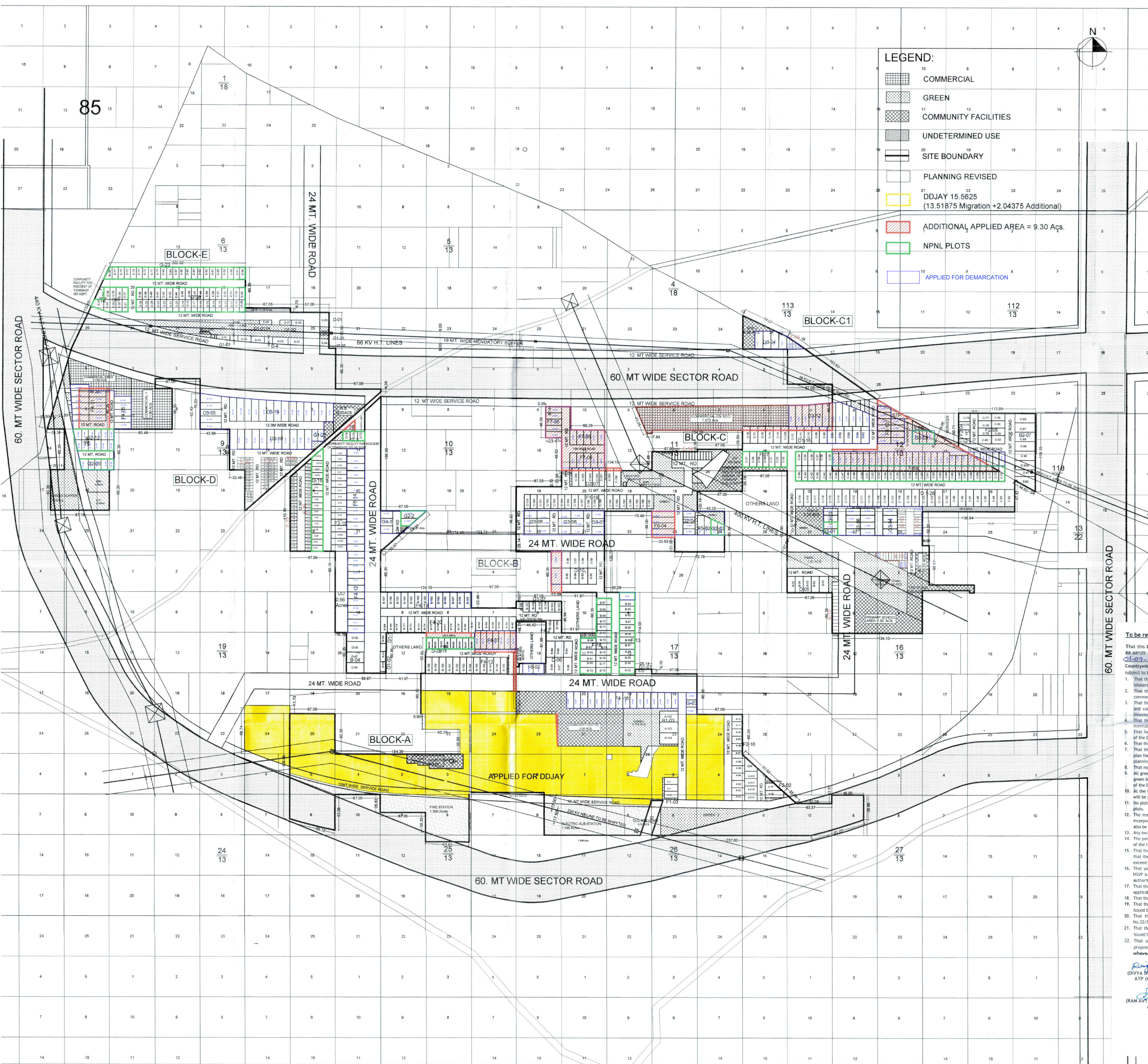


ASTAIRE GARDEN



LEGEND:

- COMMERCIAL
- GREEN
- COMMUNITY FACILITIES
- UNDETERMINED USE
- SITE BOUNDARY
- PLANNING REVISED
- DDJAY 15.5625 (13.51875 Migration +2.04375 Additional)
- ADDITIONAL APPLIED AREA = 9.30 Acs.
- NPPL PLOTS
- APPLIED FOR DEMARCATION

AREA STATEMENT AS PER ALREADY APPROVED DEMARCATION PLAN				AREA STATEMENT AS PER REVISED LAYOUT PLAN			
DESCRIPTION	Area in Acres	Percentage		DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme	102.20			Total Licensed area of the scheme	102.20000		
				Area Migrated under DDJAY	13.51875		
				Balance Licensed area	88.68125		
				Additional applied area	9.30000		
				Total area of the scheme	97.98125		
Area under sector road	9.990			Area under sector road	9.990		
T/F as sector road area where facilities provided by HUDA	3.670			T/F as sector road area where facilities provided by HUDA	3.670		
Balance Scheme Area (A)	88.54			Balance Scheme Area (A)	84.32125		
50% of the area falling under sector roads (B)	6.633			50% of the area falling under sector roads (B)	8.880		
Total (A+B)	95.173			Total (A+B)	91.15125		
Area under undetermined use	0.42			Area under undetermined use	0.91		
Net Planned Area	94.55			Net Planned Area	90.24125		
Area under plots	48.56	48.16%		Area under plots	39.23	45.47%	
Area under commercial	48.10	3.26%		Area under commercial	3.610	4.90%	
TOTAL SALEABLE AREA	48.66	47.47%		TOTAL SALEABLE AREA	42.81	47.47%	

DETAIL OF PLOTS				DETAIL OF PLOTS			
TYPE	AREA IN SQ. YD	PLOT DIMENSION (IN SQ. M)	NO OF PLOTS	TYPE	AREA IN SQ. YD	PLOT DIMENSION (IN SQ. M)	NO OF PLOTS
A1	1076	20.000	45.000	A1	1076	20.000	45.000
B1	902	16.760	754.200	B1	902	16.760	754.200
B2	545	16.500	27.600	B2	545	16.500	27.600
C1	602	15.000	33.370	C1	602	15.000	33.370
C2	472	15.000	26.290	C2	472	15.000	26.290
C3	600	14.400	36.350	C3	600	14.400	36.350
C4	756	16.500	38.290	C4	756	16.500	38.290
D1	347	12.000	24.180	D1	347	12.000	24.180
D2	261	11.500	25.490	D2	261	11.500	25.490
D3	350	10.900	27.960	D3	350	10.900	27.960
F (NPPL)	250	9.150	22.960	F (NPPL)	250	9.150	22.960
F1	261	10.100	20.750	F1	261	10.100	20.750
F2	260	9.000	24.180	F2	260	9.000	24.180
F3	250	11.000	19.000	F3	250	11.000	19.000
F4	260	10.050	24.175	F4	260	10.050	24.175
F5	272	10.810	21.000	F5	272	10.810	21.000
F6	222	10.250	26.350	F6	222	10.250	26.350
G (NPPL)	196	9.000	18.300	G (NPPL)	196	9.000	18.300
G1	180	8.450	15.840	G1	180	8.450	15.840
G2	272	11.970	18.030	G2	272	11.970	18.030
G3	259	10.070	21.500	G3	259	10.070	21.500
G4	223	9.150	20.360	G4	223	9.150	20.360
E (EWS)	60	4.200	12.000	E (EWS)	60	4.200	12.000
Total plots	733		152	Total plots	732		152

DENSITY CALCULATIONS				DENSITY CALCULATION			
CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON	CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	581	13.5	7843.50	GENERAL PLOTS	633	13.5	8545.50
EWS	152	9	1368.00	EWS	159	9	1431.00
TOTAL POPULATION			9211.50 PERSON	TOTAL POPULATION			9977 PERSON
DENSITY PERMISSIBLE			PPA (1.20% 100 VARIATION)	DENSITY PERMISSIBLE			120 PPA
DENSITY ACHIEVED			77.47 PPA	DENSITY ACHIEVED			116.65 PPA

DETAIL OF NPPL PLOTS AND EWS PLOTS				DETAIL OF NPPL PLOTS AND EWS PLOTS			
CATEGORY	No. of plots	%	No. of plots	CATEGORY	No. of plots	%	No. of plots
NPPL	146.60	20.00	152	NPPL	159.40	20.00	169
EWS	146.60	20.00	152	EWS	159.40	20.00	169

CALCULATION OF GREEN				CALCULATION OF GREEN			
Sr. No.	POPULATION ACHIEVED	AREA REQD/ PERSON	TOTAL AREA IN ACS	Sr. No.	POPULATION ACHIEVED	AREA REQD/ PERSON	TOTAL AREA IN ACS
1	9211.50	2.5	23028.75	1	9977.50	2.5	24943.75
TOTAL AREA REQUIRED			5.69	TOTAL AREA REQUIRED			6.16
AREA PROVIDED UNDER GREEN			26803.46	AREA PROVIDED UNDER GREEN			26803.46
			6.48				6.65

DETAILS OF COMMUNITY SITES				DETAILS OF COMMUNITY SITES			
Sr. No.	Community Sites	Unit area (In Acs)	Required	Sr. No.	Community Sites	Unit area (In Acs)	Required
1	Nursery School	1.00	1	1	Nursery School	1.00	1
2	Primary School	1.00	1	2	Primary School	1.00	1
3	Sub Post Office 40 Sgm	0.25	1	3	Sub Post Office 40 Sgm	0.25	1
4	Nursing Home	0.25	2	4	Nursing Home	0.25	2
5	Clinic 250 sqm each	-	2	5	Clinic 250 sqm each	-	2
6	ATM of 12 sqm	-	2	6	ATM of 12 sqm	-	2
7	Beauty Parlor of 12 sqm	-	2	7	Beauty Parlor of 12 sqm	-	2
8	Multipurpose Booth 5 X 5 X 5 m	-	2	8	Multipurpose Booth 5 X 5 X 5 m	-	2
9	Milk & Vegetable Booth 5 X 5 X 5 m	-	2	9	Milk & Vegetable Booth 5 X 5 X 5 m	-	2
10	Taxi Stand	0.50	1	10	Taxi Stand	0.50	1
11	Community Centre	2.00	1	11	Community Centre	2.00	1
12	Dispensary	1.25	-	12	Dispensary	1.25	0

To be read with Licence No. 62 of 2021 dated 01/09/2021. LC-2477 G.

- That this Layout plan for an additional area measuring 9.30 acres in already licenced residential plotted colony measuring 97.98125 acres (Licence No. 18 of 2014 dated 07.03.2014) total 97.98125 acres in Drawing No. DTPC-2343 dated 01-09-2014 comprised of licence which was issued in respect of Residential Plotted Colony being developed by Countrywide Promoters Pvt. Ltd. and others in Sector-70 & 70A, Gurugram Mansarovar Urban Complex is hereby approved subject to the following conditions:
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 55% 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 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.
 - 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 R.O. norms.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral road, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall derive access directly from the carriage way or 30 metres or wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed area 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 & Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation, if required percentage of NPPL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 9 metres between the plots.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the HBC-2017. 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.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - 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)(iii) of the Act No.8 of 1975.
 - 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 plot shall exceed 2 kanals.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP 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.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-SP dated 14.03.2016.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/12/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
 - That uninterrupted passage/ingress/egress/approach to the community facilities of this colony shall be given through proposed DDJAY colony under migration from Licence No. 15 of 2011 (L01) issued vide memo no. 491 dated 11.01.2017 where-over required.

Client :
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For Countrywide Promoters Pvt. Ltd.
Nandoo
Authorized Signatory

DEEPAK VASHISTA
CA/2003/32557
Architect / Town Planner

Revised Layout Plan Of Residential
Plotted Colony Measuring 97.98125
Acs At Sector - 70 & 70 A In
Gurgaon, Haryana.

(DIYA DGR) (NARENDER KUMAR) (Hitesh Sharma) (P. S. CHH) (K. MAKRAJ) (NANDURANG, MS) (ATP (HQ) DTP (HQ) STP (HQ) CTP (HR) CTP (HR))
(RAM AVTAR BASSI) AD (HQ)