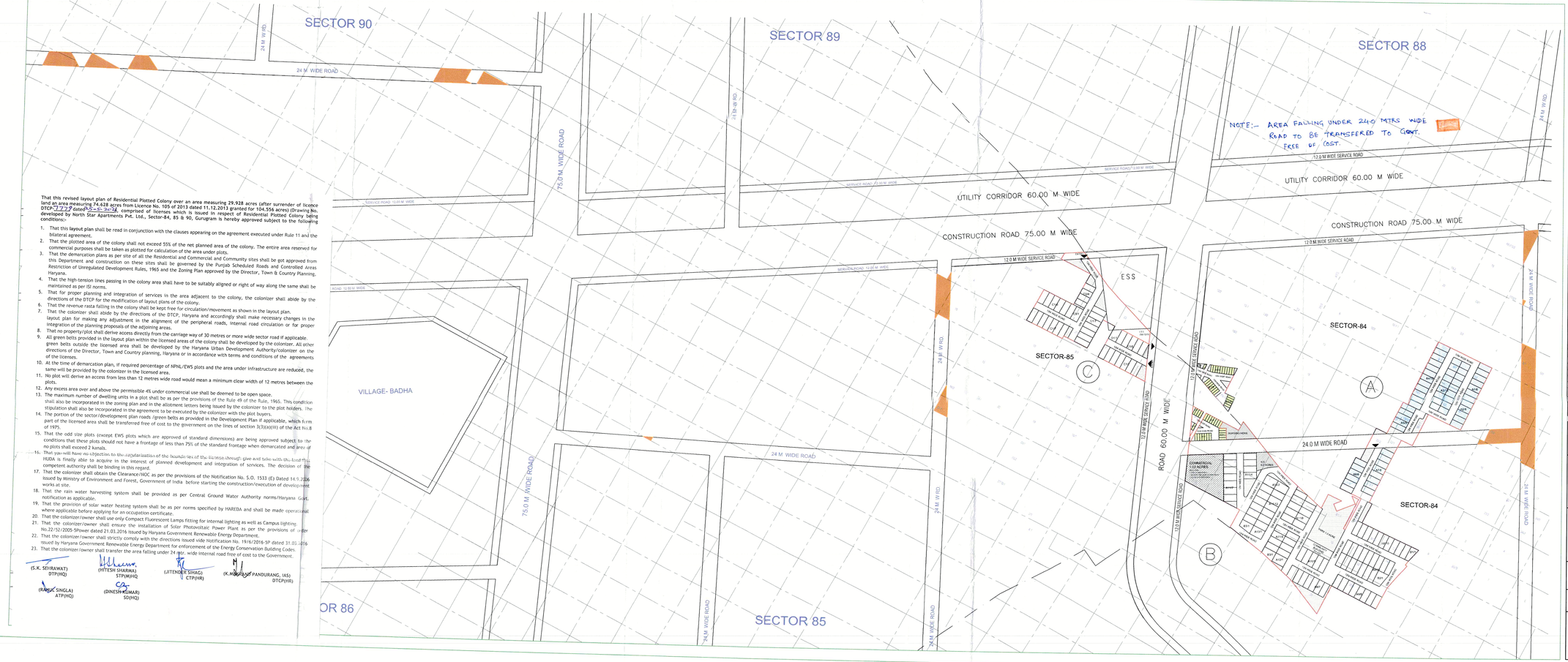

That this revised layout plan of Residential Plotted Colony over an area measuring 29.928 acres (after surrender of licence land an area measuring 74.628 acres from Licence No. 105 of 2013 dated 11.12.2013 granted for 104.556 acres) (Drawing No. DTCP-77277 dated25-5-2021, comprised of licenses which is issued in respect of Residential Plotted Colony being developed by North Star Apartments Pvt. Ltd., Sector-84, 85 & 90, Gurugram 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 and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed 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 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 ISI 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 more wide sector road if applicable.
9. All green belts provided in the layout plan within the licensed areas 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 and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. 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.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 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.
14. 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)(a)(ii) 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 plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the licensed area through give and take with the land the 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 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 provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of letter No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. 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.
23. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

(S.K. SEHRAWAT) DTP(HQ)	(HITESH SHARMA) STP(M&H)Q	(JITENDER SINGH) CTP(HR)	(K. MAKARAND PANDURANG, IAS) DTCP(HR)
(RAHUL SINGLA) ATP(HQ)	(DINESH KUMAR) SO(HQ)		

DETAIL OF AREA

DETAIL OF AREA	PERCENTAGE	AREA (ACRES)
TOTAL AREA OF THE SCHEME		29.928
LESS AREA UNDER ESS		1.075
NET AREA		28.853
ADD 50% OF AREA UNDER ESS		0.5375
NET PLANNED AREA		29.391
AREA UNDER PLOTS	42.000	12.3447
AREA UNDER COMMERCIAL	3.440	1.013
AREA UNDER NURSING HOME	0.800	0.247
TOTAL SALEABLE AREA	45.450	13.3577

DETAIL OF PLOTS

CATEGORY	TYPE	WIDTH	DEPTH	AREA IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM
A1	NPNL	10.05	22	221.10	6	1326.60
A2	NPNL	10.05	20.34	204.42	6	1226.50
A3	NPNL	10.75	16.25	174.69	18	3144.38
A4	NPNL	22	10	220.00	12	2640.00
A5	NPNL	9.3	24	223.20	5	1116.00
A6	NPNL	10.03	21.66	217.25	6	1303.50
A7	NPNL	10.35	21.65	234.08	8	1792.62
A8	GENERAL	10	24.5	245.00	33	8085.00
A9	GENERAL	10.65	23.45	249.74	8	1997.94
A10	GENERAL	10.53	23.7	249.56	5	1247.81
A11	GENERAL	11.35	22	249.70	40	9988.00
A12	GENERAL	15.9	22	349.80	1	349.80
A13	GENERAL	15.9	22	349.80	1	349.80
A14	GENERAL	15.9	22	349.80	2	699.60
B1	GENERAL	ODD	ODD	153.11	1	153.11
B2	GENERAL	ODD	ODD	185.00	1	185.00
B3	GENERAL	ODD	ODD	300.00	2	600.00
C1	GENERAL	10.34	24.17	249.92	32	7997.37
C2	GENERAL	10	19.13	191.30	4	765.20
C3	GENERAL	12.66	24.17	305.99	1	305.99
D1	GENERAL	ODD	ODD	284.96	1	284.96
E1	EWS	4	12.5	50	48	2400.00
TOTAL					241	48159.17

	REQUIRED	
TOTAL NUMBER OF NPNL @35% OF TOTAL PLOTS	60	61
TOTAL NUMBER OF EWS @20% OF TOTAL PLOTS)	48	48

DENSITY CALCULATION

CATEGORY	NO. OF PLOTS	NO. OF PERSONS PER PLOT	TOTAL NO. OF PERSONS
GENERAL PLOTS	193	13.5	2605.5
EWS PLOTS	48	9	432
TOTAL PLOTS	241		3037.5
DENSITY PERMISSIBLE		PPA	120
DENSITY ACHIEVED		PPA	103.350

DETAIL OF COMMUNITY SITES

FACILITY	REQUIRED	PROVIDED
NURSERY SCHOOL	1	1
NURSING HOME	1	1
MILK AND VEGETABLE BOOTH	1	1
ATM	1	1
COMMUNITY BUILDING (800 SQ.MTR.)	0	1

DETAIL OF GREEN

TOTAL GREEN	AREA (ACRES)
TOTAL GREEN AREA PROVIDED	2.102
TOTAL AREA OF USABLE GREEN	2.102

NOTES

1. ALL DIMENSIONS ARE IN METERS
2. THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION

NORTH

DATE : 24.03.2021

DWG NO : SS-P-01

SCALE 1:3000

TITLE:
LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ON THE LAND MEASURING 29.928 ACRES SECTOR 84,85 & 90 GURUGRAM
SS GROUP PVT. LTD.
(Formerly Known as North Star Apartments Pvt. Ltd.)

ARCHITECT:

OWNER:
SS GROUP PVT. LTD.
(Formerly Known as North Star Apartments Pvt. Ltd.)

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE