

For Service Plan Estimate only
c/s

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Executive Engineer
Town & Country Planning
Director,
Harvana, Chandigarh


Superintending Engineer
HSVP Circle No.1,
Gurugram

Director
Town & Country Planning
Harvna Chaudhary

[illegible]

NOTES

1. ALL DIMENSIONS ARE IN METERS

2. THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION

NORTH	DATE : 24.03.2021
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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
ARCHITECT:

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

ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE
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ROAD LAYOUT PLAN

Checked subject to comments
in forwarding letter No. 2026-44
Dt. 30/11/2024.....and notes
attached with the estimate

Additional Chief Engineer (HQ)
or Chief Engineer-I, HSP

ROAD LAYOUT LEGEND:-	
	STREET LIGHT

Note: - Area falling under 24.0 Hz wide band to be transferred to Centre zone of cost.



land on this reserved layout plan of Residential Plotted Colony of area measuring 29.928 acres (after surrender of licensed area of 1.428 acres) under license No. 105 of 2017 dated 15.08.2017 issued by the Government of Karnataka (Planning and Infrastructure Department) and the said layout plan is not in compliance with the provisions of the Karnataka Building Regulation, 1961, as amended, and 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 the colony shall be taken as plotted for circulation and the area under plots.
3. That the demarcation plan shall be submitted to the Department of Urban Development and Commercial and Community sites shall be kept approved from this Department and construction on these sites shall be subject to the approval of the Department of Urban Development and Restriction of Unregulated Development Rules, 1995 and the Zoning Plan of the Government of Karnataka.
4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way a Country Planning 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 raster falling by 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, Hyderabad and accordingly shall make necessary changes in the layout plan for making proposals of the proposed alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the layout plan.
8. That no property/plot shall derive access directly from the carriage way of 30 meters or more wide sector road or applicable. At green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer on the directions of the Director, Town and Country Planning, in accordance with terms and conditions of the agreements of the colonizer.
9. At the time of demarcation, if required percentage of NHPU/DWS plots and area under infrastructure are reduced, the same will be provided from the colonizer in the licensed area.
10. The plot will derive an access from less than 12 metres wide road.
11. Plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the walls of the access 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 commercial use as per the Karnataka Building Rules 1995. This condition shall be incorporated in the zoning plan and in the alignment letters being issued by the colonizer to the plot holders.
13. The portion of the plot area which is not incorporated in the agreement to be executed by the colonizer with the plot holders. The portion of the plot area which is not incorporated in the agreement to be executed by the colonizer with the plot holders. The part of the licensed area shall be transferred from the part of the government on the direction of section 31(a)(ii) of the Act No.8 of 1971.
14. That the odd size plots (except DWS plots which are approved of standard dimensions) are being approved subject to the condition that these plots should have a frontage of less than 75% of the standard frontage when demarcated and area of plots shall be as per the approved layout plan.
15. That you will have to acquire the co-ordinates of the boundary of the licensed plot and also with the local authority. HUDA is finally able to acquire in the interest of planned development and integration of services.
16. That the colonizer shall obtain the Clearance/HOC as per the provisions of the Notification No. S.O. 1533 (1) dated 14.10.2016 issued by the Government of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/standards (last notification is applicable).
18. That the provision of solar water heating system shall be as per norms specified by HANEDA and shall be implemented.
19. That the colonizer/towner shall use only the occupation certificate.
20. That the colonizer/towner shall ensure the installation of Solar Water Heating System as per the provisions of Act No. 26/22-25/2005-Power (2) dated 13.01.2016 issued by Karnataka Government Renewable Energy Act, 2016.
21. That the colonizer/towner shall strictly comply with the directions issued vide Notification No. 19/16/2016-20 dated 12.01.2016 issued by the Government of Karnataka Renewable Energy Department for enforcement of the Energy Conservation Building Code.
22. That the colonizer/towner shall ensure that the area falling under 74 m wide internal road from east to the west is not less than 10 metres.

 K. SEIRAWATI DTP(HQ)	 HITESH SHARMA STP(MHQ)	 (JITENDER SINGH) CTP(HR)	 (K. MANOJ PANDURANG, IAS) DTP(HR)
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