

Roads

For Service Plan Estimate only 4/5

Executive Engineer
HSVP Division No. V,
Gurgaon

Director
Town & Country Planning
Haryana, Chandigarh

Superintending Engineer
HSVP Circle No. 1,
Gurgaon

Checked subject to comments
in forwarding letter No. 2024/14
Dt. 20/11/2024 and notes
attached with the estimate

Additional Chief Engineer (HO)
Director, Haryana State
Roads & Motorways
Gurgaon

Note:- Area falling under 24.0 M WZ
Wide Road to be transferred
to Govt. for cost.

ROAD LAYOUT LEGEND:-
-o- STREET LIGHT

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD



ROAD LAYOUT PLAN

DETAIL OF AREA		
DETAIL OF AREA	PERCENTAGE	AREA (ACRES)
TOTAL AREA OF THE SCHEME	100.00	29.828
LESS AREA UNDER LESS		1.075
NET AREA UNDER LESS		28.753
NET AREA UNDER LESS		0.1375
NET PLANNED AREA		12.2422
AREA UNDER COMMERCIAL	42.000	1.4013
AREA UNDER NURSING HOME	0.800	0.247
TOTAL SALEABLE AREA	45.450	13.1377

DETAIL OF PLOTS			
CATEGORY	TYPE	WIDTH	DEPTH
A1	GENERAL	10.05	24.10
A2	GENERAL	10.05	24.10
A3	GENERAL	10.05	24.10
A4	GENERAL	10.05	24.10
A5	GENERAL	10.05	24.10
A6	GENERAL	10.05	24.10
A7	GENERAL	10.05	24.10
A8	GENERAL	10.05	24.10
A9	GENERAL	10.05	24.10
A10	GENERAL	10.05	24.10
A11	GENERAL	10.05	24.10
A12	GENERAL	10.05	24.10
A13	GENERAL	10.05	24.10
A14	GENERAL	10.05	24.10
A15	GENERAL	10.05	24.10
A16	GENERAL	10.05	24.10
A17	GENERAL	10.05	24.10
A18	GENERAL	10.05	24.10
A19	GENERAL	10.05	24.10
A20	GENERAL	10.05	24.10
A21	GENERAL	10.05	24.10
A22	GENERAL	10.05	24.10
A23	GENERAL	10.05	24.10
A24	GENERAL	10.05	24.10
A25	GENERAL	10.05	24.10
A26	GENERAL	10.05	24.10
A27	GENERAL	10.05	24.10
A28	GENERAL	10.05	24.10
A29	GENERAL	10.05	24.10
A30	GENERAL	10.05	24.10
A31	GENERAL	10.05	24.10
A32	GENERAL	10.05	24.10
A33	GENERAL	10.05	24.10
A34	GENERAL	10.05	24.10
A35	GENERAL	10.05	24.10
A36	GENERAL	10.05	24.10
A37	GENERAL	10.05	24.10
A38	GENERAL	10.05	24.10
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A40	GENERAL	10.05	24.10
A41	GENERAL	10.05	24.10
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A43	GENERAL	10.05	24.10
A44	GENERAL	10.05	24.10
A45	GENERAL	10.05	24.10
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A74	GENERAL	10.05	24.10
A75	GENERAL	10.05	24.10
A76	GENERAL	10.05	24.10
A77	GENERAL	10.05	24.10
A78	GENERAL	10.05	24.10
A79	GENERAL	10.05	24.10
A80	GENERAL	10.05	24.10
A81	GENERAL	10.05	24.10
A82	GENERAL	10.05	24.10
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A89	GENERAL	10.05	24.10
A90	GENERAL	10.05	24.10
A91	GENERAL	10.05	24.10
A92	GENERAL	10.05	24.10
A93	GENERAL	10.05	24.10
A94	GENERAL	10.05	24.10
A95	GENERAL	10.05	24.10
A96	GENERAL	10.05	24.10
A97	GENERAL	10.05	24.10
A98	GENERAL	10.05	24.10
A99	GENERAL	10.05	24.10
A100	GENERAL	10.05	24.10

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

DATE: 24.03.2021
DWG NO: SSP-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

1. That this revised layout plan of Residential Plotted Colony over an area measuring 29.928 acres (after surrender of licence where applicable) measuring 4.628 acres from Licence No. 102 of 2013 dated 11.12.2013 granted for 104.555 acres developed by North Star Apartments Pvt. Ltd., Sector-84, B-8, Gurgaon is hereby approved subject to the following conditions:-

2. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the agreement.

3. That the entire area of the colony shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

4. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

5. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

6. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

7. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

8. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

9. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

10. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

11. No access area over and above the permissible 4% under commercial use shall be observed to be open space.

12. The entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

13. The entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

14. The portion of the sector (development plan roads) shall be provided as provided in the Development Plan, which form part of the approved layout plan.

15. That the old size plots (except FWS plots, which are reserved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 7% of the standard frontage when demarcated and area of no plots shall exceed 2 km.

16. The entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

17. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

18. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

19. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

20. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

21. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

22. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

23. That the entire area reserved for commercial purposes shall be taken as per site of all the Residential and Commercial plots in the colony.

(S.K. SEERAWAT) DT/PHD
(RITESH SHARMA) STP/MHQ
(DINESH KUMAR) JPHD

(K. SUDHAKAR) CTP/HR
(S. S. GROUP) DT/PHD

SMD

For service plan estimate only

Executive Engineer
HSVP Division No. V,
Gurgaon

Supervising Engineer
HSVP Circle No. 1,
Gurgaon

Director
Town & Country Planning
Haryana, Gurgaon

Note -- Area falling under 240MM
waste band to be transferred to
cost free of cost

S.N.	STORM LEGENDS:-
01	STORM LINE
02	STORM MANHOLE
03	DE-SILTING CHAMBER (2000X1200)
04	RECHARGE PIT (3000Ø)
05	CATCH BASIN 450X450MM

DETAIL OF AREA		
DETAIL OF AREA	PERCENTAGE	AREA (ACRES)
TOTAL AREA OF THE SITE	100.00	24.328
LESS AREA UNDER ESS	1.075	26.253
NET AREA	98.925	23.253
ADDN. OF AREA UNDER ESS	0.5375	13.166
NET PLANNED AREA	99.4625	23.819
AREA UNDER FLOORS	62.000	15.347
AREA UNDER COMMERCIAL	3.400	8.340
AREA UNDER RESIDENTIAL	0.000	0.000
TOTAL AVAILABLE AREA	66.000	16.167

DETAIL OF PLOTS				
CATEGORY	TYPE	DEPTH	NO. OF PLOTS	TOTAL AREA IN SQ.M
A1	NPWL	10.05	22	221.00
A2	NPWL	10.05	22	221.00
A3	NPWL	10.05	22	221.00
A4	NPWL	10.75	15.25	164.69
A5	NPWL	21	20.00	214.38
A6	NPWL	8.3	24	200.00
A7	NPWL	10.05	21.66	223.25
A8	NPWL	10.05	21.66	223.25
A9	GENERAL	10.05	24.50	248.00
A10	GENERAL	10.05	24.50	248.00
A11	GENERAL	11.35	22	245.70
A12	GENERAL	15.9	22	345.80
A13	GENERAL	15.9	22	345.80
A14	GENERAL	15.9	22	345.80
A15	GENERAL	15.9	22	345.80
A16	GENERAL	15.9	22	345.80
A17	GENERAL	15.9	22	345.80
A18	GENERAL	15.9	22	345.80
A19	GENERAL	15.9	22	345.80
A20	GENERAL	15.9	22	345.80
A21	GENERAL	15.9	22	345.80
A22	GENERAL	15.9	22	345.80
A23	GENERAL	15.9	22	345.80
A24	GENERAL	15.9	22	345.80
A25	GENERAL	15.9	22	345.80
A26	GENERAL	15.9	22	345.80
A27	GENERAL	15.9	22	345.80
A28	GENERAL	15.9	22	345.80
A29	GENERAL	15.9	22	345.80
A30	GENERAL	15.9	22	345.80
A31	GENERAL	15.9	22	345.80
A32	GENERAL	15.9	22	345.80
A33	GENERAL	15.9	22	345.80
A34	GENERAL	15.9	22	345.80
A35	GENERAL	15.9	22	345.80
A36	GENERAL	15.9	22	345.80
A37	GENERAL	15.9	22	345.80
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A61	GENERAL	15.9	22	345.80
A62	GENERAL	15.9	22	345.80
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A64	GENERAL	15.9	22	345.80
A65	GENERAL	15.9	22	345.80
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A68	GENERAL	15.9	22	345.80
A69	GENERAL	15.9	22	345.80
A70	GENERAL	15.9	22	345.80
A71	GENERAL	15.9	22	345.80
A72	GENERAL	15.9	22	345.80
A73	GENERAL	15.9	22	345.80
A74	GENERAL	15.9	22	345.80
A75	GENERAL	15.9	22	345.80
A76	GENERAL	15.9	22	345.80
A77	GENERAL	15.9	22	345.80
A78	GENERAL	15.9	22	345.80
A79	GENERAL	15.9	22	345.80
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A88	GENERAL	15.9	22	345.80
A89	GENERAL	15.9	22	345.80
A90	GENERAL	15.9	22	345.80
A91	GENERAL	15.9	22	345.80
A92	GENERAL	15.9	22	345.80
A93	GENERAL	15.9	22	345.80
A94	GENERAL	15.9	22	345.80
A95	GENERAL	15.9	22	345.80
A96	GENERAL	15.9	22	345.80
A97	GENERAL	15.9	22	345.80
A98	GENERAL	15.9	22	345.80
A99	GENERAL	15.9	22	345.80
A100	GENERAL	15.9	22	345.80

DETAIL OF COMMUNITY SITES		
FACILITY	REQUIRED	PROVIDED
RECREATION	1	1
CHILDREN PLAY	1	1
LIBRARY	1	1
CLUBHOUSE	1	1
COMMUNITY CENTRE	1	1
TELEPHONE	1	1
POST OFFICE	1	1
DETAILED GREEN	2.00	2.00
TOTAL GREEN AREA PROVIDED	2.00	2.00
TOTAL AREA OF USABLE GREEN	2.00	2.00

DETAIL OF GREEN		
DETAILED GREEN	2.00	2.00
TOTAL GREEN AREA PROVIDED	2.00	2.00
TOTAL AREA OF USABLE GREEN	2.00	2.00

NOTES

- ALL DIMENSIONS ARE IN METERS
- THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION

DATE: 24.03.2021
DWG NO: SS-P-01
SCALE: 1:3000

TITLE:
LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY
ON THE LAND MEASURING 28.928 ACRES
SECTOR 84/85 & 89 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.)

ARCHITECTS:
S.S. GROUP PVT. LTD.
(Formerly known as North Star Apartments Pvt. Ltd.)

OWNERS SIGNATURE



Checked subject to comments
in forwarding letter No. 20206/4
Dt. 20/11/2021 and notes
attached with the estimate

Additional Chief Engineer (HQ)
for Chief Engineer (HSVP)
Panchkula
30-11-20-21

STORM WATER DRAINAGE LAYOUT

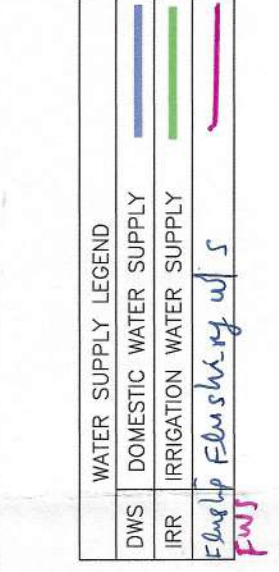
This revised layout plan of Residential Plotted Colony over an area measuring 28.928 acres (after surrender of 104.596 acres) under DTPC-7779 dated 5-5-2021, Sector-84, 85 & 89, Gurugram is hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
- 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.
- That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scaled Road and Community Plans, Haryana Government of Unregulated Development Rules, 1962 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines existing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per IS norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of the layout plan.
- That the revenue data falling in the colony shall be the responsibility of the colonizer 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide outer road if applicable.
- That all green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Director, 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.
- At the time of demarcation plan, if required percentage of NPL/EPW plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 metres wide road which mean a minimum clear width of 12 metres between the plots.
- Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the bye-laws of the Act 1962. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the allottees. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the allottees to the said builder. The portion of the sector/development plan roads/ green belts as provided in the Development Plan 3(8)(a)(ii) of the Act 1962 shall also be incorporated in the agreement.
- The old fly plots (except DWS plots which are approved of standard dimensions) are being approved subject to the conditions that the plots should not have a frontage of less than 7% of the standard frontage when demarcated and area of no plots shall exceed 2% of the standard frontage.
- The plots shall have no objection to the location of the bus-stops, cycle-racks, and other facilities, which form part of the licensed area shall be transferred (free of cost) to the government on the lines of section 3(8)(a)(ii) of the Act 1962.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the rain water harvesting system shall be as per norms specified by HAREDA and shall be made operational when the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational when the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational.
- That the colonizer/owner shall provide only Compact Fluorescent Lamp fitting for internal lighting as well as Campus lighting.
- No.22/2002-5 Power dated 21.03.2016 by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the provisions of the Notification No. S.O. 1533 (Dated 14.5.2006) issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall transfer the area falling under 24.0 M wide internal road free of cost to the Government.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(S.K. SEHRAWAT) DTP(HQ)
(Rajiv SINGHA) ATPHQ
(JITENDR SINGH) CTP(HQ)
(K. JAGDEEP) PANDURANG, (S) DTP(HQ)
(HITESH SHARMA) STP(HQ)
(DINESH KUMAR) SP(HQ)

w/s (Dam + f lushy)

for service plan sketch only



NOTE:- Area filling under 24.0 MTR wide Road to be transferred to Ctr. area of cost.

CONSTRUCTION ROAD 75.00 M WIDE

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD

12.0 M WIDE SERVICE ROAD

ROAD 60.00 M WIDE

ROAD 60.00 M WIDE

ROAD 60.00 M WIDE

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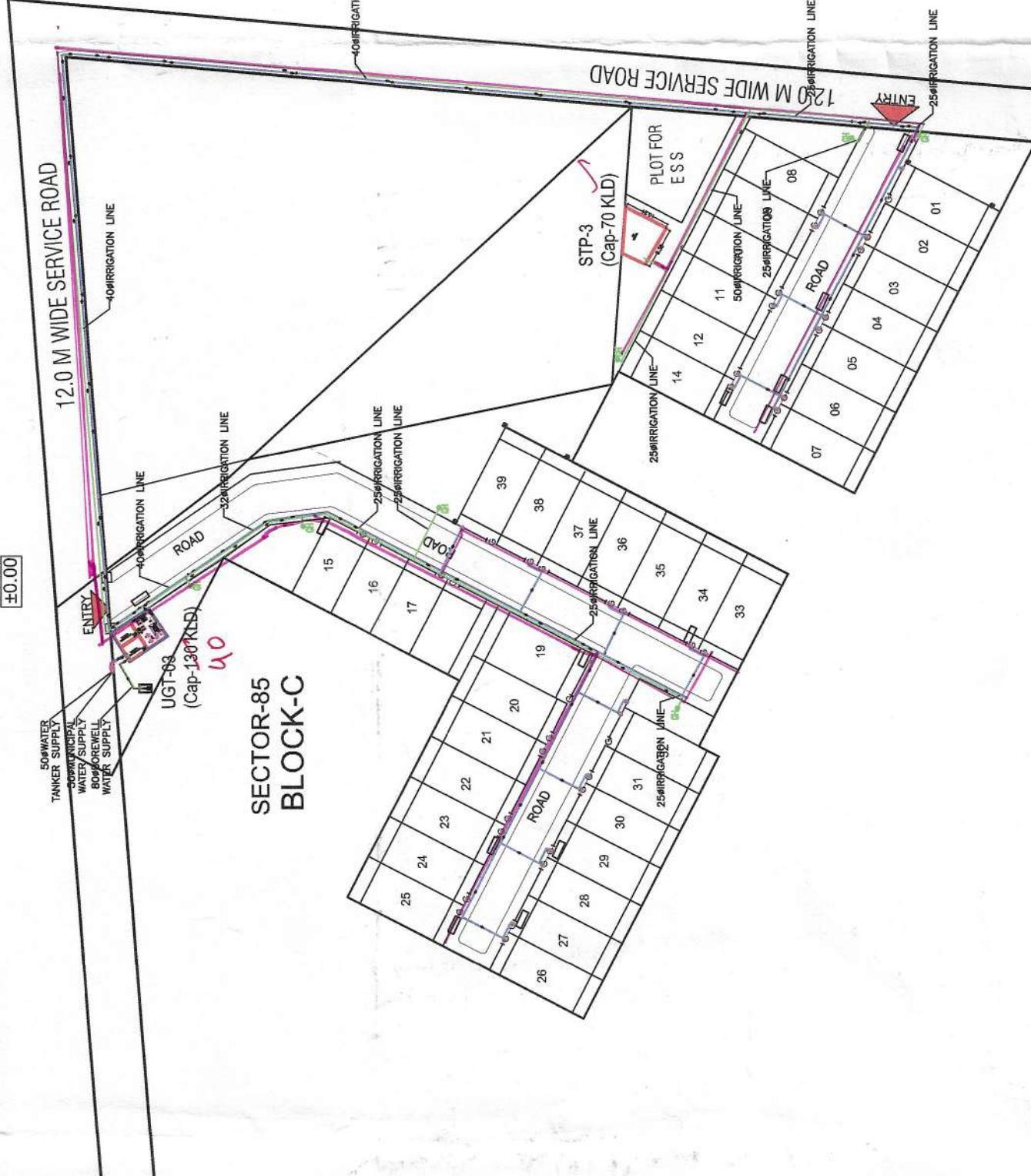
ROAD 60.00 M WIDE

ROAD 60.00 M WIDE

ROAD 60.00 M WIDE

ROAD 60.00 M WIDE

ROAD 60.00 M WIDE



SECTOR-85 BLOCK-C

UT-05 (Cap-50KLD)

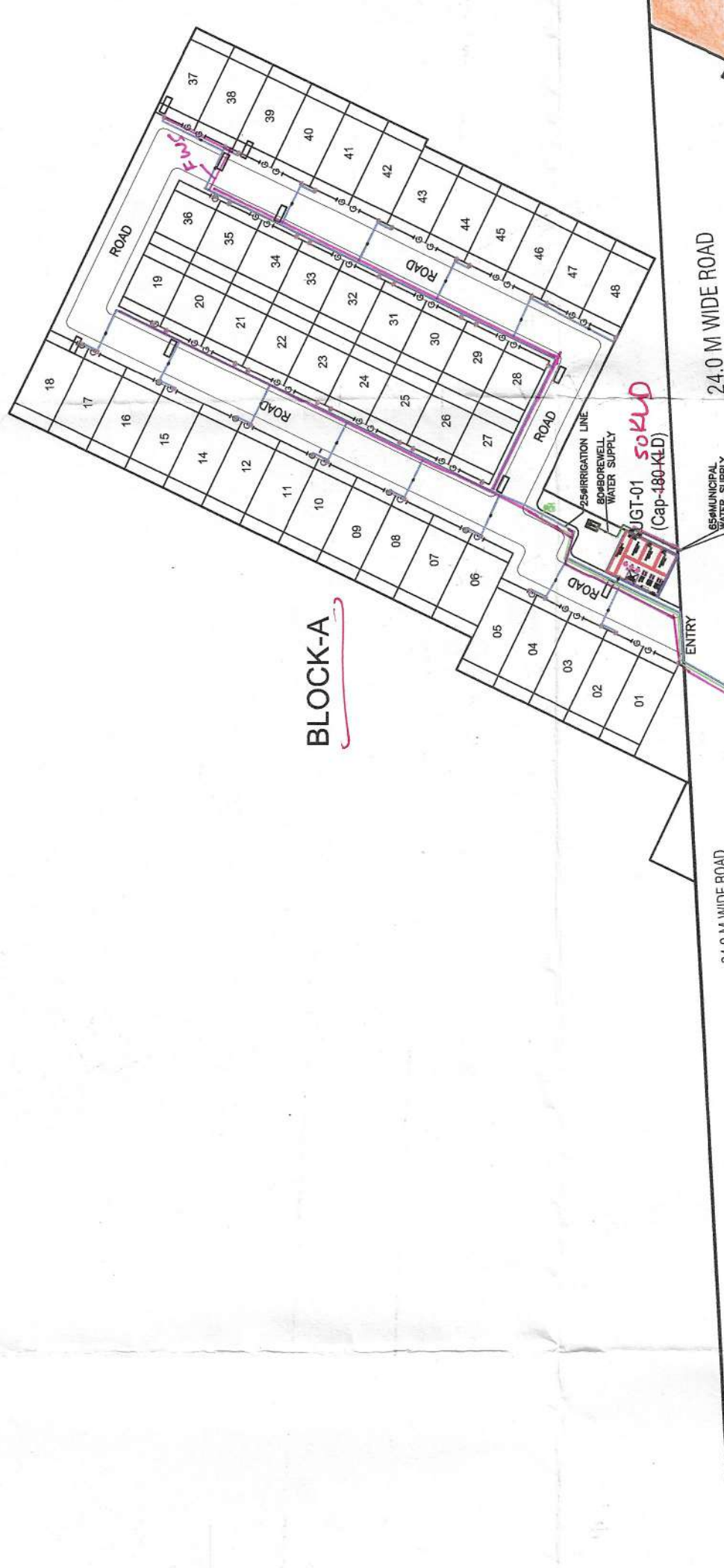
STP-3 (Cap-70 MLD)

PLOT FOR ESS

SECTOR-84 BLOCK-D

UT-04 (Cap-60KLD)

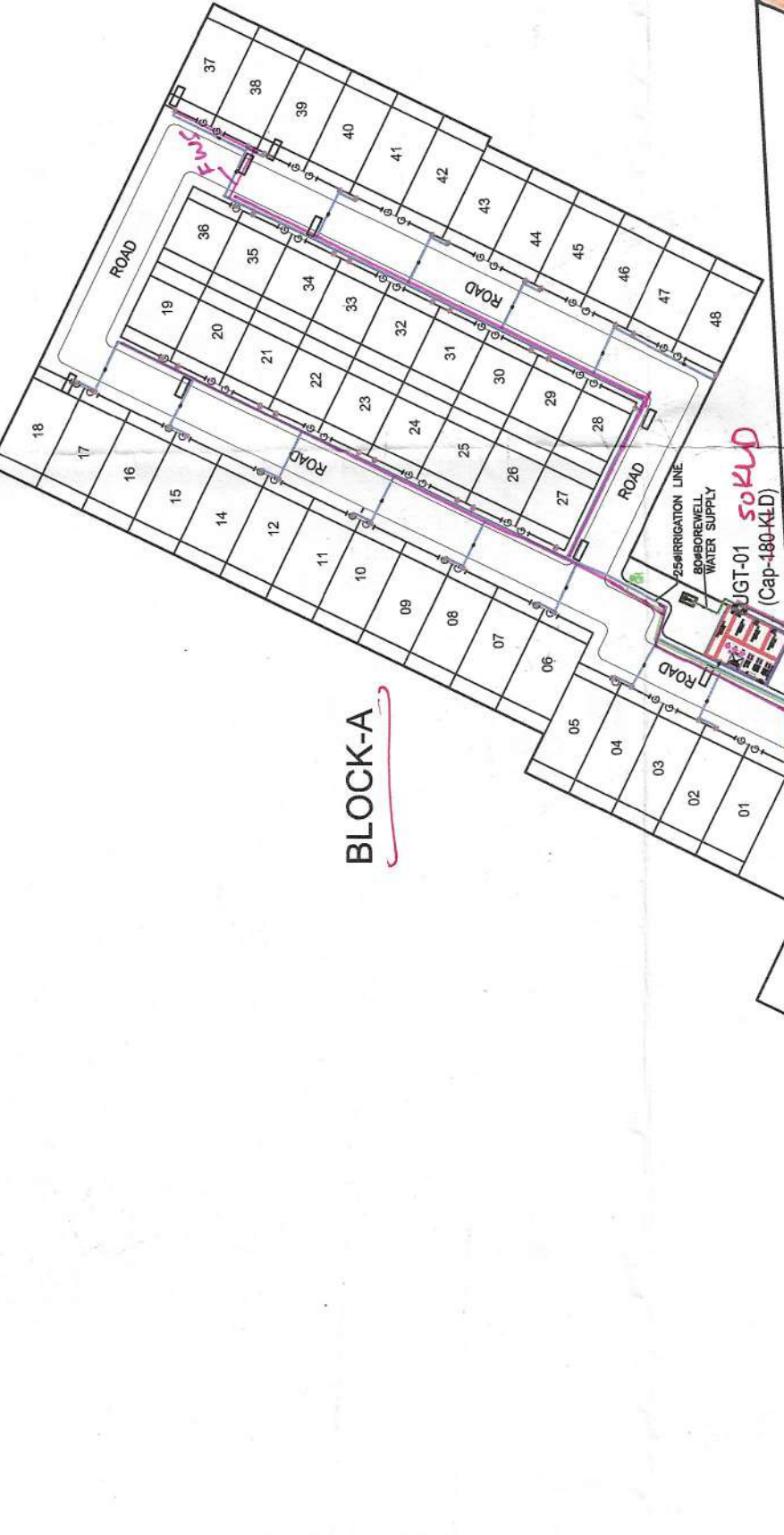
STP-4 (Cap-60KLD)



BLOCK-A

UT-01 (Cap-80KLD)

STP-1 (Cap-80KLD)



- That this revised layout plan of Residential Plotted Colony over an area measuring 29.928 acres (later surrendered of licence DTB-277) measuring 4.628 acres from Licence No. 105 of 2013 dated 11.12.2013 granted in respect of Residential Plotted Colony being developed by North Star Apartments Pvt. Ltd., Sector-94, G-9, Gurugram is hereby approved subject to the following conditions:-
- This layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule-11 and the agreement.
- That the high-tension line passing in the area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the provisions of the Urban Development Authority (UDA) of the area under-plans.
- This Department and construction on these sites shall be governed by the Punjab Scaled-out Rules, Areas Aron Haryana of Unregulated Development Rules, 1995 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the provisions of the Urban Development Authority (UDA) of the area under-plans.
- That the colonizer shall abide by the direction of the survey and accordingly shall make necessary changes in the integration of the planning proposals in the alignment of the vehicular roads, internal road circulation or for proper integration of the planning proposals in the alignment of the roads.
- 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 or in accordance with terms and conditions of the agreements of the Director, Town and Country Planning, Haryana or in accordance with the provisions of the Urban Development Authority (UDA) of the area.
- That the colonizer shall transfer the area falling under 74 sqm. wide internal road free of cost to the Government.
- No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 metres between the plots.
- Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
- That the area reserved for common use shall be as per the provisions of the Rules, 1960. This reservation shall also be incorporated in the agreement to be entered into between the colonizer and the plot holders.
- The portion of the sector (development plan roads / green belts) as provided in the Deeds of sections 3(3)(a)(b) of the Act, 1974 and the area reserved for common use shall be transferred free of cost to the Government on the basis of section 3(3)(a)(b) of the Act, 1974 on 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.
- That the old size plots (except EVWS plots which are approved of standard dimensions) are being approved subject to the conditions that they shall be re-planned to the satisfaction of the HUDA, Haryana, through the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
- That the HUDA is hereby authorised to the satisfaction of the Government of Haryana, through the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
- That the colonizer shall obtain the Clearance/HOC as per the provisions of the Notification No. F.O. 1533 (I) dated 14.07.2006 issued by Ministry of Environment and Forests, Government of India, before starting the construction/execution of development.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana G-44, notification as applicable.
- 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.
- That the colonizer/owner shall use only Compact fluorescent Lamp fitting for internal lighting as well as Campus lighting.
- No.22/2005-2006-Spower dated 21.03.2016 issued by Haryana Power Plant as per the provisions of section 13(1) of the Electricity Act, 2003 shall be strictly complied with the directions issued by the concerned authority in this regard.
- That the colonizer/owner shall transfer the area falling under 74 sqm. wide internal road free of cost to the Government.
- That the colonizer/owner shall transfer the area falling under 74 sqm. wide internal road free of cost to the Government.

B.K. SERRAWAT
DTP(H)
DINESH/GENLA
ATP(H)

(JITESH SHARMA)
CTP(H)

(S. K. SHARMA)
MANSUR/GENLA
DTP(H)

(DINESH/GENLA)
SERRAWAT

DETAIL OF AREA					
DETAIL OF AREA	PERCENTAGE	AREA (ACRES)	TOTAL AREA IN SQ.M		
TOTAL AREA OF THE SCHEME		29.928	2311.70		
LESS: AREA UNDER ESS		1.075	8526.50		
NET AREA		28.853	2311.70		
ADD: SOIL OF AREA UNDER ESS		0.1375	1034.38		
TOTAL PLOTTED AREA		29.991	2311.70		
LESS: AREA UNDER COMMERCIAL		0.23027	1826.00		
AREA UNDER NURSING HOME		0.820	660.00		
TOTAL SALEABLE AREA		28.941	2311.70		

DETAIL OF PLOTS					
CALL LETTER	TYPE	WIDTH	DEPTH	AREA IN SQ.M	NO. OF PLOTS
A1	NPHL	10.05	22	221.10	6
A2	NPHL	10.05	23.34	236.42	6
A3	NPHL	10.05	18	180.90	6
A4	NPHL	22	12	264.00	12
A5	NPHL	9.3	24	223.20	5
A6	NPHL	10.03	21.65	217.25	6
A7	NPHL	10.35	21.65	224.08	8
A8	GENERAL	10	24.5	245.00	33
A9	GENERAL	10.55	23.65	247.74	8
A10	GENERAL	10.55	22	232.10	7
A11	GENERAL	11.35	22	249.70	40
A12	GENERAL	15.9	22	349.80	1
A13	GENERAL	15.9	22	349.80	2
A14	GENERAL	15.9	22	349.80	1
B1	GENERAL	10.05	23.34	236.42	1
B2	GENERAL	10.05	23.34	236.42	1
B3	GENERAL	10.05	23.34	236.42	1
C1	GENERAL	10.34	24.17	249.93	32
C2	GENERAL	10	19.13	191.30	4
C3	GENERAL	12.66	24.17	306.99	1
D1	GENERAL	10.05	23.34	236.42	1
D2	GENERAL	10.05	23.34	236.42	1
E1	EVWS	4	12.5	50	1
TOTAL				48159.27	241
TOTAL NUMBER OF NPHL (25% OF TOTAL PLOTS)				60	61
TOTAL NUMBER OF EVWS (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
EVWS PLOTS	48	9	432
TOTAL PLOTS	241		3037.5
PROVISIONABLE		PPA	
DENSITY / AC/FACE		PPA	118.350

DETAIL OF COMMUNITY SITES			
FACILITY	REQUIRED	PROVIDED	
NURSERY/SCHOOL	1	1	1
MARKET/VEGETABLE SHOP	1	1	1
ATM	1	1	1
COMMUNITY BUILDING (5555 SQ.M)	0	0	0
TOTAL GREEN AREA PROVIDED	2.102	2.102	AREA (ACRES)
TOTAL GREEN AREA USABLE GREEN	2.102	2.102	

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

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

Checked subject to comments in forwarding letter No. 202619 Dt. 31/10/2021 and notes attached with the estimate

Additional Chief Engineer (HO) for Chief Engineer, HSPV Papatnagar 3.11.2021

Signature



WATER SUPPLY & IRRIGATION LAYOUT