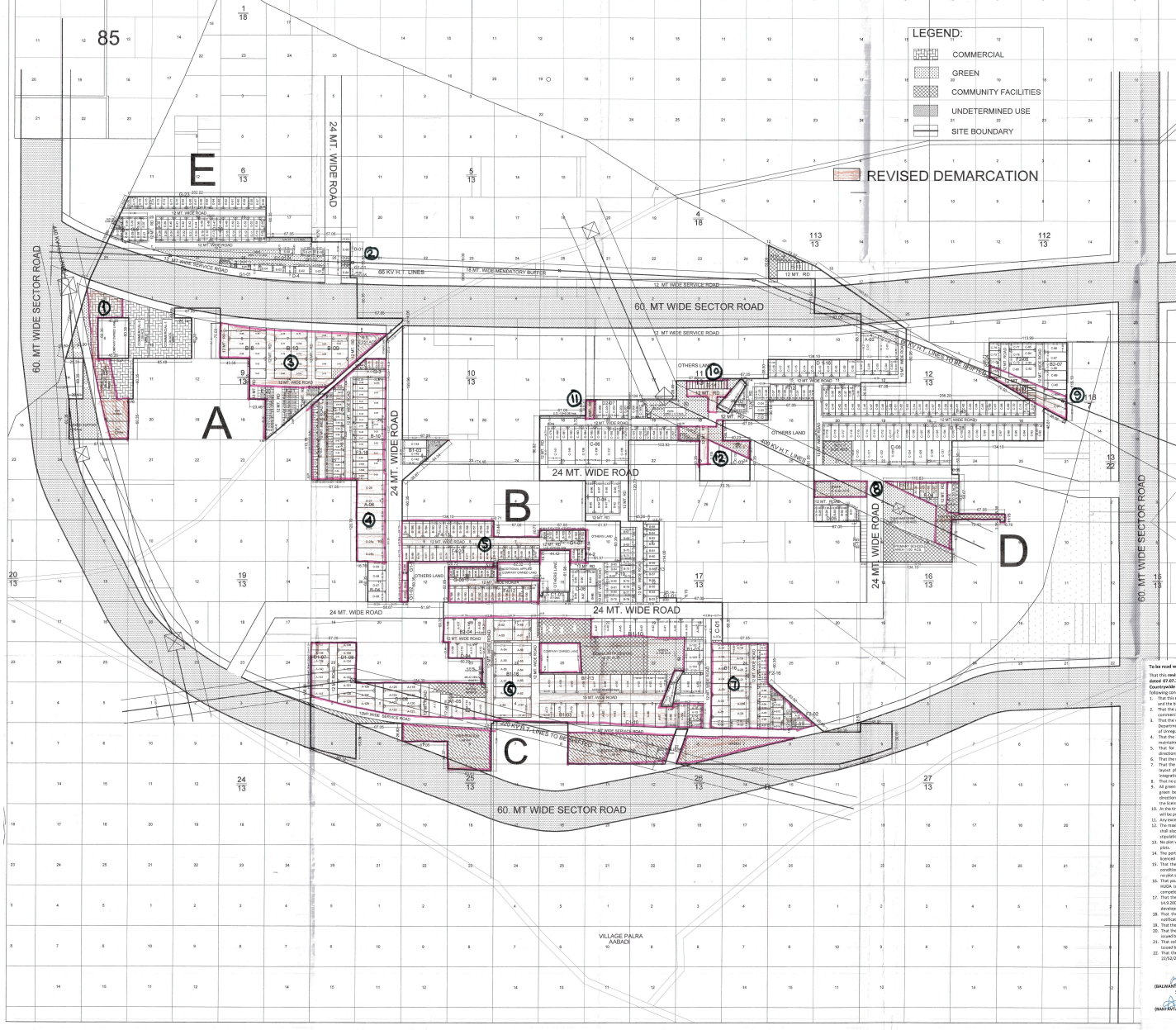

ASTAIRE GARDEN

DETAILS - AS PER REVISED DEMARCATION CUM LAYOUT PLAN

DETAILS - AS PER ALREADY APPROVED DEMARCATION CUM LAYOUT PLAN
DRG NO . DGTCP-3392 DATED 01/09/12

AREA STATEMENT
AS PER REVISED LAYOUT CUM DEMARCATION PLAN

DESCRIPTION	Area in Acres	Percentage
Total area of the scheme	102.20	
Area under sector road	9.990	
1% 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 integrated G.H.	0.00	
Area under undetermined use	0.82	
Net Planned Area	94.55	
Area under plots	45.97	48.62 %
Area under commercial	3.10	3.28 %
TOTAL SALEABLE AREA	48.07	51.89 %

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	1018	20.000	45.000	800.000	8	7200.000
A1	902	16.760	45.000	754.200	5	3771.000
B1	545	16.500	27.600	455.400	64	29145.600
B2	602	15.000	33.570	503.550	7	3524.850
B	472	15.000	28.290	394.350	45	17745.750
B3	687	16.760	33.270	557.605	0	0.000
C	800	18.400	36.350	668.840	18	12039.120
C1	756	16.500	38.290	631.785	15	9476.775
D	547	12.000	24.180	290.160	27	7834.320
D1	351	11.500	25.490	293.135	71	20812.585
D2	350	10.600	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	230	10.030	24.175	242.475	47	11396.337
G (NPNL)	196	9.000	18.200	163.890	95	15581.000
G1	180	9.450	15.940	150.633	16	2410.128
G2	195	8.500	19.140	162.690	0	0.000
E (EWS)	60	4.200	12.000	50.400	152	7660.800
			Total plots		736	
NURSING HOME			1000	2		2000.000
						180023.54
TOTAL AREA UNDER PLOTS (ACS.)						45.97

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	1018	20.000	45.000	800.000	14	12600.000
A1	983	20.540	40.000	821.600	13	10680.800
B1	545	16.500	27.600	455.400	69	31422.600
B2	602	15.000	33.570	503.550	14	7049.700
B3	527	15.000	29.350	440.250	9	3962.250
B	495	15.000	27.600	414.000	7	2898.000
C	800	18.400	36.350	668.840	18	12039.120
C1	756	16.500	38.290	631.785	10	6317.850
C2	686	16.770	36.350	573.240	1	573.240
D	547	12.000	24.180	290.160	24	6963.840
D1	351	11.500	25.490	293.135	44	12897.940
D2	350	10.600	27.600	292.560	32	9361.920
D3	398	12.050	27.600	332.580	3	997.740
F(NPNL)	250	9.150	22.860	209.169	87	18197.703
F1	251	10.100	20.750	209.575	20	4191.500
F2	250	11.000	19.000	209.000	30	6270.000
G(NPNL)	196	9.000	18.200	163.890	69	11308.410
G1(NPNL)	180	9.450	15.940	150.633	11	1656.963
E(EWS)	60	4.200	12.000	50.400	128	6350.400
			Total plots		601	
NURSING HOME			1000	3		3197.010
						168936.99
TOTAL AREA UNDER PLOTS (ACS.)						41.745

DENSITY CALCULATIONS

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	584	13.5	7884.00
EWS	152	9	1368.00
TOTAL POPULATION			9252.00 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		PPA (± 20% VARIATION) 100
DENSITY ACHIEVED			97.86 PPA

CATEGORY	NO OF PLOTS	NO. OF PERSON PER PLOT	TOTAL PERSON
GENERAL PLOTS	479	13.5	6413
EWS	126	9	1134
TOTAL POPULATION			7547 PERSON
DENSITY PERMISSIBLE	Total Person / Net Planned Area		PPA 100
DENSITY ACHIEVED			85.65 PPA

DETAIL OF NPNL PLOTS AND EWS PLOTS

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	184.00	25.00	184	25.00
EWS	147.20	20.00	152	20.65

CATEGORY	REQUIRED No. of plots	REQUIRED %	PROVIDED No. of plots	PROVIDED %
NPNL	150.25	25.00	151	25.12
EWS	120.20	20.00	126	20.97

CALCULATION OF GREEN

Sr. No.	POPULATION ACHIEVED	AREA REQ./ PERSON	TOTAL AREA SQ.M.	TOTAL IN ACS	%
1	Organised green				
	9252.00	2.5	23130	5.72	6.04%
	TOTAL AREA REQUIRED			5.72	IN Acs.
	AREA PROVIDED UNDER GREEN		26903.458	6.12	6.47%

Sr. No.	Type	NO.	UNIT AREA	TOTAL IN ACS	%
1	Organised green				
A	Area under green belt			4.96	5.83
2	Incidental green				
B	Incidental			1	1.13
	TOTAL AREA IN Acs.			5.96	6.96

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	2
5	Clinic 250 sqm each	0.06	2	2
6	ATM of 12 sqm.	-	2	2
7	Beauty Parlour of 12 sqm.	-	2	2
8	Multipurpose Booth 5 X 5 mt.	-	2	3
9	Milk & Vegetable Booth 5 X 5 mt.	-	2	3
10	Taxi Stand	0.50	1	1
11	Community Centre	2.00	1	1

Sr. No.	Community Sites	Unit area (In Acs.)	Required	Provided
1	Nursery School	0.20	1	1
2	Primary School	1.00	2	2
3	Sub Post Office 40 Sqm.	-	1	1
4	Nursing Home	0.25	2	3
5	Clinic 250 sqm each	0.06	2	2
6	ATM of 12 sqm.	-	2	2
7	Beauty Parlour of 12 sqm.	-	2	2
8	Multipurpose Booth 5 X 5.5 sqm.	-	2	2
9	Milk & Vegetable Booth	-	2	2
10	Taxi Stand	0.50	1	1

To be read with Licence No. 15 of 2011 dated 07.03.2011

That this **revised Layout plan** for **residential plotted colony** over an **area measuring 102.20 acres (Drawing No. DTCP- 5983 dated 07.07.2011)** comprised of licence which was issued in respect of **Residential Plotted Colony** being developed by **Countrywide Promoters Pvt. Ltd. in Sector-70 & 70-A, Gurugram Manesar Urban Complex** is hereby approved subject to the following conditions:-

1. That this **revised 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 platted area of the colony shall not exceed 55% of the net planed area of the colony. The entire area received for commercial purposes shall be taken as platted for calculation purposes and treated as area under plots.
3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be permitted by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the layout plan showing the zoning in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 60 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 zoning proposed of the adjoining areas of the sectors as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 45 metres or more wide sector road.
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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
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. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965.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. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced 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.
15. That the odd sized 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 the plot should be 1 marla.
16. 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.
17. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/ VO/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That 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. 15/VO/2016-5 Power dated 14.03.2016.
22. 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.

(BALWANT SINGH) SO (HQ) | (HITESH SHARMA) DTP (HQ) | (DEVENDRA SINHA,IAS) STP (M) HQ | (JITENDER SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(MANJEKYAR BASU) AD (HQ)

(It is a "PROVISIONAL APPROVED LAYOUT PLAN" grid for purpose of inviting objection from the general public

District Town Planner (HQ)
Directorate of Town and Country Planning, Haryana, Chandigarh

N

CLIENT :
COUNTRYWIDE PROMOTERS PVT. LTD.
M-11 CONNAUGHT CIRCUS
NEW DELHI

Authorized Signatory

Dhiraj Singh
Architect
CA/2010/47004
Architect / Town Planner

REVISED DEMARCATION CUM LAYOUT PLAN OF RESIDENTIAL COLONY AT SECTOR - 70 & 70 A IN GURGAON, HARYANA.