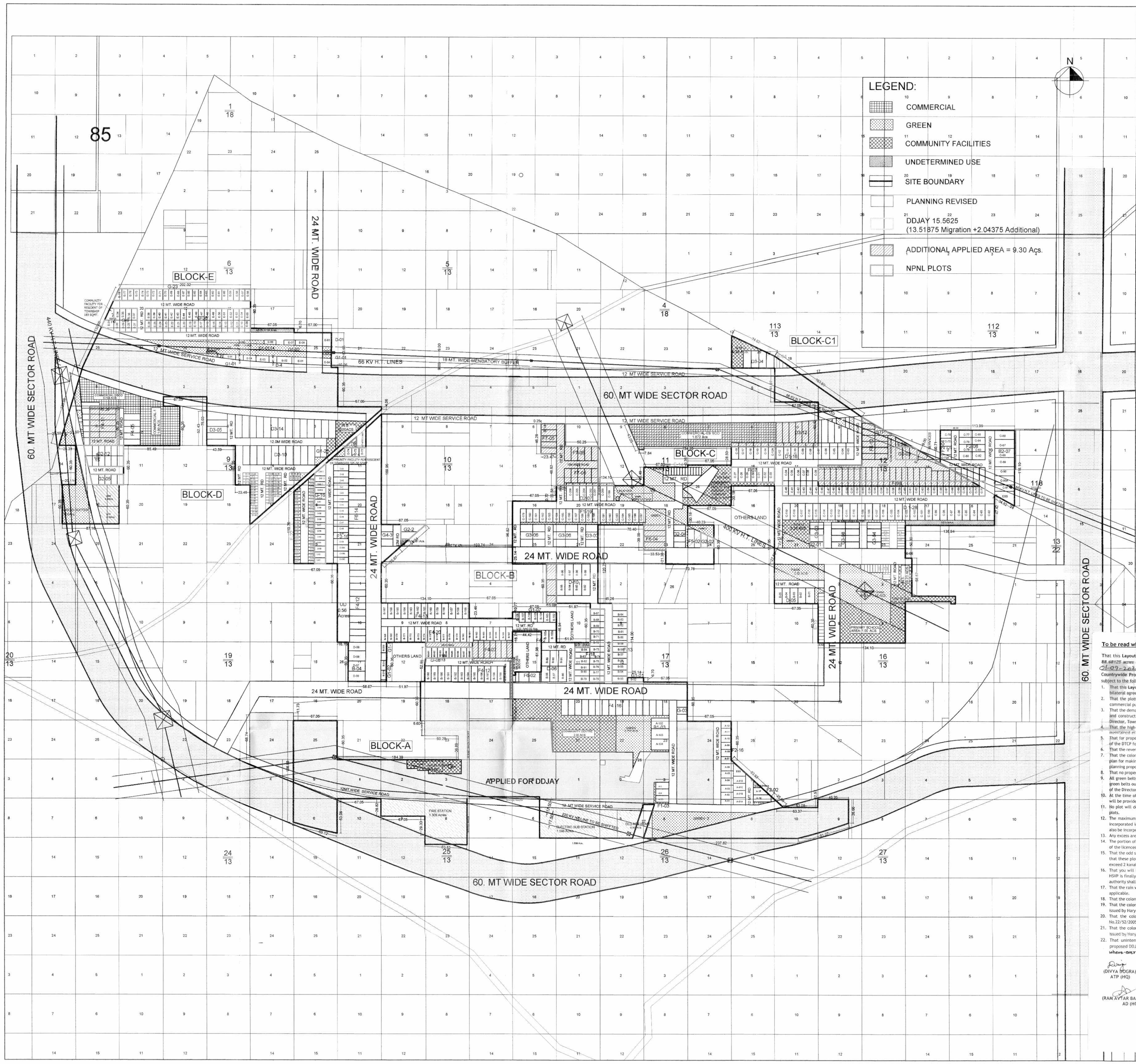

ASTAIRE GARDEN

AREA STATEMENT
AS PER ALREADY APPROVED DEMARCATION PLAN

DESCRIPTION	Area in Acres	Percentage	
Total area of the scheme	102.20		
Area under sector road	9.990		
T/F as sector road area where facilities provided by HUDA	3.670		
Balance Scheme Area (A)	88.54		
50% of the area falling under sector roads (B)	6.830		
Total (A+B)	95.370		
Area under undetermined use	0.82		
Net Planned Area	94.55		
Area under plots	45.56	48.19 %	
Area under commercial	3.10	3.28 %	
TOTAL SALEABLE AREA	**48.66**	**51.47**	%

AREA STATEMENT
AS PER REVISED LAYOUT PLAN

DESCRIPTION	Area in Acres	Percentage	
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		
T/F as sector road area where facilities provided by HUDA	3.670		
Balance Scheme Area (A)	84.32125		
50% of the area falling under sector roads (B)	6.830		
Total (A+B)	91.15125		
Area under undetermined use	0.91		
Net Planned Area	90.24125		
Area under plots	39.23	43.47 %	
Area under commercial	3.610	4.00 %	
TOTAL SALEABLE AREA	**42.83**	**47.47**	%

DETAIL OF PLOTS

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.)	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	1078	20.000	45.000	900.000	6	7200.000
A1	902	15.760	45.000	754.200	5	3771.000
B1	545	16.500	27.600	455.400	65	29601.000
B2	602	15.000	33.570	503.550	11	5539.050
B	472	15.000	26.290	394.350	41	16168.350
C	800	18.400	36.350	668.840	18	12039.120
C1	756	16.500	38.290	631.785	11	6949.635
D	347	12.000	24.180	290.160	28	8124.480
D1	351	11.500	25.490	293.135	70	20519.450
D2	350	10.800	27.600	292.560	7	2047.920
F (NPNL)	250	9.150	22.860	209.169	90	18825.210
F1	251	10.100	20.750	209.575	23	4820.225
F3	260	9.000	24.180	217.620	16	3481.920
F2	250	11.000	19.000	209.000	30	6270.000
F4	290	10.030	24.175	242.475	47	11396.337
F5	272	10.810	21.000	227.010	0	0.000
F6	322	10.250	26.250	269.063	0	0.000
G (NPNL)	196	9.000	18.200	163.800	95	15561.000
G1	180	9.400	16.940	150.633	16	2410.128
G2	272	11.970	19.030	227.789	0	0.000
G3	259	10.070	21.500	216.505	0	0.000
G4	223	9.150	20.390	186.569	0	0.000
E (EWS)	60	4.200	12.000	50.400	152	7660.800
			Total plots	**733**		
NURSING HOME		**1000**		**2**		2000.000
						184385.62
TOTAL AREA UNDER PLOTS (ACS.)						**45.56**

TYPE	AREA IN SQ. YD	PLOT DIMENSION(IN SQM.)	AREA OF PLOTS (IN SQM.)	NO OF PLOTS	TOTAL PLOTS	AREA UNDER PLOTS(IN SQM.)
A	1078	20.000	45.000	900.000	0	0.000
A1	902	16.760	45.000	754.200	0	0.000
B1	545	16.500	27.600	455.400	3	1366.200
B2	602	15.000	33.570	503.550	7	3524.850
B	472	15.000	26.290	394.350	4	1577.400
C	800	18.400	36.350	668.840	0	0.000
C1	756	16.500	38.290	631.785	0	0.000
D	347	12.000	24.180	290.160	26	7544.160
D1	351	11.500	25.490	293.135	44	12897.940
D2	350	10.600	27.600	292.560	7	2047.920
D3	385	10.490	30.690	321.938	45	14487.215
F (NPNL)	250	9.150	22.860	209.169	106	22171.914
F1	251	10.100	20.750	209.575	22	4610.650
F3	260	9.000	24.180	217.620	16	3481.920
F2	250	11.000	19.000	209.000	30	6270.000
F4	290	10.030	24.175	242.475	108	26187.327
F5	248	10.040	20.690	207.728	2	415.456
F6	322	10.250	26.250	269.063	20	5381.250
F7	272	10.320	22.020	227.248	15	3408.696
G (NPNL)	198	9.000	18.200	163.800	98	16052.400
G1	180	9.400	16.940	150.633	18	2711.394
G2 (NPNL)	198	8.740	18.930	165.448	29	4797.998
G3	259	10.070	21.500	216.505	30	6495.150
G4	237	11.090	17.890	198.400	3	595.200
E (EWS)	60	4.200	12.000	50.400	159	8013.600
			Total plots		**792**	
COMMUNITY FACILITY					3	2700.000
NURSING HOME					2	2000.000
						158738.64
TOTAL AREA UNDER PLOTS (ACS.)						**39.23**

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	561	13.5	7643.50
EWS	152	9	1368.00
TOTAL POPULATION			**9211.50** PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		**100** PPA (± 20% VARIATION)
DENSITY ACHIEVED			**97.42** PPA

DENSITY CALCULATION

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	633	13.5	8546
EWS	159	9	1431
TOTAL POPULATION			**9977** PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		**120** PPA
DENSITY ACHIEVED			**110.55** PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	183.25	25.00	184	25.19
EWS	146.60	20.00	152	20.74

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	198.00	25.00	199	25.13
EWS	158.40	20.00	159	20.08

CALCULATION OF GREEN

Sr. No.	POPULATION ACHIEVED	AREA REQ./ PERSON	TOTAL AREA SQ.M.	TOTAL IN ACS	%
1	Organised green				
	9211.50	2.5	**23028.75**	**5.69**	**6.02%**
TOTAL AREA REQUIRED				**5.69**	IN Acs.
AREA PROVIDED UNDER GREEN			**26903.46**	**6.48**	**6.85%**

CALCULATION OF GREEN

Sr. No.	POPULATION ACHIEVED	AREA REQ./ PERSON	TOTAL AREA SQ.M.	TOTAL IN ACS	%
1	Organised green				
	9975.50	2.5	**24941.25**	**6.16**	**6.91%**
TOTAL AREA REQUIRED				**6.16**	IN Acs.
AREA PROVIDED UNDER GREEN			**26903.458**	**6.65**	**7.18%**

DETAILS OF COMMUNITY SITES

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

DETAILS OF COMMUNITY SITES

Sr. No.	Community Sites	Unit area (In Acs.)	Required	Provided
1	Nursery School	0.20	2	2
2	Primary School	1.00	1	1
3	Sub Post Office 40 Sqm	-	1	1
4	Nursing Home	0.25	2	3
5	Clinic 250 sqm each	-	2	2
6	ATM of 12 sqm	-	2	2
7	Beauty Parlour of 12 sqm.	-	2	2
9	Multipurpose Booth 5 X 5 5 mt	-	2	3
0	Milk & Vegetable Booth 5 X 5 5 mt.	-	2	3
10	Taxi Stand	0.50	1	1
11	Community Centre	2.00	0	1
12	Dispensary	1.25	0	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 88.68125 acres (License No. 15 of 2011 dated 07.03.2011) total 97.98125 acres in (Drawing No. DTCP 2848 dated 31-07-2021) 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 Complex** 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 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.
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 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 the norms.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
10. At the time of demarcation, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. 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.
12. 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
13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
15. 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.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
19. 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. 19/4/2016-5 Power dated 14.03.2016.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
22. 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 (LOI issued vide memo no. 491 dated 11.01.2022) where-ever required.

(DIVYA BAGRA) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (M) HQ | (P.S. SINGH) STP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

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

For Countrywide Promoters Pvt. Ltd.
Authorised Signatory

Authorized Signatory

DEEPAK VASHISTA
CA/2003/35557

Architect / Town Planner

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