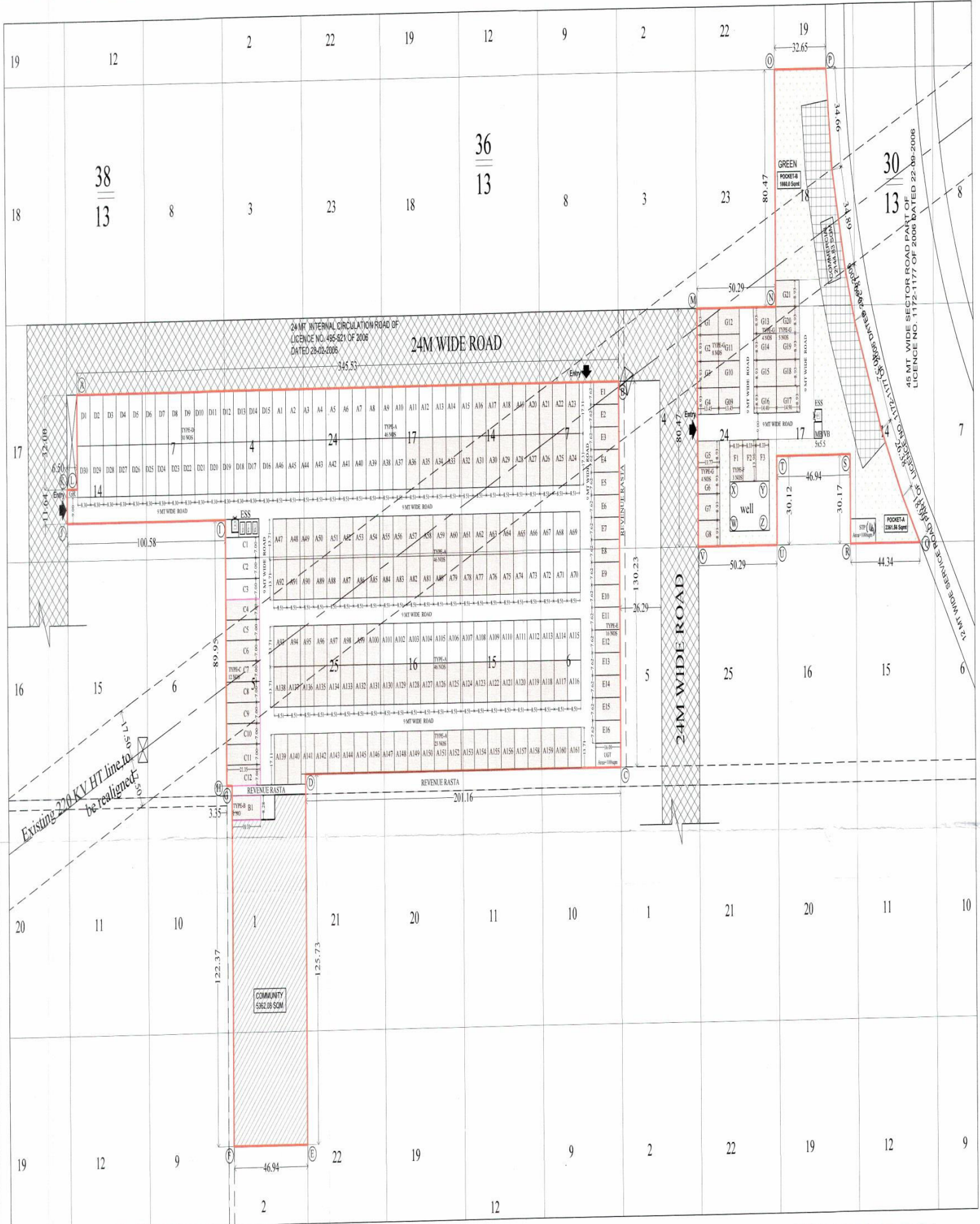


To be read with Licence No. 94 of 2019 Dated 19/08/2019

This layout plan for an area measuring 13.25 acres (Drawing No. DTCP-7071 dated 30.07.2019) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Countrywide Promoters Pvt. Ltd. in Sector-81, Distt. Faridabad is hereby approved subject to the following conditions:-

1. That this 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 plotted area of the colony shall not exceed 65% 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.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site 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 for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads/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 3(3)(a)(ii) of the Act No.8 of 1975.
13. That the odd size plots 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

*(Signatures of officials)*  
 (RAM MEHAR) JO (HQ) (DINESH KUMAR) SO(HQ) (NARENDER KUMAR) ATP (HQ) (VENKAT SINGH) DTP (HQ) (SUDHANU SINGH) SP (HQ) (SUDHANU SINGH) CP(HQ) (K. MAHARAJ PANDURANG, IAS) DTCP (HQ)



**PROPOSED 13.25 ACRE PROJECT UNDER DDJAY, SECTOR - 81, FARIDABAD**

| AREA STATEMENT   |         | Acres  | SQM      |
|--|---------|--------|----------|
| TOTAL SITE AREA  |         | 13.250 | 5820.4   |
| PERMISSIBLE MAX AREA FOR RESIDENTIAL + COMMERCIAL (65%)  |         | 8.613  | 3863.5   |
| PERMISSIBLE MAX AREA FOR COMMERCIAL (4%)   |         | 0.530  | 2344.83  |
| PERMISSIBLE AREA FOR RESIDENTIAL (61%)   |         | 8.083  | 32708.7  |
| PROPOSED AREA FOR COMMERCIAL (4%)  |         | 0.530  | 2344.83  |
| AREA PROPOSED FOR RESIDENTIAL PLOTS (58.63%)   |         | 7.77   | 31498.76 |
| TOTAL AREA PROPOSED UNDER COMMERCIAL + RESIDENTIAL PLOTS (62.63%)  |         | 8.30   | 33582    |
| PERMISSIBLE RESIDENTIAL PLOT (MINIMUM/MAXIMUM)   |         | 236    | 959      |
| ACHIEVED DENSITY (PPA)   | 249 PPA |        |          |
| 50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY (REQUIRED)   |         | 3.88   | 15718.38 |
| RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY - 2016 (PROPOSED = 64.24%)   |         | 4.990  | 20195.38 |
| AREA REQD FOR THE TRANSFER OF 10% AREA OF THE LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES |         | 1.3250 | 5362.08  |
| AREA PROPOSED FOR COMMUNITY FACILITIES (10%)   |         | 1.325  | 5362.08  |
| AREA ACQUIRED UNDER GREEN = 7.5% OF PLOT AREA  |         | 0.994  | 4021.56  |
| AREA PROPOSED UNDER GREEN (7.5%)   |         | 0.994  | 4021.56  |
| MINIMUM AREA REQ. IN SINGLE PLOT UNDER CONSOLIDATED GREEN  |         | 0.300  | 1214.06  |
| PROPOSED GREEN IN POKET A  |         | 0.584  | 2361.56  |
| PROPOSED NUMBER OF RESIDENTIAL PLOT  |         | 244    | PLOTS    |

**TOTAL RESIDENTIAL PLOT AREA CALCULATIONS**

| PLOT TYPE    | PLOT NUMBERS        | SHAPE          | PLOT DIMENSIONS (M) | NO. OF PLOTS | PLOT AREA SQM   | TOTAL PLOT AREA SQM |         |
|--------------|---------------------|----------------|---------------------|--------------|-----------------|---------------------|---------|
| A            | A1-A46              | RECTANGLE      | 8.51 X 17.31        | 46           | 147.31          | 6776.17             |         |
|              | A47-A138, A141-A161 | RECTANGLE      | 8.51 X 17.71        | 113          | 156.67          | 13183.95            |         |
|              | A139-A140           | RECTANGLE      | 8.51 X 17.11        | 2            | 145.61          | 291.21              |         |
|              | B                   | B1             | RECTANGLE           | 8.28 X 18.10 | 1               | 149.87              | 149.87  |
|              | C                   | C1-C12         | RECTANGLE           | 7.00 X 21.35 | 12              | 149.45              | 1793.40 |
|              | D                   | D1-D20         | RECTANGLE           | 8.30 X 17.31 | 30              | 143.67              | 4310.10 |
|              | E                   | E1-E16         | RECTANGLE           | 7.62 X 16.00 | 16              | 121.92              | 1950.72 |
|              | F                   | F1-F3          | RECTANGLE           | 8.33 X 13.96 | 3               | 116.29              | 348.86  |
|              | G                   | G1-G4 & G9-G12 | RECTANGLE           | 8.93 X 13.45 | 8               | 120.11              | 960.87  |
|              |                     | G5-G8          | RECTANGLE           | 8.93 X 13.77 | 4               | 122.97              | 491.86  |
| G13-G15      |                     | RECTANGLE      | 8.93 X 14.40        | 4            | 128.59          | 514.37              |         |
| G17-G21      |                     | RECTANGLE      | 8.93 X 14.90        | 5            | 133.06          | 665.29              |         |
| <b>TOTAL</b> |                     |                | <b>244</b>          |              | <b>31498.76</b> |                     |         |

**50% RESIDENTIAL AREA FROZEN BY THE DEPARTMENT UNDER DDJAY**

| PLOT TYPE    | PLOT NUMBERS | SHAPE          | PLOT DIMENSIONS (M) | NO. OF PLOTS | PLOT AREA SQM   | TOTAL PLOT AREA SQM |         |
|--------------|--------------|----------------|---------------------|--------------|-----------------|---------------------|---------|
| A            | A16-A38      | RECTANGLE      | 8.51 X 17.31        | 21           | 147.31          | 3093.47             |         |
|              | A47-A55      | RECTANGLE      | 8.51 X 17.71        | 9            | 116.67          | 1069.77             |         |
|              | A74-A75      | RECTANGLE      | 8.51 X 17.71        | 2            | 156.67          | 313.34              |         |
|              | A89-A100     | RECTANGLE      | 8.51 X 17.71        | 12           | 156.67          | 1880.04             |         |
|              | A139-A138    | RECTANGLE      | 8.51 X 17.71        | 2            | 156.67          | 313.34              |         |
|              | B            | B1             | RECTANGLE           | 8.28 X 18.10 | 1               | 149.87              | 149.87  |
|              | C            | C4-C12         | RECTANGLE           | 7.00 X 21.35 | 9               | 149.45              | 1345.05 |
|              | E            | E1-E16         | RECTANGLE           | 7.62 X 16.00 | 16              | 121.92              | 1950.72 |
|              | G            | G1-G4 & G9-G12 | RECTANGLE           | 8.93 X 13.45 | 8               | 120.11              | 960.87  |
|              |              | G5-G8          | RECTANGLE           | 8.93 X 13.77 | 4               | 122.97              | 491.86  |
| G13-G15      |              | RECTANGLE      | 8.93 X 14.40        | 4            | 128.59          | 514.37              |         |
| F            | F1-F3        | RECTANGLE      | 8.33 X 13.96        | 3            | 116.29          | 348.86              |         |
| <b>TOTAL</b> |              |                | <b>125</b>          |              | <b>15820.65</b> |                     |         |

**TOTAL PLOT CALCULATION**

| BLOCK                         | NUMBER OF PLOTS |
|-------------------------------|-----------------|
| A                             | 161             |
| B                             | 1               |
| C                             | 12              |
| D                             | 30              |
| E                             | 16              |
| F                             | 3               |
| G                             | 21              |
| <b>TOTAL PLOT CALCULATION</b> | <b>244</b>      |

**POPULATION DENSITY CALCULATION**

| NET PLANNED AREA | PERMISSIBLE DENSITY | NUMBER OF PERSONS/ PLOT | MINIMUM NUMBER OF PLOTS REQUIRED | MAXIMUM NUMBER OF PLOTS REQUIRED | PROPOSED NUMBER OF PLOTS | ACHIEVED DENSITY |
|------------------|---------------------|-------------------------|----------------------------------|----------------------------------|--------------------------|------------------|
| 13.250 ACRES     |                     | 13.5                    | 236                              | 393                              | 244                      | 249 PPA          |

**GREEN AREA CALCULATION**

| PLOT/POCKET                   | PLOT DIMENSIONS | PLOT AREA SQM  |
|-------------------------------|-----------------|----------------|
| AREA IN POKET - A             | AREA PUNE       | 2361.56        |
| AREA IN POKET - B             | AREA PUNE       | 1660.00        |
| <b>TOTAL GREEN AREA = A+B</b> |                 | <b>4021.56</b> |

**STP, UGT & ET**

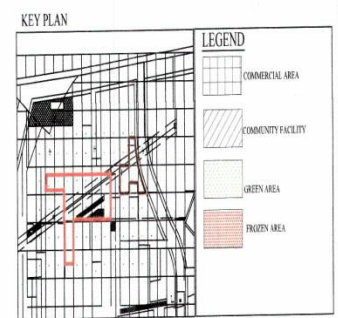
| PLOT TYPE         | SHAPE                | AREA SQM      |
|-------------------|----------------------|---------------|
| STP (1/4)         | PUNE AREA AS/DRAWING | 100.00        |
| UGT               | PUNE AREA AS/DRAWING | 100.00        |
| ET                | PUNE AREA AS/DRAWING | 100.00        |
| <b>TOTAL AREA</b> |                      | <b>300.00</b> |

**COMMERCIAL PLOT AREA DETAIL**

| PLOT NO                            | SHAPE | PLOT AREA SQM  |
|------------------------------------|-------|----------------|
| S1                                 | CURVE | 2144.83        |
| <b>TOTAL AREA UNDER COMMERCIAL</b> |       | <b>2144.83</b> |

**TRANSFER OF 10% OF AREA OF LICENSED COLONY FREE OF COST TO THE GOVERNMENT FOR THE PROVISION OF COMMUNITY FACILITIES**

| PLOT      | SHAPE      | PLOT DIMENSIONS | PLOT AREA SQM |
|-----------|------------|-----------------|---------------|
| Community | As/Drawing | P-Line Area     | 5362.08       |



**SUBMISSION DRAWING**

|               |            |
|---------------|------------|
| DRAWING TITLE | DRG NUMBER |
| SITE PLAN     | S40-A      |

**PROJECT TITLE:**  
 PROPOSED LAYOUT PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DDJAY SCHEME FOR AN AREA MEASURING 13.25 ACRE IN SECTOR - 81, FARIDABAD

**SCALE** 1CM=10MTR

**DATE** 25 OCT 18

*(Signatures)*  
 For Countrywide Promoters Pvt. Ltd. (Authorized Signatory)  
 DEEPAK WASHISTA CA2003/32667 (Architect / Town Planner)

**CLIENT:**  
 COUNTRYWIDE PROMOTERS PVT. LTD  
 REGD OFFICE: M-11, MIDDLE CIRCLE  
 CONNAUGHT CIRCUS, NEW DELHI-110001