

# DOMESTIC WATER LAYOUT

## ASTAIRE GARDEN

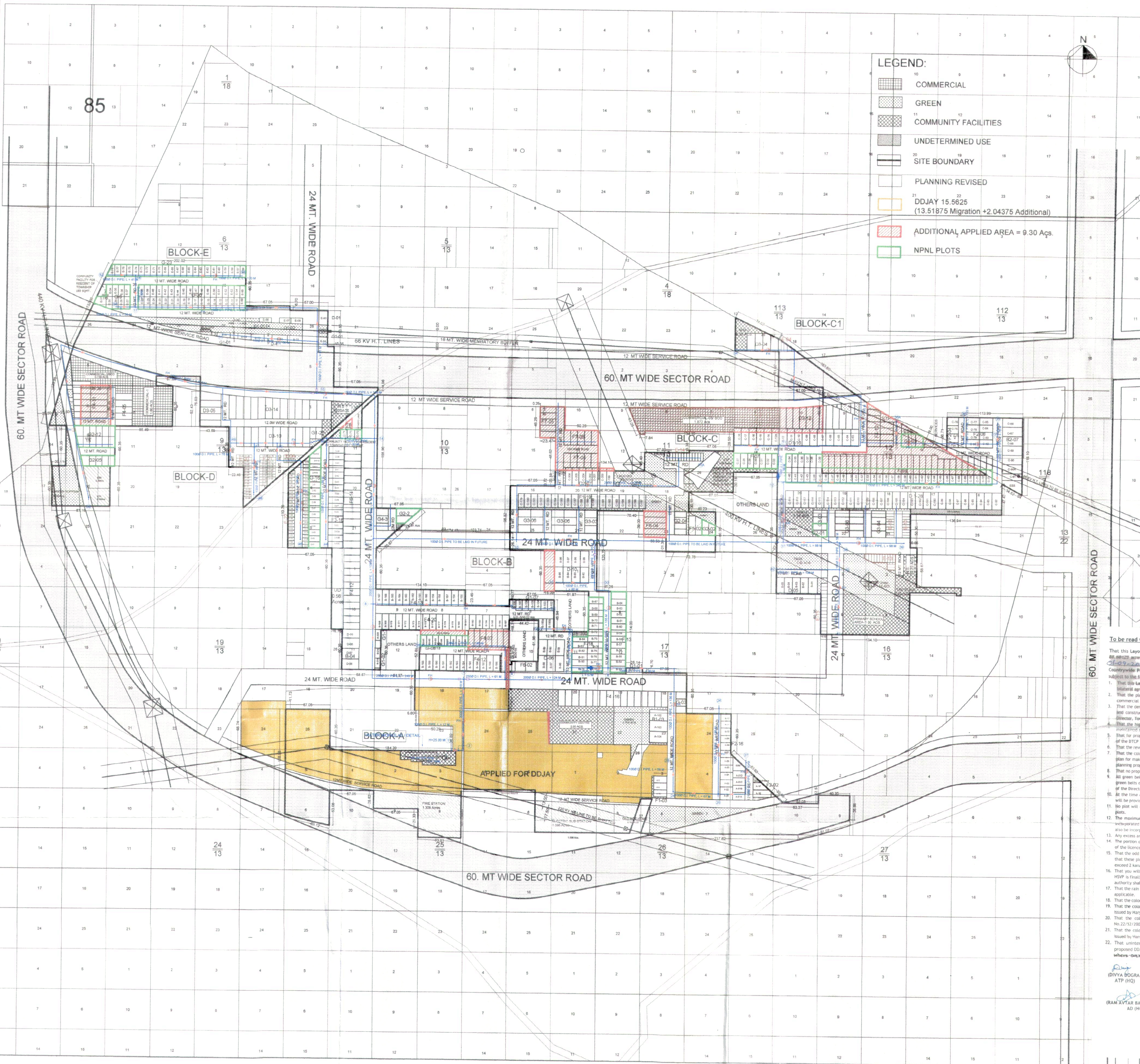
Checked subject to comments in forwarding letter No. 196266 Dt. 11.11.2021 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer, HSPV Parbhani  
17/11/2021

Town & Country Planning  
Haryana, Chandigarh

**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.
- NPNL PLOTS



AREA STATEMENT AS PER ALREADY APPROVED DEMARCATION PLAN				AREA STATEMENT AS PER REVISED LAYOUT PLAN			
DESCRIPTION	Area in Sq. Mts	Percentage	DESCRIPTION	Area in Sq. Mts	Percentage		
Total area of the scheme	100,000	100%	Total area of the scheme	100,000	100%		
Area under sector road	9,900	9.9%	Area under sector road	9,900	9.9%		
Area under residential	90,100	90.1%	Area under residential	90,100	90.1%		
<b>TOTAL SALEABLE AREA</b>	<b>100,000</b>	<b>100%</b>	<b>TOTAL SALEABLE AREA</b>	<b>100,000</b>	<b>100%</b>		

DETAIL OF PLOTS				DETAIL OF PLOTS			
TYPE	AREA IN SQ. YDS	NO. OF PLOTS	AREA UNDER PLOT IN SQ. YDS	TYPE	AREA IN SQ. YDS	NO. OF PLOTS	AREA UNDER PLOT IN SQ. YDS
A1	10,000	100	10,000	A1	10,000	100	10,000
B1	15,000	150	15,000	B1	15,000	150	15,000
C1	20,000	200	20,000	C1	20,000	200	20,000
D1	25,000	250	25,000	D1	25,000	250	25,000
E1	30,000	300	30,000	E1	30,000	300	30,000

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	100	10	1000	GENERAL PLOTS	100	10	1000
NPNL PLOTS	100	10	1000	NPNL PLOTS	100	10	1000
<b>TOTAL POPULATION</b>	<b>200</b>	<b>10</b>	<b>2000</b>	<b>TOTAL POPULATION</b>	<b>200</b>	<b>10</b>	<b>2000</b>

CALCULATION OF GREEN				CALCULATION OF GREEN			
Category	Area in Sq. Mts	Total in Acs	%	Category	Area in Sq. Mts	Total in Acs	%
Organized green	2,500	2.5	2.5%	Organized green	2,500	2.5	2.5%
<b>TOTAL AREA REQUIRED UNDER GREEN</b>	<b>2,500</b>	<b>2.5</b>	<b>2.5%</b>	<b>TOTAL AREA REQUIRED UNDER GREEN</b>	<b>2,500</b>	<b>2.5</b>	<b>2.5%</b>

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

- This layout plan for an additional area measuring 9.30 acres in an already licensed residential plotted colony measuring 88.70 acres (Licence No. 19 of 2011 dated 07.03.2011) issued by DTCP, Haryana, is hereby approved.
- The additional area shall be used for residential purposes only and shall be developed in accordance with the provisions of the Haryana Urban Development Authority (HUDA) Act, 1976 and the Haryana Urban Development Authority (HUDA) Rules, 1976.
- The demarcation plans for the additional area shall be approved by the Haryana Urban Development Authority (HUDA) and the Haryana Government.
- The construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Haryana Government.
- The high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same side as per the Haryana Urban Development Authority (HUDA) Act, 1976.
- For proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- The collector 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.
- No property shall derive access directly from the carrying way of 30 meters 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 collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority (HUDA) on the directions of the Director, Town and Country Planning, Haryana in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation, if required percentage of NPNL plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
- No plot will derive an access from less than 12 meters wide road which means a minimum clear width of 9 meters between the plots.
- The maximum number of dwelling units in a plot shall be as per the provisions of the HUDA-2017. This condition shall also be incorporated in the 2021 plan and in the allotment letters being issued by the collector to the plot holders. The requirement shall also be incorporated in the agreement to be executed by the collector 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 each (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 issue of Section 13(1)(a) of the Act No. 19 of 1976.
- The red size plan (area) 1000 sq.mts which are approved of standard dimensions are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no less than 100 sq.mts.
- You will have no objection to the regularization of the boundaries of the licensees from the date of the issue of the license and the HUDA is ready 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.
- The rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
- The collector/owner shall use only LED lighting for internal lighting as well as Caisson lighting.
- The collector/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. 19/2016-P dated 14.03.2016.
- The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/12/2009-Solar dated 12.03.2016 issued by Haryana Government Renewable Energy Department.
- The collector/owner shall strictly comply with the directions issued vide notification No. 19/2016-SP dated 13.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.
- Unauthorized passage through the colony shall be prohibited. The collector/owner shall be responsible for the same through proposed DDJAY colony under migration from Licence No. 13 of 2011 (LIC issued vide memo no. 491 dated 11.01.2012) under which the area is being regularized.

SUNIL KUMAR JHA  
ARCHITECT  
CA/89/24568



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

For Countrywide Promoters Pvt. Ltd  
Authorized Signatory

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

Authorizing Engineer  
HSPV Circle No. 1, Gurugram

For service Plan estimate only

Executive Engineer  
HSPV Division No. V,  
Gurugram

(DIVYA BODRA) ATP (HQ)  
(NARINDER KUMAR) DTP (HQ)  
(HITESH SHARMA) STP (HQ)  
(RANAJIT BASSI) AD (HQ)