



- 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 104.946 acres) (Drawing No. DTCP/22/27/2016-2017) 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, 1962 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 direction 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. Green belts outside the licensed area within the licensed area of the colony shall be developed by the colonizer. All other directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensees.
  9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licensees.
  10. At the time of demarcation plan, if required percentage of NPWL/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 Rules, 1962. 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 31(3)(a)(ii) of the Act No. 16 of 1975.
  15. That the odd site 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 plots shall exceed 2 kanals.
  16. That the colonizer shall have no objection to the installation of the transformers of the electricity through give and take with the land in 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 provision of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forests, 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 ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 27/31/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  21. That the colonizer/owner shall comply with the directions issued vide notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for endorsement of the Energy Conservation Building Codes.
  22. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the government.

(S.K. SHARMA) DTCP(HQ)  
 (RANDEE SINGH) DTCP(HQ)  
 (PITESH SHARMA) DTCP(HQ)  
 (DINESH KUMAR) DTCP(HQ)  
 (LITENDER SINGH) DTCP(HQ)  
 (K. MOHAN PANDURANG, IAS) DTCP(HQ)

DETAIL OF AREA		
DETAIL OF AREA	PERCENTAGE	AREA (ACRES)
TOTAL AREA OF THE SCHEME		29.928
LESS: AREA UNDER EWS		1.075
NET AREA		28.853
ADD: SHL OF AREA UNDER EWS		6.5375
NET PLANNED AREA		25.361
AREA UNDER PLOTS	42.000	12.847
AREA UNDER COMMERCIAL	3.440	1.033
AREA UNDER INFRASTRUCTURE	0.800	0.247
TOTAL SALEABLE AREA	45.450	13.577

  

DETAIL OF PLOTS						
CATEGORY	TYPE	WIDTH	DEPTH	AREA IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM
A1	NPWL	10.05	22	221.10	6	1326.60
A2	NPWL	10.05	20.34	204.42	6	1226.50
A3	NPWL	10.75	16.75	179.69	18	3244.38
A4	NPWL	22	16	352.00	12	4224.00
A5	NPWL	9.3	24	223.20	5	1116.00
A6	NPWL	10.01	18.66	186.66	6	1119.96
A7	NPWL	10.35	21.65	224.68	8	1797.42
A8	GENERAL	10	24.5	245.00	33	8885.00
A9	GENERAL	11.05	23.65	261.74	8	2093.94
A10	GENERAL	11.53	23.3	268.56	5	1342.81
A11	GENERAL	11.75	22	258.50	40	10340.00
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	0.00	0.00	153.11	1	153.11
B2	GENERAL	0.00	0.00	385.00	1	385.00
B3	GENERAL	0.00	0.00	300.00	2	600.00
C1	GENERAL	10.34	24.17	249.82	32	7997.27
C2	GENERAL	10	19.33	193.30	4	773.20
C3	GENERAL	11.46	24.17	276.99	1	276.99
D1	GENERAL	0.00	0.00	284.96	1	284.96
E1	EWS	4	12.5	50	48	2400.00
TOTAL					243	48193.27

  

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			125.20

  

DETAIL OF COMMUNITY SITES		
FACILITY	REQUIRED	PROVIDED
NUMBER SCHOOLS	60	61
NUMBER HOME	1	1
INDUSTRIAL/RECREABLE ROOM	1	1
ATM	1	1
COMMUNITY BUILDINGS (800 SQMTRS)	0	1

  

DETAIL OF GREEN	
TOTAL GREEN	AREA (ACRES)
TOTAL GREEN (AREA PROVIDED)	2.107
TOTAL AREA OF USABLE GREEN	2.100

  

**NOTES**

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

NORTH DATE: 24.03.2021  
 W E S  
 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: *Heet Shrivastava*  
 OWNER'S SIGNATURE: *Sumit*