

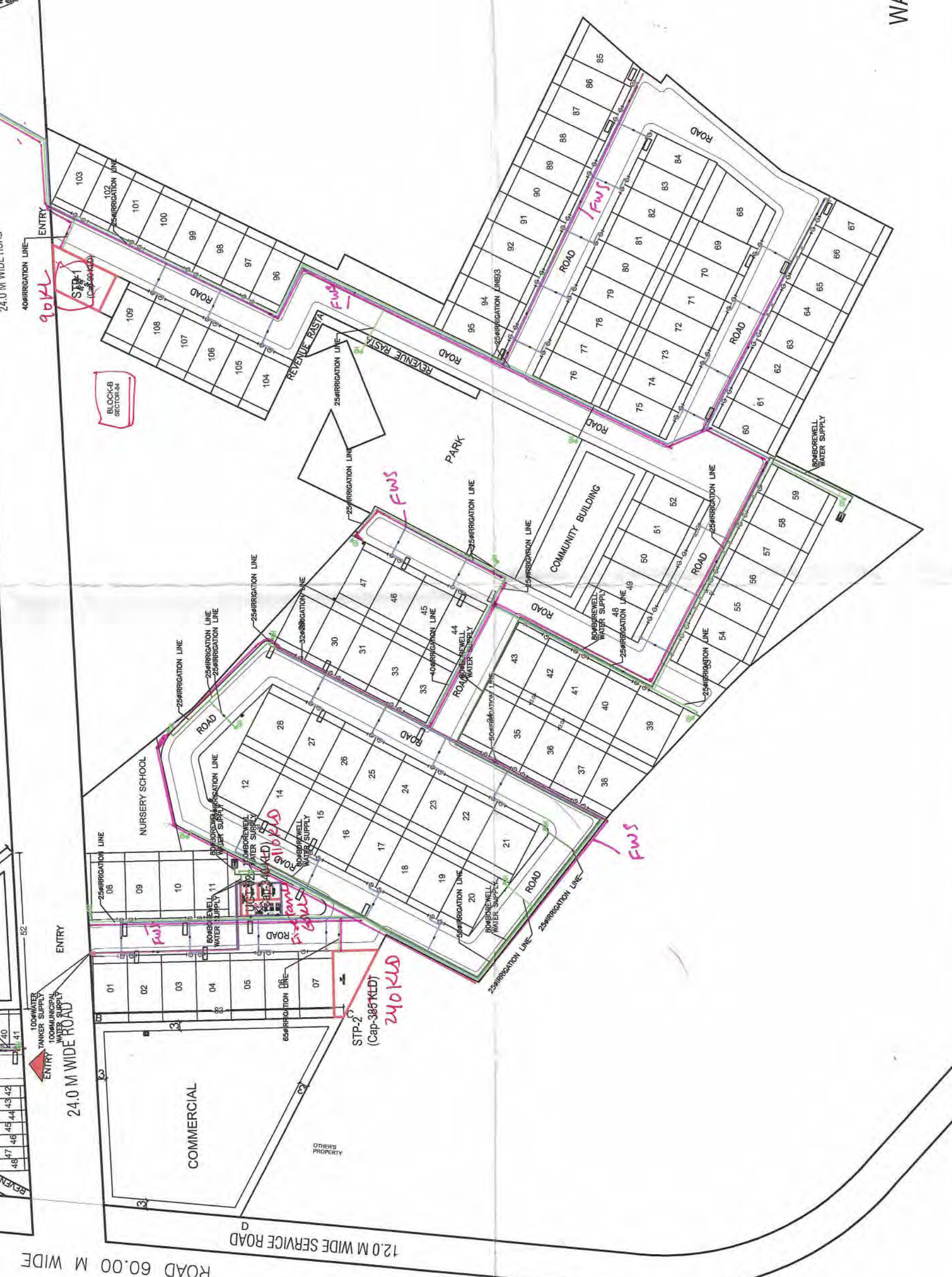
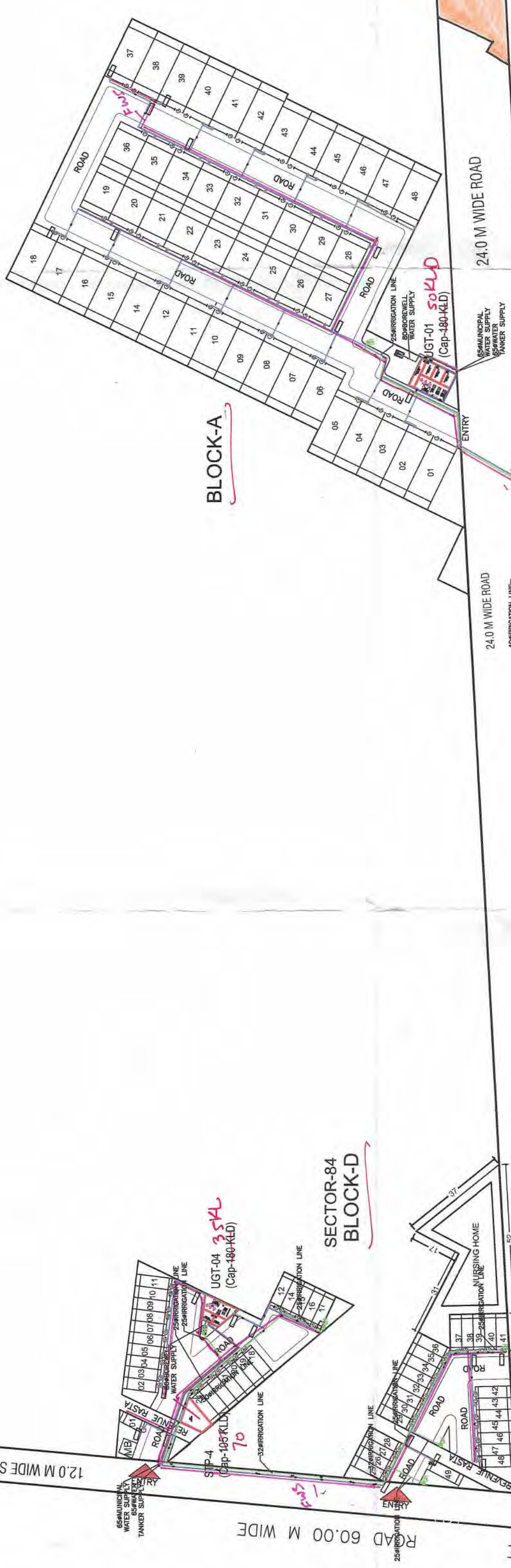
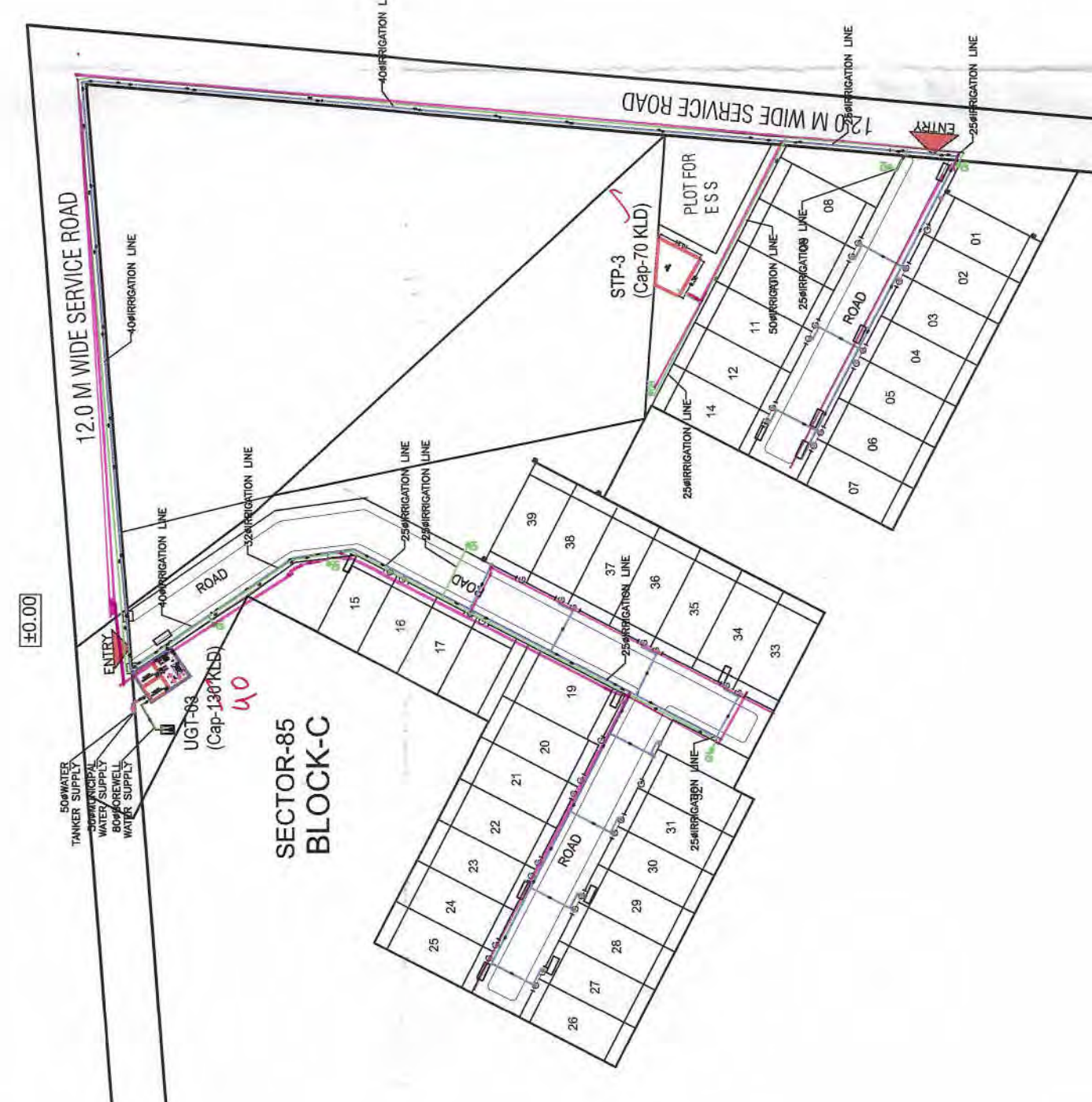
W/S (Dam + f lushp)

CONSTRUCTION ROAD 75.00 M WIDE

12.0 M WIDE SERVICE ROAD

| WATER SUPPLY LEGEND |                         |
|---------------------|-------------------------|
| DWS                 | DOMESTIC WATER SUPPLY   |
| IRR                 | IRRIGATION WATER SUPPLY |
| Flow                | Flowing Water           |

NOTE:- Area filling under 24.0 mtr wide Road to be transferred to Govt. free off cost.



- That this revised layout plan of Residential Plotted Colony over an area measuring 29.928 acres (after surrender of licence under the provisions of the Land Ceiling Act, 1955) is hereby approved subject to the following conditions:-
1. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  2. That the layout plan shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken up by the plot holders.
  3. That the demarcation and construction on these sites shall be governed by the Punjab Squatted Areas 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 layout plan for making any adjustment in the alignment of the roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
  6. That the colonizer shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
  7. All green belts outside the licensed area shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the colonizer in accordance with the terms and conditions of the directions of the Director, Town and Country Planning, Haryana or in accordance with the terms and conditions of the agreements of the licensees.
  8. The demarcation plan, if required percentage of NPL/ELWS plots and the area under infrastructure are reduced, the same will be provided by the plot holders.
  9. 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.
  10. Any access area over and above the permissible 4% under commercial use shall be observed to be open space.
  11. The area reserved for commercial use shall be taken up by the plot holders.
  12. The portion of the sector (development) plan roads / green belts as provided in the Development Plan, which is not shown in the layout plan shall be transferred free of cost to the government on the basis of section 3(3)(a) of the Act No. 1 of 1974.
  13. That the old size plots (except FWS 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 7.5% of the standard frontage with demarcated area of no plots shall exceed 2 km.
  14. The layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  15. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  16. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  17. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  18. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  19. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  20. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  21. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  22. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.
  23. That the layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.

| DETAIL OF AREA              |            |              |              |
|-----------------------------|------------|--------------|--------------|
| DETAIL OF AREA              | PERCENTAGE | AREA (ACRES) | AREA (ACRES) |
| TOTAL AREA OF THE SCHEME    |            | 29.928       | 29.928       |
| LESS AREA UNDER ESS         |            | 1.075        | 1.075        |
| NET AREA                    |            | 28.853       | 28.853       |
| ADD. SQR. OF AREA UNDER ESS |            | 0.5375       | 0.5375       |
| NET PLANNED AREA            |            | 29.391       | 29.391       |
| LESS AREA UNDER ESS         |            | 1.075        | 1.075        |
| NET AREA UNDER ESS          |            | 12.3427      | 12.3427      |
| AREA UNDER NURSING HOME     |            | 0.870        | 0.870        |
| TOTAL SALEABLE AREA         |            | 45.650       | 45.650       |

| DETAIL OF PLOTS |      |       |              |
|-----------------|------|-------|--------------|
| CATEGORY        | TYPE | DEPTH | NO. OF PLOTS |
| A1              | NPPL | 10.05 | 22           |
| A2              | NPPL | 10.05 | 20           |
| A3              | NPPL | 10.05 | 20           |
| A4              | NPPL | 10.05 | 20           |
| A5              | NPPL | 10.05 | 20           |
| A6              | NPPL | 10.05 | 20           |
| A7              | NPPL | 10.05 | 20           |
| A8              | NPPL | 10.05 | 20           |
| A9              | NPPL | 10.05 | 20           |
| A10             | NPPL | 10.05 | 20           |
| A11             | NPPL | 10.05 | 20           |
| A12             | NPPL | 10.05 | 20           |
| A13             | NPPL | 10.05 | 20           |
| A14             | NPPL | 10.05 | 20           |
| A15             | NPPL | 10.05 | 20           |
| A16             | NPPL | 10.05 | 20           |
| A17             | NPPL | 10.05 | 20           |
| A18             | NPPL | 10.05 | 20           |
| A19             | NPPL | 10.05 | 20           |
| A20             | NPPL | 10.05 | 20           |
| A21             | NPPL | 10.05 | 20           |
| A22             | NPPL | 10.05 | 20           |
| A23             | NPPL | 10.05 | 20           |
| A24             | NPPL | 10.05 | 20           |
| A25             | NPPL | 10.05 | 20           |
| A26             | NPPL | 10.05 | 20           |
| A27             | NPPL | 10.05 | 20           |
| A28             | NPPL | 10.05 | 20           |
| A29             | NPPL | 10.05 | 20           |
| A30             | NPPL | 10.05 | 20           |
| A31             | NPPL | 10.05 | 20           |
| A32             | NPPL | 10.05 | 20           |
| A33             | NPPL | 10.05 | 20           |
| A34             | NPPL | 10.05 | 20           |
| A35             | NPPL | 10.05 | 20           |
| A36             | NPPL | 10.05 | 20           |
| A37             | NPPL | 10.05 | 20           |
| A38             | NPPL | 10.05 | 20           |
| A39             | NPPL | 10.05 | 20           |
| A40             | NPPL | 10.05 | 20           |
| A41             | NPPL | 10.05 | 20           |
| A42             | NPPL | 10.05 | 20           |
| A43             | NPPL | 10.05 | 20           |
| A44             | NPPL | 10.05 | 20           |
| A45             | NPPL | 10.05 | 20           |
| A46             | NPPL | 10.05 | 20           |
| A47             | NPPL | 10.05 | 20           |
| A48             | NPPL | 10.05 | 20           |
| A49             | NPPL | 10.05 | 20           |
| A50             | NPPL | 10.05 | 20           |
| A51             | NPPL | 10.05 | 20           |
| A52             | NPPL | 10.05 | 20           |
| A53             | NPPL | 10.05 | 20           |
| A54             | NPPL | 10.05 | 20           |
| A55             | NPPL | 10.05 | 20           |
| A56             | NPPL | 10.05 | 20           |
| A57             | NPPL | 10.05 | 20           |
| A58             | NPPL | 10.05 | 20           |
| A59             | NPPL | 10.05 | 20           |
| A60             | NPPL | 10.05 | 20           |
| A61             | NPPL | 10.05 | 20           |
| A62             | NPPL | 10.05 | 20           |
| A63             | NPPL | 10.05 | 20           |
| A64             | NPPL | 10.05 | 20           |
| A65             | NPPL | 10.05 | 20           |
| A66             | NPPL | 10.05 | 20           |
| A67             | NPPL | 10.05 | 20           |
| A68             | NPPL | 10.05 | 20           |
| A69             | NPPL | 10.05 | 20           |
| A70             | NPPL | 10.05 | 20           |
| A71             | NPPL | 10.05 | 20           |
| A72             | NPPL | 10.05 | 20           |
| A73             | NPPL | 10.05 | 20           |
| A74             | NPPL | 10.05 | 20           |
| A75             | NPPL | 10.05 | 20           |
| A76             | NPPL | 10.05 | 20           |
| A77             | NPPL | 10.05 | 20           |
| A78             | NPPL | 10.05 | 20           |
| A79             | NPPL | 10.05 | 20           |
| A80             | NPPL | 10.05 | 20           |
| A81             | NPPL | 10.05 | 20           |
| A82             | NPPL | 10.05 | 20           |
| A83             | NPPL | 10.05 | 20           |
| A84             | NPPL | 10.05 | 20           |
| A85             | NPPL | 10.05 | 20           |
| A86             | NPPL | 10.05 | 20           |
| A87             | NPPL | 10.05 | 20           |
| A88             | NPPL | 10.05 | 20           |
| A89             | NPPL | 10.05 | 20           |
| A90             | NPPL | 10.05 | 20           |
| A91             | NPPL | 10.05 | 20           |
| A92             | NPPL | 10.05 | 20           |
| A93             | NPPL | 10.05 | 20           |
| A94             | NPPL | 10.05 | 20           |
| A95             | NPPL | 10.05 | 20           |
| A96             | NPPL | 10.05 | 20           |
| A97             | NPPL | 10.05 | 20           |
| A98             | NPPL | 10.05 | 20           |
| A99             | NPPL | 10.05 | 20           |
| A100            | NPPL | 10.05 | 20           |

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:

ARCHITECT'S SIGNATURE:

for service plan check only

Executive Engineer  
HSP Division No. 1,  
Gurugram

Superintending Engineer  
HSP Circle No. 1,  
Gurugram

Director  
Town & Country Planning  
Haryana, Chandigarh

WATER SUPPLY & IRRIGATION LAYOUT



SND

For service Plan estimate only

Executive Engineer  
HSVP Division No. V,  
Bangalore

Superintending Engineer  
HSVP Circle No. 1,  
Gurugram

Town & Country Planning  
Haryana, Gurugram

Note:- Area falling under 240M  
wide Road to be transferred to  
Govt free of cost

| S.N. | STORM LEGENDS:-               |
|------|-------------------------------|
| 01   | STORM LINE                    |
| 02   | STORM MANHOLE                 |
| 03   | DE-SILTING CHAMBER (2000X200) |
| 04   | RECHARGE PIT (3000Ø)          |
| 05   | CATCH BASIN 450X450MM         |

| DETAIL OF AREA            |            |              |            |
|---------------------------|------------|--------------|------------|
| DETAIL OF AREA            | PERCENTAGE | AREA (ACRES) | AREA (SQM) |
| TOTAL AREA OF THE SITE    |            | 24.328       | 10000      |
| LESS: AREA UNDER ESS      |            | 1.025        | 4150       |
| NET AREA                  |            | 23.303       | 9550       |
| ADD: 5% OF AREA UNDER ESS |            | 0.051        | 205        |
| NET PLANNED AREA          |            | 23.354       | 9550       |
| AREA UNDER PLOTS          |            | 23.354       | 9550       |
| AREA UNDER COMM. CHAL.    |            | 3.400        | 1383       |
| AREA UNDER NURSING HOME   |            | 0.000        | 0.00       |
| TOTAL AVAILABLE AREA      |            | 6.600        | 2657       |

| DETAIL OF PLOTS |      |       |              |
|-----------------|------|-------|--------------|
| CATEGORY        | TYPE | DEPTH | NO. OF PLOTS |
| A1              | NPWL | 10.05 | 22           |
| A2              | NPWL | 10.05 | 22           |
| A3              | NPWL | 10.05 | 22           |
| A4              | NPWL | 10.05 | 22           |
| A5              | NPWL | 10.05 | 22           |
| A6              | NPWL | 10.05 | 22           |
| A7              | NPWL | 10.05 | 22           |
| A8              | NPWL | 10.05 | 22           |
| A9              | NPWL | 10.05 | 22           |
| A10             | NPWL | 10.05 | 22           |
| A11             | NPWL | 10.05 | 22           |
| A12             | NPWL | 10.05 | 22           |
| A13             | NPWL | 10.05 | 22           |
| A14             | NPWL | 10.05 | 22           |
| A15             | NPWL | 10.05 | 22           |
| A16             | NPWL | 10.05 | 22           |
| A17             | NPWL | 10.05 | 22           |
| A18             | NPWL | 10.05 | 22           |
| A19             | NPWL | 10.05 | 22           |
| A20             | NPWL | 10.05 | 22           |
| A21             | NPWL | 10.05 | 22           |
| A22             | NPWL | 10.05 | 22           |
| A23             | NPWL | 10.05 | 22           |
| A24             | NPWL | 10.05 | 22           |
| A25             | NPWL | 10.05 | 22           |
| A26             | NPWL | 10.05 | 22           |
| A27             | NPWL | 10.05 | 22           |
| A28             | NPWL | 10.05 | 22           |
| A29             | NPWL | 10.05 | 22           |
| A30             | NPWL | 10.05 | 22           |
| A31             | NPWL | 10.05 | 22           |
| A32             | NPWL | 10.05 | 22           |
| A33             | NPWL | 10.05 | 22           |
| A34             | NPWL | 10.05 | 22           |
| A35             | NPWL | 10.05 | 22           |
| A36             | NPWL | 10.05 | 22           |
| A37             | NPWL | 10.05 | 22           |
| A38             | NPWL | 10.05 | 22           |
| A39             | NPWL | 10.05 | 22           |
| A40             | NPWL | 10.05 | 22           |
| A41             | NPWL | 10.05 | 22           |
| A42             | NPWL | 10.05 | 22           |
| A43             | NPWL | 10.05 | 22           |
| A44             | NPWL | 10.05 | 22           |
| A45             | NPWL | 10.05 | 22           |
| A46             | NPWL | 10.05 | 22           |
| A47             | NPWL | 10.05 | 22           |
| A48             | NPWL | 10.05 | 22           |
| A49             | NPWL | 10.05 | 22           |
| A50             | NPWL | 10.05 | 22           |
| A51             | NPWL | 10.05 | 22           |
| A52             | NPWL | 10.05 | 22           |
| A53             | NPWL | 10.05 | 22           |
| A54             | NPWL | 10.05 | 22           |
| A55             | NPWL | 10.05 | 22           |
| A56             | NPWL | 10.05 | 22           |
| A57             | NPWL | 10.05 | 22           |
| A58             | NPWL | 10.05 | 22           |
| A59             | NPWL | 10.05 | 22           |
| A60             | NPWL | 10.05 | 22           |
| A61             | NPWL | 10.05 | 22           |
| A62             | NPWL | 10.05 | 22           |
| A63             | NPWL | 10.05 | 22           |
| A64             | NPWL | 10.05 | 22           |
| A65             | NPWL | 10.05 | 22           |
| A66             | NPWL | 10.05 | 22           |
| A67             | NPWL | 10.05 | 22           |
| A68             | NPWL | 10.05 | 22           |
| A69             | NPWL | 10.05 | 22           |
| A70             | NPWL | 10.05 | 22           |
| A71             | NPWL | 10.05 | 22           |
| A72             | NPWL | 10.05 | 22           |
| A73             | NPWL | 10.05 | 22           |
| A74             | NPWL | 10.05 | 22           |
| A75             | NPWL | 10.05 | 22           |
| A76             | NPWL | 10.05 | 22           |
| A77             | NPWL | 10.05 | 22           |
| A78             | NPWL | 10.05 | 22           |
| A79             | NPWL | 10.05 | 22           |
| A80             | NPWL | 10.05 | 22           |
| A81             | NPWL | 10.05 | 22           |
| A82             | NPWL | 10.05 | 22           |
| A83             | NPWL | 10.05 | 22           |
| A84             | NPWL | 10.05 | 22           |
| A85             | NPWL | 10.05 | 22           |
| A86             | NPWL | 10.05 | 22           |
| A87             | NPWL | 10.05 | 22           |
| A88             | NPWL | 10.05 | 22           |
| A89             | NPWL | 10.05 | 22           |
| A90             | NPWL | 10.05 | 22           |
| A91             | NPWL | 10.05 | 22           |
| A92             | NPWL | 10.05 | 22           |
| A93             | NPWL | 10.05 | 22           |
| A94             | NPWL | 10.05 | 22           |
| A95             | NPWL | 10.05 | 22           |
| A96             | NPWL | 10.05 | 22           |
| A97             | NPWL | 10.05 | 22           |
| A98             | NPWL | 10.05 | 22           |
| A99             | NPWL | 10.05 | 22           |
| A100            | NPWL | 10.05 | 22           |

| DENSITY CALCULATION |              |                         |                      |
|---------------------|--------------|-------------------------|----------------------|
| CATEGORY            | NO. OF PLOTS | NO. OF PERSONS PER PLOT | TOTAL NO. OF PERSONS |
| A1                  | 22           | 15                      | 330                  |
| A2                  | 22           | 15                      | 330                  |
| A3                  | 22           | 15                      | 330                  |
| A4                  | 22           | 15                      | 330                  |
| A5                  | 22           | 15                      | 330                  |
| A6                  | 22           | 15                      | 330                  |
| A7                  | 22           | 15                      | 330                  |
| A8                  | 22           | 15                      | 330                  |
| A9                  | 22           | 15                      | 330                  |
| A10                 | 22           | 15                      | 330                  |
| A11                 | 22           | 15                      | 330                  |
| A12                 | 22           | 15                      | 330                  |
| A13                 | 22           | 15                      | 330                  |
| A14                 | 22           | 15                      | 330                  |
| A15                 | 22           | 15                      | 330                  |
| A16                 | 22           | 15                      | 330                  |
| A17                 | 22           | 15                      | 330                  |
| A18                 | 22           | 15                      | 330                  |
| A19                 | 22           | 15                      | 330                  |
| A20                 | 22           | 15                      | 330                  |
| A21                 | 22           | 15                      | 330                  |
| A22                 | 22           | 15                      | 330                  |
| A23                 | 22           | 15                      | 330                  |
| A24                 | 22           | 15                      | 330                  |
| A25                 | 22           | 15                      | 330                  |
| A26                 | 22           | 15                      | 330                  |
| A27                 | 22           | 15                      | 330                  |
| A28                 | 22           | 15                      | 330                  |
| A29                 | 22           | 15                      | 330                  |
| A30                 | 22           | 15                      | 330                  |
| A31                 | 22           | 15                      | 330                  |
| A32                 | 22           | 15                      | 330                  |
| A33                 | 22           | 15                      | 330                  |
| A34                 | 22           | 15                      | 330                  |
| A35                 | 22           | 15                      | 330                  |
| A36                 | 22           | 15                      | 330                  |
| A37                 | 22           | 15                      | 330                  |
| A38                 | 22           | 15                      | 330                  |
| A39                 | 22           | 15                      | 330                  |
| A40                 | 22           | 15                      | 330                  |
| A41                 | 22           | 15                      | 330                  |
| A42                 | 22           | 15                      | 330                  |
| A43                 | 22           | 15                      | 330                  |
| A44                 | 22           | 15                      | 330                  |
| A45                 | 22           | 15                      | 330                  |
| A46                 | 22           | 15                      | 330                  |
| A47                 | 22           | 15                      | 330                  |
| A48                 | 22           | 15                      | 330                  |
| A49                 | 22           | 15                      | 330                  |
| A50                 | 22           | 15                      | 330                  |
| A51                 | 22           | 15                      | 330                  |
| A52                 | 22           | 15                      | 330                  |
| A53                 | 22           | 15                      | 330                  |
| A54                 | 22           | 15                      | 330                  |
| A55                 | 22           | 15                      | 330                  |
| A56                 | 22           | 15                      | 330                  |
| A57                 | 22           | 15                      | 330                  |
| A58                 | 22           | 15                      | 330                  |
| A59                 | 22           | 15                      | 330                  |
| A60                 | 22           | 15                      | 330                  |
| A61                 | 22           | 15                      | 330                  |
| A62                 | 22           | 15                      | 330                  |
| A63                 | 22           | 15                      | 330                  |
| A64                 | 22           | 15                      | 330                  |
| A65                 | 22           | 15                      | 330                  |
| A66                 | 22           | 15                      | 330                  |
| A67                 | 22           | 15                      | 330                  |
| A68                 | 22           | 15                      | 330                  |
| A69                 | 22           | 15                      | 330                  |
| A70                 | 22           | 15                      | 330                  |
| A71                 | 22           | 15                      | 330                  |
| A72                 | 22           | 15                      | 330                  |
| A73                 | 22           | 15                      | 330                  |
| A74                 | 22           | 15                      | 330                  |
| A75                 | 22           | 15                      | 330                  |
| A76                 | 22           | 15                      | 330                  |
| A77                 | 22           | 15                      | 330                  |
| A78                 | 22           | 15                      | 330                  |
| A79                 | 22           | 15                      | 330                  |
| A80                 | 22           | 15                      | 330                  |
| A81                 | 22           | 15                      | 330                  |
| A82                 | 22           | 15                      | 330                  |
| A83                 | 22           | 15                      | 330                  |
| A84                 | 22           | 15                      | 330                  |
| A85                 | 22           | 15                      | 330                  |
| A86                 | 22           | 15                      | 330                  |
| A87                 | 22           | 15                      | 330                  |
| A88                 | 22           | 15                      | 330                  |
| A89                 | 22           | 15                      | 330                  |
| A90                 | 22           | 15                      | 330                  |
| A91                 | 22           | 15                      | 330                  |
| A92                 | 22           | 15                      | 330                  |
| A93                 | 22           | 15                      | 330                  |
| A94                 | 22           | 15                      | 330                  |
| A95                 | 22           | 15                      | 330                  |
| A96                 | 22           | 15                      | 330                  |
| A97                 | 22           | 15                      | 330                  |
| A98                 | 22           | 15                      | 330                  |
| A99                 | 22           | 15                      | 330                  |
| A100                | 22           | 15                      | 330                  |

| DETAIL OF GREEN |              |                         |                      |
|-----------------|--------------|-------------------------|----------------------|
| CATEGORY        | NO. OF PLOTS | NO. OF PERSONS PER PLOT | TOTAL NO. OF PERSONS |
| A1              | 22           | 15                      | 330                  |
| A2              | 22           | 15                      | 330                  |
| A3              | 22           | 15                      | 330                  |
| A4              | 22           | 15                      | 330                  |
| A5              | 22           | 15                      | 330                  |
| A6              | 22           | 15                      | 330                  |
| A7              | 22           | 15                      | 330                  |
| A8              | 22           | 15                      | 330                  |
| A9              | 22           | 15                      | 330                  |
| A10             | 22           | 15                      | 330                  |
| A11             | 22           | 15                      | 330                  |
| A12             | 22           | 15                      | 330                  |
| A13             | 22           | 15                      | 330                  |
| A14             | 22           | 15                      | 330                  |
| A15             | 22           | 15                      | 330                  |
| A16             | 22           | 15                      | 330                  |
| A17             | 22           | 15                      | 330                  |
| A18             | 22           | 15                      | 330                  |
| A19             | 22           | 15                      | 330                  |
| A20             | 22           | 15                      | 330                  |
| A21             | 22           | 15                      | 330                  |
| A22             | 22           | 15                      | 330                  |
| A23             | 22           | 15                      | 330                  |
| A24             | 22           | 15                      | 330                  |
| A25             | 22           | 15                      | 330                  |
| A26             | 22           | 15                      | 330                  |
| A27             | 22           | 15                      | 330                  |
| A28             | 22           | 15                      | 330                  |
| A29             | 22           | 15                      | 330                  |
| A30             | 22           | 15                      | 330                  |
| A31             | 22           | 15                      | 330                  |
| A32             | 22           | 15                      | 330                  |
| A33             | 22           | 15                      | 330                  |
| A34             | 22           | 15                      | 330                  |
| A35             | 22           | 15                      | 330                  |
| A36             | 22           | 15                      | 330                  |
| A37             | 22           | 15                      | 330                  |
| A38             | 22           | 15                      | 330                  |
| A39             | 22           | 15                      | 330                  |
| A40             | 22           | 15                      | 330                  |
| A41             | 22           | 15                      | 330                  |
| A42             | 22           | 15                      | 330                  |
| A43             | 22           | 15                      | 330                  |
| A44             | 22           | 15                      | 330                  |
| A45             | 22           | 15                      | 330                  |
| A46             | 22           | 15                      | 330                  |
| A47             | 22           | 15                      | 330                  |
| A48             | 22           | 15                      | 330                  |
| A49             | 22           | 15                      | 330                  |
| A50             | 22           | 15                      | 330                  |
| A51             | 22           | 15                      | 330                  |
| A52             | 22           | 15                      | 330                  |
| A53             | 22           | 15                      | 330                  |
| A54             | 22           | 15                      | 330                  |
| A55             | 22           | 15                      | 330                  |
| A56             | 22           | 15                      | 330                  |
| A57             | 22           | 15                      | 330                  |
| A58             | 22           | 15                      | 330                  |
| A59             | 22           | 15                      | 330                  |
| A60             | 22           | 15                      | 330                  |
| A61             | 22           | 15                      | 330                  |
| A62             | 22           | 15                      | 330                  |
| A63             | 22           | 15                      | 330                  |
| A64             | 22           | 15                      | 330                  |
| A65             | 22           | 15                      | 330                  |
| A66             | 22           | 15                      | 330                  |
| A67             | 22           | 15                      | 330                  |
| A68             | 22           | 15                      | 330                  |
| A69             | 22           | 15                      | 330                  |
| A70             | 22           | 15                      | 330                  |
| A71             | 22           | 15                      | 330                  |
| A72             | 22           | 15                      | 330                  |
| A73             | 22           | 15                      | 330                  |
| A74             | 22           | 15                      | 330                  |
| A75             | 22           | 15                      | 330                  |
| A76             | 22           | 15                      | 330                  |
| A77             | 22           | 15                      | 330                  |
| A78             | 22           | 15                      | 330                  |
| A79             | 22           | 15                      | 330                  |
| A80             | 22           | 15                      | 330                  |
| A81             | 22           | 15                      | 330                  |
| A82             | 22           | 15                      | 330                  |
| A83             | 22           | 15                      | 330                  |
| A84             | 22           | 15                      | 330                  |
| A85             | 22           | 15                      | 330                  |
| A86             | 22           | 15                      | 330                  |
| A87             | 22           | 15                      | 330                  |
| A88             | 22           | 15                      | 330                  |
| A89             | 22           | 15                      | 330                  |
| A90             | 22           | 15                      | 330                  |
| A91             | 22           | 15                      | 330                  |
| A92             | 22           | 15                      | 330                  |
| A93             | 22           | 15                      | 330                  |
| A94             | 22           | 15                      | 330                  |
| A95             | 22           | 15                      | 330                  |
| A96             | 22           | 15                      | 330                  |
| A97             | 22           | 15                      | 330                  |
| A98             | 22           | 15                      | 330                  |
| A99             | 22           | 15                      | 330                  |
| A100            | 22           | 15                      | 330                  |

| DETAIL OF COMMUNITY SITES |              |                         |                      |
|---------------------------|--------------|-------------------------|----------------------|
| CATEGORY                  | NO. OF PLOTS | NO. OF PERSONS PER PLOT | TOTAL NO. OF PERSONS |
| A1                        | 22           | 15                      | 330                  |
| A2                        | 22           | 15                      | 330                  |
| A3                        | 22           | 15                      | 330                  |
| A4                        | 22           | 15                      | 330                  |
| A5                        | 22           | 15                      | 330                  |
| A6                        | 22           | 15                      | 330                  |
| A7                        | 22           | 15                      | 330                  |
| A8                        | 22           | 15                      | 330                  |
| A9                        | 22           | 15                      | 330                  |
| A10                       | 22           | 15                      | 330                  |
| A11                       | 22           | 15                      | 330                  |
| A12                       | 22           | 15                      | 330                  |
| A13                       | 22           | 15                      | 330                  |
| A14                       | 22           | 15                      | 330                  |
| A15                       | 22           | 15                      | 330                  |
| A16                       | 22           | 15                      | 330                  |
| A17                       | 22           | 15                      | 330                  |
| A18                       | 22           | 15                      | 330                  |
| A19                       | 22           | 15                      | 330                  |
| A20                       | 22           | 15                      | 330                  |
| A21                       | 22           | 15                      | 330                  |
| A22                       | 22           | 15                      | 330                  |
| A23                       | 22           | 15                      | 330                  |
| A24                       | 22           | 15                      | 330                  |
| A25                       | 22           | 15                      | 330                  |
| A26                       | 22           | 15                      | 330                  |
| A27                       | 22           | 15                      | 330                  |
| A28                       | 22           | 15                      | 330                  |
| A29                       | 22           | 15                      | 330                  |
| A30                       | 22           | 15                      | 330                  |
| A31                       | 22           | 15                      | 330                  |
| A32                       | 22           | 15                      | 330                  |
| A33                       | 22           | 15                      | 330                  |
| A34                       | 22           | 15                      | 330                  |
| A35                       | 22           | 15                      | 330                  |
| A36                       | 22           | 15                      | 330                  |
| A37                       | 22           | 1                       |                      |







For Service Plan Estimate only  
c/s

Executive Engineer  
HSVP Division No. V,  
Gurugram

  
Superintending Engineer  
HSVP Circle No.1,  
Gurugram

**Director  
Town & Country Planning  
Haryana, Chandigarh**

| DETAIL OF AREA            |            |              |
|---------------------------|------------|--------------|
| DETAIL OF AREA            | PERCENTAGE | AREA (ACRES) |
| TOTAL AREA OF THE SCHEME  | 100%       | 28.838       |
| LESS AREA UNDER ESS       | 1.07%      | 28.853       |
| NET AREA                  |            | 0.375        |
| 20% SH. OF AREA UNDER ESS |            | 28.391       |
| AREA TO BE USED FOR ESS   |            | 13.117       |
| AREA UNDER CHAMARRAL      | 42.00%     | 3.440        |
| AREA UNDER NURSING HOME   | 0.80%      | 0.247        |
| TOTAL LAND AVAILABLE      |            | 13.357       |

| DETAIL OF PLOTS |         |       |        |              |             |         | TOTAL AREA IN SQ.M |
|-----------------|---------|-------|--------|--------------|-------------|---------|--------------------|
| CATEGORY        | TYPE    | WIDTH | DEPTH  | AREA IN SQ.M | NO OF PLOTS |         |                    |
| A1              | NPRIAL  | 10.05 | 22     | 221.10       | 6           | 1326.60 |                    |
| A2              | NPRIAL  | 10.05 | 26.35  | 264.52       | 6           | 1587.10 |                    |
| A3              | NPRIAL  | 10.75 | 16.25  | 174.69       | 18          | 3144.38 |                    |
| A4              | NPRIAL  | 12.2  | 20     | 220.00       | 12          | 2640.00 |                    |
| A5              | NPRIAL  | 9.3   | 24     | 223.20       | 5           | 1116.00 |                    |
| A6              | NPRIAL  | 10.03 | 21.06  | 212.75       | 6           | 1276.50 |                    |
| A7              | NPRIAL  | 10.05 | 21.08  | 212.82       | 6           | 1276.90 |                    |
| A8              | GENERAL | 10.0  | 24.55  | 245.50       | 3           | 736.50  |                    |
| A9              | GENERAL | 10.65 | 23.65  | 250.74       | 5           | 1253.70 |                    |
| A10             | GENERAL | 10.53 | 25.7   | 269.56       | 5           | 1347.81 |                    |
| A11             | GENERAL | 11.35 | 22     | 249.70       | 40          | 9988.00 |                    |
| A12             | GENERAL | 15.9  | 22     | 349.80       | 4           | 349.80  |                    |
| A13             | GENERAL | 15.9  | 22     | 349.80       | 4           | 349.80  |                    |
| A14             | GENERAL | 15.9  | 22     | 349.80       | 3           | 349.80  |                    |
| B1              | GENERAL | 0.00  | 153.11 | 0.00         | 3           | 153.11  |                    |
| B2              | GENERAL | 0.00  | 185.00 | 0.00         | 3           | 185.00  |                    |
| B3              | GENERAL | 0.00  | 205.00 | 0.00         | 2           | 405.00  |                    |
| B4              | GENERAL | 13.30 | 24.17  | 259.52       | 32          | 7997.37 |                    |
| B5              | GENERAL | 13.30 | 24.17  | 259.52       | 4           | 1038.08 |                    |
| B6              | GENERAL | 12.66 | 24.17  | 305.94       | 3           | 917.82  |                    |
| B7              | GENERAL | 0.00  | 228.96 | 0.00         | 1           | 228.96  |                    |
| C1              | EMVS    | 4     | 12.5   | 50           | 48          | 2400.00 |                    |

| TOTAL                                        |  | REQUIRED |  | 2011 |  | 48159.12 |  |
|----------------------------------------------|--|----------|--|------|--|----------|--|
| GRAND NUMBER OF NPRI ( @25% OF TOTAL PLOTS ) |  | 60       |  | 61   |  | 61       |  |
| GRAND NUMBER OF TWS ( 2500% OF TOTAL PLOTS ) |  | 42       |  | 42   |  | 42       |  |

| DENSITY CALCULATION |              |                         |       | TOTAL N.E. OF PERSONS |        |
|---------------------|--------------|-------------------------|-------|-----------------------|--------|
| CATEGORY            | NO. OF PLOTS | NO. OF PERSONS PER PLOT | 13.5  | 2005.5                | 932    |
| TOTAL PLOTS         | 158          |                         |       |                       |        |
| NPRI PLOTS          | 48           |                         | 9     | 932                   |        |
| TWS PLOTS           | 251          |                         |       | 3037.5                |        |
| UNASSIGNABLE        | 5            |                         | 90.5  |                       |        |
| TOTAL PERSONS       |              |                         | 200.5 |                       | 4007.0 |

| DETAIL OF COMMUNITY SITES          |          |          |
|------------------------------------|----------|----------|
| FACILITY                           | REQUIRED | PROVIDED |
| AMPHITHEATRE                       | 1        | 1        |
| CLUBHOUSE                          | 1        | 1        |
| COMMUNITY CENTER                   | 1        | 1        |
| COMMUNITY MEETING PLACE (ROOF)     | 1        | 1        |
| GYM                                | 1        | 1        |
| RECREATION BUILDING (200 SQ. YDS.) | 0        | 1        |
| TOTAL GREEN                        |          |          |
| TOTAL GREEN                        |          | 2,102    |
| TOTAL GREEN (AREA PROVIDED)        |          | 2,102    |
| TOTAL GREEN (AREA REQUIRED)        |          | 2,102    |

NOTES

1. ALL DIMER
2. THE NOR

|       |                   |
|-------|-------------------|
| NORTH | DATE : 24.03.2021 |
|-------|-------------------|

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TITLE:  
LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY  
ON THE LAND MEASURING 29.928 ACRES  
SECTOR 84.85 & 90 GURUGRAM  
SS GROUP PVT. LTD.

ARCHITECT:

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

OWNER'S SIGNATURE \_\_\_\_\_

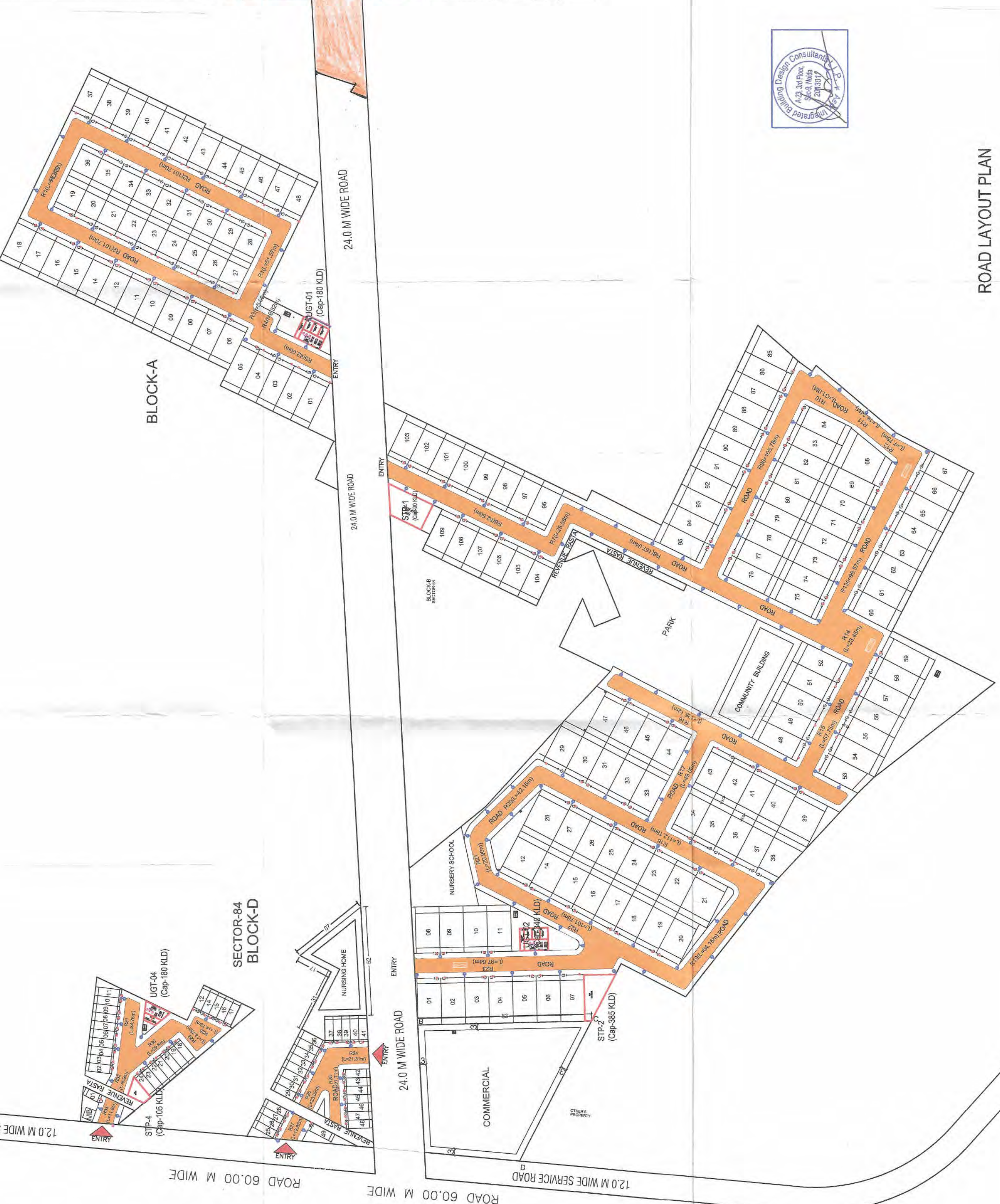
## ROAD LAYOUT PLAN

Checked subject to comments  
in forwarding letter No. 202644  
Dt. 20/11/2024 and notes  
attached with the estimate

Additional Chief Engineer (HQ)  
for Chief Engineer-I, HSVP

ROAD LAYOUT LEGEND:—

Note:- Area falling under 24.04.12  
wide road to be transferred  
to C.A. for cost.

[illegible]

|                            |                             |                            |                                           |
|----------------------------|-----------------------------|----------------------------|-------------------------------------------|
| 6. SEIRAWATI<br>DTP(HQ)    | (HITESH SHARMA)<br>STP(MHQ) | (JITENDER SHAG)<br>CTP(HR) | (K. MADHUSUDAN PANDURANG, IAS)<br>DTP(HR) |
| (RAJESH SINGLA)<br>ATP(HQ) | (DINESH KUMAR)<br>SO(HQ)    |                            |                                           |

1