

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



Checked subject to Comments
In forwarding letter No. 245/237
Dt. 19/12/2024 and notes
Attached with the estimate

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

150 MT. NPR

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

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

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)	143.21835									
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)	143.41330									
Area under integrated G.H.	3.462		Area under integrated G.H.	3.462									
Area under undetermined use	5.010		Area under undetermined use	5.010									
Net Planned Area	125.01825		Net Planned Area	135.34255									
Area under plots	56.6107	45.28 %	Area under plots	62.9751	45.54 %								
Area under commercial	4.300	3.44 %	Area under commercial	4.378	3.44 %								
TOTAL SALEABLE AREA	60.9197	48.72 %	TOTAL SALEABLE AREA	67.3531	48.77 %								
DETAIL OF PLOTS					DETAIL OF PLOTS								
TYPE	AREA IN SQ. YD.	PLOT DIMENSION (IN SQM.)	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA IN SQ. YD.	PLOT DIMENSION (IN SQM.)	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS (IN SQM.)		
A	300	11,000	23,000	253,000	155	300	11,000	23,000	253,000	169	42504,000		
B	500	27,800	15,000	414,000	117	A1	300	11,000	23,000	241,500	14	182	3381,000
B1	500	30,500	15,000	457,500	33	B	500	27,800	15,000	414,000	118	48852,000	
C	250	11,000	19,000	209,000	133	B1	500	30,500	15,000	457,500	33	151	15957,500
C1	250	11,400	18,334	209,008	35	C	250	11,000	18,000	209,000	136	28424,000	
C2	247	8,330	24,750	206,168	37	C1	250	11,400	18,334	209,008	35	771	7315,266
F	225	9,150	20,600	188,490	177	C2	247	8,330	24,750	206,168	36	4431,735	
F1	204	8,380	20,340	170,449	12	F	225	9,150	20,600	188,490	181	181	24116,690
F2	181	7,600	19,900	151,240	90	F1	204	8,380	20,340	170,449	74	74	12613,241
F3	182	9,000	16,900	152,100	16	F2	181	7,600	19,900	151,240	90	90	13611,600
F4	185	10,800	14,350	154,980	74	F3	182	9,000	16,900	152,100	16	16	2433,600
D	1000	20,460	45,340	927,656	7	F4	185	10,800	14,350	154,980	95	95	14271,100
E	60	4,200	12,000	50,400	254	D	1000	20,460	45,340	927,656	7	7	6493,595
NURSING HOME	1000	3	3	3000,000	1257	E	60	4,200	12,000	50,400	254	254	12801,600
TOTAL AREA UNDER PLOTS (ACS.)				220995.20		NURSING HOME	1000	3	3	3000,000	1257	1257	3000,000
				66.611						254595.90	82.8751		
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	885	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			117.95 PPA					
DETAIL OF NPPL PLOTS AND EWS PLOTS					DETAIL OF NPPL PLOTS AND EWS PLOTS								
CATEGORY	REQUIRED	PROVIDED	CATEGORY	REQUIRED	PROVIDED								
NPPL	No. of plots	No. of plots	NPPL	No. of plots	No. of plots								
EWS	277.00	25.00	EWS	253.40	25.00								
	221.60	20.00		222	20.04								
CALCULATION OF GREEN					CALCULATION OF GREEN								
Organised green					Organised green								
Area under green	Required (in aca.)	Provided (in aca.)	Area under green	Required (in aca.)	Provided (in aca.)								
A	8.823	9.596	A	8.823	9.596								
DETAILS OF COMMUNITY SITES					DETAILS OF COMMUNITY SITES								
Sr. No.	Community Sites	Unit area (In Aca.)	Required	Provided	Sr. No.	Community Sites	Unit area (In Aca.)	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	Creche	0.20	1	1	5	Creche	0.20	1	1				
6	Club	2.00	1	1	6	Club	2.00	1	1				
7	Sub Post Office 40 Sgm.	0.25	3	3	7	Sub Post Office 40 Sgm.	0.25	3	3				
8	Nursing Home	1.25	1	1	8	Nursing Home	1.25	1	1				
9	Dispensary	0.08	3	3	9	Dispensary	0.08	3	3				
10	Cine 250 sqm each	-	3	3	10	Cine 250 sqm each	-	3	3				
11	ATM of 12 sqm	-	3	3	11	ATM of 12 sqm	-	3	3				
12	Beauty Parlour of 12 sqm	-	3	3	12	Beauty Parlour 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	Mix & Vegetable Booth	-	3	3	14	Mix & Vegetable Booth	-	3	3				
15	Taxi Stand	0.50	1	1	15	Taxi Stand	1.00	2	2				

WIS County Engineers Pvt. Ltd.

Authorised Signatory

DESIGNER/ARCHITECT

CA2003/32357

CLIENT :

COUNTRYWIDE PROMOTERS PVT. LTD

REGD OFFICE: OT-14, 3RD FLOOR, NEXT DOOR,

PARKLANDS, SECTOR-7F,

FARIDABAD, HARYANA -121004

Authorized Signatory

Architect / Town Planner

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. 135 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. 162 of 2021 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 collateral agreement.
2. That the water supply and sewerage shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purpose shall be taken as plotted for calculation of the area under plots.
3. That the development plan as per the provisions of the Act shall be approved by the Director Town & Country Planning, Haryana.
4. That the right of way shall be provided in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per the norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the collector shall provide the directions of the roads in the colony shall be kept free for circulation movement as shown in the layout plan.
6. That the collector shall provide in the colony shall be kept free for circulation movement as shown in the layout plan.
7. That the collector shall provide in the colony shall be kept free for circulation movement as shown in the layout plan.
8. That no portion of the land shall be used for any other purpose than that for which it is intended.
9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the promoter. All other green belts shall be developed by the promoter. All other green belts shall be developed by the promoter.
10. At the time of development plan, if required percentage of NPPL plots and the area under infrastructure are reduced, the same will be provided by the promoter in the licensed area.
11. No plot will cover an area less than 12 meters wide road would mean a minimum clear width of 12 meters 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 99 of the Act, 1963. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders.
14. The portion of the development plan made (green belts) as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 24(b)(ii) of the Act No. 16 of 1972.
15. That the site size plots (NPPL plots) which are approved of standard dimensions are being approved subject to the condition that these plots shall not have a frontage of less than 75% of the standard frontage when developed and area of no plots shall exceed 2 meters.
16. That you will have no objection to the implementation of the boundaries of the blocks through grid line with the land that 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 collector will obtain the Clearance/NOC as per the provisions of the Notification No. S.D. 1331 dated 16.10.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/reconstruction of the plots.
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 collector/owner shall use only Compact Fluorescent Lamps (CFL) for indoor lighting as well as Compact lighting.
20. That the collector/owner shall ensure the installation of Solar Photovoltaic (PV) Panel as per the provisions of order No. 27/23/2020 dated 21.03.2020 issued by Haryana Government Renewable Energy Department.
21. That the collector/owner shall strictly comply with the directions issued under Notification No. 194/2016 SP dated 31.12.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Deepak Vashista
CA/2003/32557

FLUSHING WATER SUPPLY LAYOUT