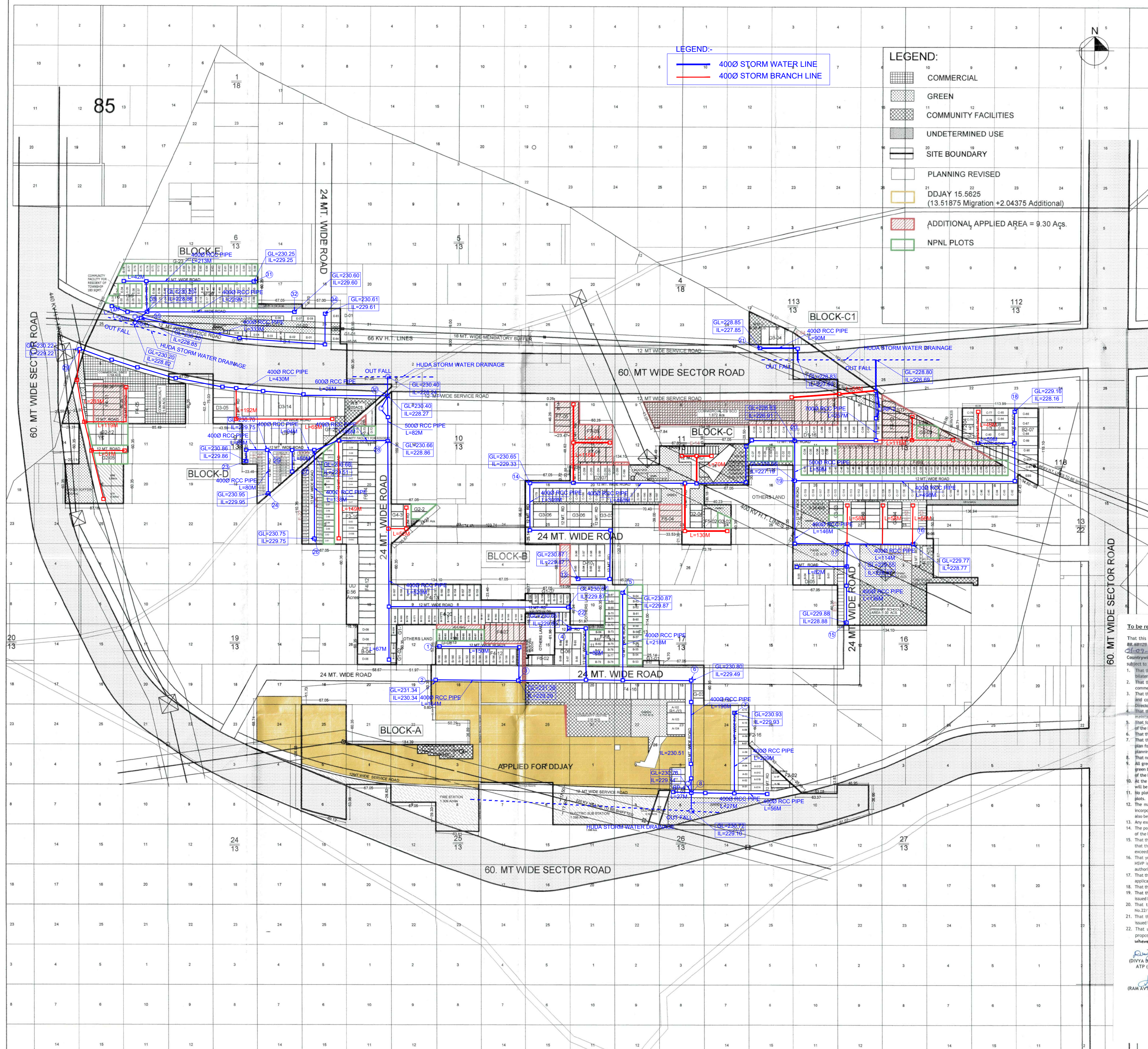


STORM WATER LAYOUT

ASTAIRE GARDEN



AREA STATEMENT AS PER ALREADY APPROVED DEMARCATION PLAN										AREA STATEMENT AS PER REVISED UTPZ PLAN									
DESCRIPTION		Area in Sq. M	Percentage	DESCRIPTION		Area in Sq. M	Percentage												
Total area of the scheme		102.20		Total Licensed area of the scheme		102.20000													
Area under sector road		9.960		Area under sector road		9.960													
P/F as sector road where facilities provided by HUDA		3.675		P/F as sector road where facilities provided by HUDA		3.675													
Balance Scheme Area (A)		86.540		Balance Scheme Area (A)		84.52125													
50% of the area falling under sector roads (B)		4.980		50% of the area falling under sector roads (B)		6.930													
Total (A+B)		91.520		Total (A+B)		91.15125													
Area under unenclosed use		0.630		Area under unenclosed use		0.630													
Net Planned Area		90.890		Net Planned Area		90.23125													
Area under open		45.58	48.15%	Area under open		39.23	43.07%												
Area under unenclosed		18.30	19.75%	Area under unenclosed		18.30	20.02%												
TOTAL SALVABLE AREA		46.66	51.47%	TOTAL SALVABLE AREA		42.48	47.47%												

DETAIL OF PLOTS										DETAIL OF PLOTS									
TYPE	AREA IN SQ. YD	PLOT DIMENSION (SQ. M)	AREA OF PLOT (IN SQ. M)	NO. OF PLOTS	TOTAL PLOTS	AREA UNDER PLOT (IN SQ. M)	TYPE	AREA IN SQ. YD	PLOT DIMENSION (SQ. M)	AREA OF PLOT (IN SQ. M)	NO. OF PLOTS	TOTAL PLOTS	AREA UNDER PLOT (IN SQ. M)						
A	1076	20.500	45.000	600.000	6	1	7390.000	A	1076	20.500	45.000	600.000	0						
B	902	19.300	33.310	617.165	1	2	3771.000	A1	92	19.300	42.000	617.165	1						
B1	548	15.500	27.200	450.400	65	267	1000.000	B1	548	15.500	27.200	450.400	65						
B2	150	15.500	33.310	617.165	1	11	4559.000	B2	150	15.500	33.310	617.165	11						
B	472	15.500	25.290	384.350	41	1	16168.350	B	472	15.500	25.290	384.350	41						
C	100	15.400	38.390	686.840	18	2	1208.120	C	100	15.400	38.390	686.840	18						
C1	500	15.500	38.390	617.165	1	105	3209.450	C1	500	15.500	38.390	617.165	105						
C	347	12.000	24.380	260.180	28	1	47.140	C	347	12.000	24.380	260.180	28						
D1	361	11.200	24.000	263.130	0	1	2024.820	D1	361	11.200	24.000	263.130	0						
D2	350	10.600	27.000	292.560	0	1	2047.820	D2	350	10.600	27.000	292.560	0						
F (NPAL)	250	9.150	22.860	205.169	80	1	18826.210	F (NPAL)	250	9.150	22.860	205.169	106						
F1	261	10.300	20.750	289.875	23	1	4822.826	F1	261	10.300	20.750	289.875	23						
F2	260	9.900	24.180	217.650	23	1	4848.930	F2	260	9.900	24.180	217.650	18						
F	250	11.100	20.000	200.000	30	676	100.000	F2	250	11.100	20.000	200.000	30						
F	250	10.000	24.175	245.475	0	2	1196.337	F4	250	10.000	24.175	245.475	0						
F5	272	10.810	21.000	227.010	0	0.000	F5	248	10.540	20.690	227.728	0							
F6	322	10.200	25.250	269.363	0	0.000	F6	322	10.200	25.250	269.363	0							
G (NPAL)	196	11.800	18.200	183.800	95	1	15961.000	G (NPAL)	196	11.800	18.200	183.800	98						
G1	193	8.400	15.840	160.653	1	111	1410.138	G1	193	8.400	15.840	160.653	1						
G2	272	9.150	18.200	227.789	9	0.000	G2	198	8.740	18.900	166.448	29							
G3	250	10.000	24.175	245.475	0	0.000	G3	250	10.000	24.175	245.475	0							
G4	223	9.150	20.360	186.569	0	0.000	G4	237	11.000	17.860	188.420	3							
E (EWS)	6	4.200	12.300	60.500	132	182	7666.800	E (EWS)	6	4.200	12.300	60.500	149						
Total plots 753							Total plots 762												

COMMUNITY FACILITY					COMMUNITY FACILITY				
NURSING HOME					NURSING HOME				
2					2				
2000.000					2000.000				
106.640					106.640				
TOTAL AREA UNDER PLOTS (ACS.)					TOTAL AREA UNDER PLOTS (ACS.)				
45.66					39.23				

DETAILS CALCULATIONS										DETAILS CALCULATIONS									
CATEGORY		NO. OF PLOTS	NO. OF PERSON	TOTAL PERSON	CATEGORY		NO. OF PLOTS	NO. OF PERSON	TOTAL PERSON										
GENERAL PLOTS		981	13.1	7943.30	GENERAL PLOTS		633	13.1	8546										
EWS		132	13.1	1068.00	EWS		169	13.1	1397.90										
TOTAL POPULATION				9211.98	TOTAL POPULATION				9977.90										
DENSITY PERMISSIBLE ACHIEVED		Total Person / Net Planned Area		100 (VARIATION 87.54%)	DENSITY PERMISSIBLE ACHIEVED		Total Person / Net Planned Area		128 (2PA 116.65%)										

DETAIL OF NPPL PLOTS AND EWS PLOTS										DETAIL OF NPPL PLOTS AND EWS PLOTS									
CATEGORY		No. of plots	No. of plots	No. of plots	CATEGORY		No. of plots	No. of plots	No. of plots										
NPPL		183.25	20.00	154	NPPL		183	20.00	159										
EWS		149.80	20.00	152	EWS		158.40	20.00	159										

CALCULATION OF GREEN										CALCULATION OF GREEN									
Sr. No.		POPULATION ACHIEVED	AREA REQD/ POPULATION	TOTAL IN ACS.	Sr. No.		POPULATION ACHIEVED	AREA REQD/ POPULATION	TOTAL IN ACS.										
1		9211.98	0.25	2308.79	5.69	0.02%	9976.50	0.25	2494.15	6.16	0.91%								
TOTAL AREA REQUIRED				5.69	TOTAL AREA REQUIRED				6.16	0.91%									
AREA PROVIDED UNDER GREEN		26903.46	6.48	6.85%	AREA PROVIDED UNDER GREEN		26860.458	6.85	6.85%	7.19%									

DETAILS OF COMMUNITY SITES										DETAILS OF COMMUNITY SITES									
Sr. No.		Community Sites	Unit area (sq. m)	Required	Provided	Sr. No.		Community Sites	Unit area (sq. m)	Required	Provided								
1		Nursery School	0.80	2	2	1		Nursery School	0.80	2	2								
2		Primary School	0.80	1	1	2		Primary School	0.80	1	1								
3		Sub Post Office 40 sqm		1	1	3		Sub Post Office 40 sqm		1	1								
4		Nursing Home	0.25	2	2	4		Nursing Home	0.25	2	2								
5		Senior Citizen's Home	0.25	2	2	5		Senior Citizen's Home	0.25	2	2								
6		AM of 12 sqm		2	2	6		AM of 12 sqm		2	2								
7		Recreational Park of 12 sqm		2	2	7		Recreational Park of 12 sqm		2	2								
8		Multipurpose Booth 5 x 5 x 5 m		2	3	8		Multipurpose Booth 5 x 5 x 5 m		2	3								
9		Water & Vegetable Booth 5 x 5 x 5 m		1	1	9		Water & Vegetable Booth 5 x 5 x 5 m		1	1								
10		Taxi Stand	0.50	1	1	10		Taxi Stand	0.50	1	1								
11		Community Centre	2.00	-	1	11		Community Centre	2.00	0	1								
12		Brookline		-	1	12		Brookline		-	1								

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 26.0125 acres (Licence No. 15 of 2011 dated 07.03.2011) total 97.98125 acres in (Drawing No. DTPC/ 7888 dated 26.09.2014) 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 Manesar Urban Colony is hereby approved subject to the following conditions:

- [illegible]

Client :
Countrywide Promoters Pvt. Ltd
Regd Office: Ot-14, 3rd Floor,
Next Door, Parklands, Sector-76,
Faridabad, Haryana -121004

For Countrywide Promoters Pvt. Ltd.
Mansoor Ali
 Authorised Signatory

Authorized Signatory

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

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