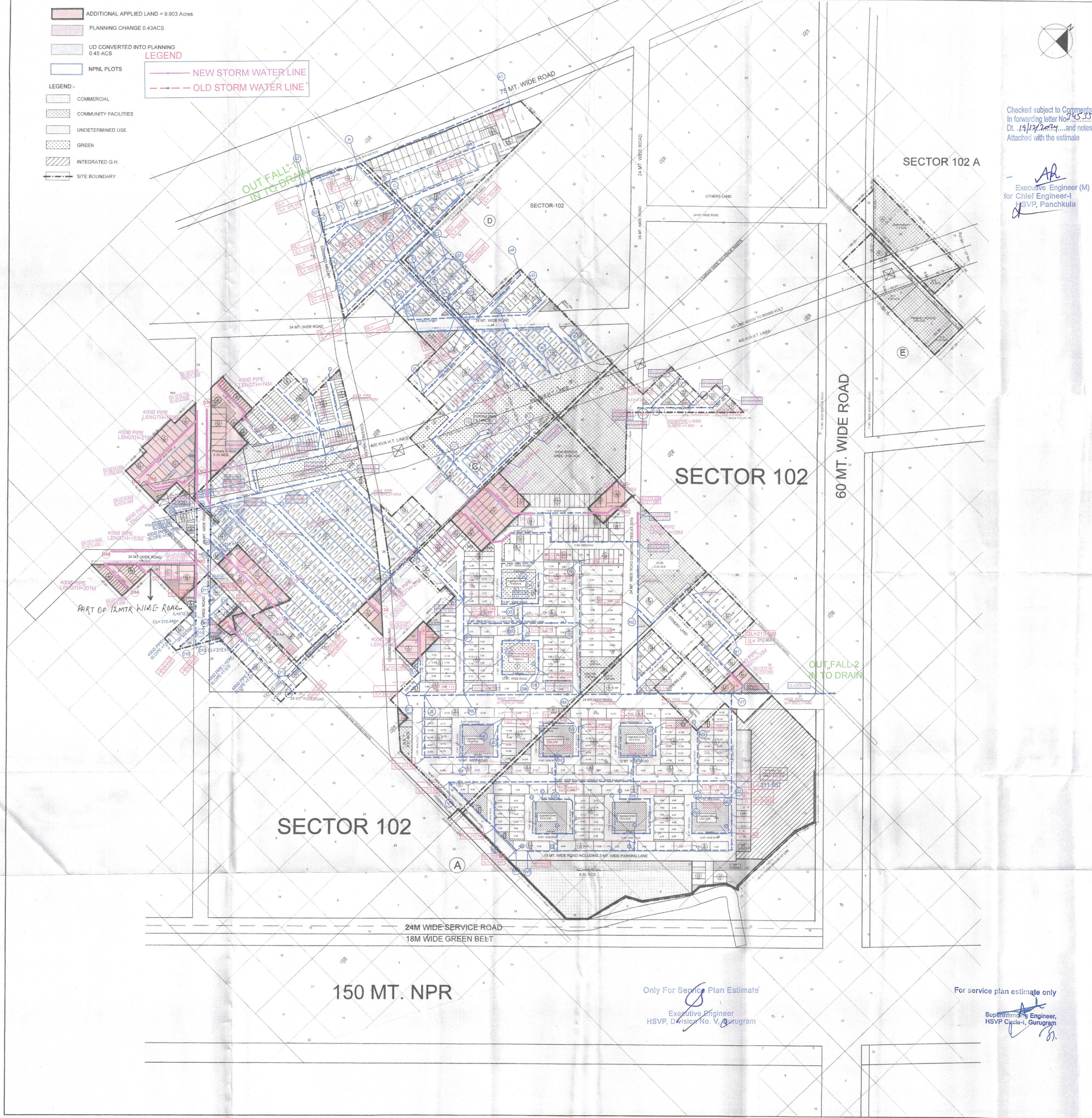




Checked subject to Comments
In forwarding letter No. 45/2011
Dt. 19/12/2011 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HVP, 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 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	62.8751	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	46.72 %		TOTAL SALEABLE AREA	67.3531	49.77 %	

DETAIL OF PLOTS				DETAIL OF PLOTS			
TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQ. YD.)	AREA OF PLOTS (IN SQ. YD.)	NO. OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS (IN SQ. YD.)	AREA UNDER PLOTS (IN SQ. YD.)
A	350	11.000	23.000	253.000	155	36215.000	36215.000
B	500	27.600	15.000	414.000	117	48438.000	48438.000
B1	500	30.500	15.000	457.500	33	15097.500	15097.500
C	250	11.000	19.000	209.000	133	27797.000	27797.000
C1	250	11.400	18.334	209.008	35	7315.268	7315.268
C2	247	8.330	24.750	206.188	37	7628.198	7628.198
F	225	9.150	20.600	188.490	177	33362.730	33362.730
F1	204	8.380	20.340	170.440	90	17044.000	17044.000
F2	181	7.600	19.900	151.240	90	13611.600	13611.600
F3	182	9.000	18.900	152.100	16	2433.600	2433.600
F4	185	10.800	14.350	114.880	74	11488.520	11488.520
D	1000	20.460	45.340	927.656	7	6493.595	6493.595
E	60	4.200	12.000	50.400	222	11188.800	11188.800
NURSING HOME	1000			1108	1108	3000.000	3000.000
TOTAL AREA UNDER PLOTS (ACRS.)						229995.20	229995.20

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	13.5	11961	GENERAL PLOTS	1013	13.5	13676
EWS	222	9	1998	EWS	254	9	2286
TOTAL POPULATION			13959 PERSON	TOTAL POPULATION			15962 PERSON
DENSITY PERMISSIBLE			120.00 PPA	DENSITY PERMISSIBLE			121.41 PPA
DENSITY ACHIEVED			111.86 PPA	DENSITY ACHIEVED			117.35 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	REQUIRED No. of plots	PROVIDED No. of plots	%	CATEGORY	REQUIRED No. of plots	PROVIDED No. of plots	%
NPPL	277.00	277	25.00	NPPL	316.75	317	25.00
EWS	221.60	222	20.04	EWS	253.40	254	20.05

CALCULATION OF GREEN				CALCULATION OF GREEN			
Area under green	Required (in a/c.)	Provided (in a/c.)	%	Area under green	Required (in a/c.)	Provided (in a/c.)	%
A	8.623	9.595	111.27	A	9.850	10.200	103.55

DETAILS OF COMMUNITY SITES				DETAILS OF COMMUNITY SITES			
Sr. No.	Community Sites	Unit area (in a/c.)	Required	Sr. No.	Community Sites	Unit area (in a/c.)	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 Sqm.	0.25	3	7	Sub Post Office 40 Sqm.	0.25	3
8	Nursing Home	1.25	1	8	Nursing Home	1.25	1
9	Dispensary	0.06	3	9	Dispensary	0.06	3
10	Clinic 250 sqm each	0.06	3	10	Clinic 250 sqm each	0.06	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

Countrywide Promoters Pvt. Ltd.
Authorized Signatory
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. 45/2021 Dated 28/11/2021

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. 45 of 2021 dated 28/11/2021) in already licensed 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 13 and the Master plan.
- That the percentage of the colony shall not exceed 95% 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 development plan 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 Director, 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 maintained as per G.S. norms.
- That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the direction of the DCP, Haryana for the modification of layout plan of the colony.
- That the road/route/railway in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the collector shall abide by the directions of the DCP, 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 area.
- That no property plot shall encroach directly from the carriage way of 30 metres or more wide road if applicable, other green belts outside the licensed area shall be developed by the licensee/owner/developer/contractor on the basis of the approved layout plan and in accordance with terms and conditions of the agreement.
- At the time of development plan, if required percentage of NPPL plots and the area under infrastructure are reduced, the same will be governed by the collector in the licensed area.
- No plot will encroach an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the roads.
- Any excess area over and above the permissible 4% under commercial use shall be devoted to open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Haryana Rules. This condition shall also be incorporated in the zoning plan and in all subsequent letters being issued by the collector to the plot holders. The collector shall also be incorporated in the agreement to be executed by the collector with the plot holders.
- The collector shall obtain the Clearance/NOC as per the provisions of the Notification No. 133/133/13 dated 14.9.2008 issued by Ministry of Environment and Forests, Government of India before starting the construction/development of the colony.
- That the 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 fitting for internal lighting as well as campus lighting.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant in the colony of under 1000 sqm/2000 sqm/5000 sqm as per the provisions of the Haryana Government, Renewable Energy Department.
- That the collector/owner shall strictly comply with the directions issued vide notification No. 194/2019-SP dated 31.03.2019 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Deepak Vashista
CA/2003/32557

Supervising Engineer,
HVP Cycle-I, Gurugram

STORM WATER LAYOUT