

For service plan estimate only

**Superintending Engineer
HSVP Circle No.1,
Gurugram**

Town & Country Planning
Haryana, Chandigarh

DETAIL OF AREA						
CATEGORY	TYPE	DEPTH	BREADTH	AREA IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM
A1	WPH	10.05	22	221.10	6	1326.60
A2	WPH	10.05	20.34	204.42	6	1226.52
A3	WPH	10.25	17.69	174.69	18	3144.38
A4	WPH	22	10	220.00	12	2640.00
A5	WPH	22	10	222.20	5	1110.00
A6	WPH	10.35	21.65	224.66	6	1347.96
A7	WPH	10.25	21.65	224.66	6	1347.96
B	GENERAL	40	24.5	980.00	33	32340.00
B1	GENERAL	10.05	21.65	224.66	5	1123.30
B2	GENERAL	10.35	21.37	220.55	5	1102.75
B3	GENERAL	11.35	22	248.70	40	9948.00
B4	GENERAL	15.9	22	349.80	1	349.80
B5	GENERAL	15.9	22	349.80	1	349.80
B6	GENERAL	15.9	22	349.80	2	699.60
B7	GENERAL	15.9	22	349.80	1	349.80
B8	GENERAL	15.9	22	349.80	1	349.80
B9	GENERAL	15.9	22	349.80	1	349.80
B10	GENERAL	15.9	22	349.80	1	349.80
B11	GENERAL	15.9	22	349.80	1	349.80
B12	GENERAL	15.9	22	349.80	1	349.80
B13	GENERAL	15.9	22	349.80	1	349.80
B14	GENERAL	15.9	22	349.80	1	349.80
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B19	GENERAL	15.9	22	349.80	1	349.80
B20	GENERAL	15.9	22	349.80	1	349.80
B21	GENERAL	15.9	22	349.80	1	349.80
B22	GENERAL	15.9	22	349.80	1	349.80
B23	GENERAL	15.9	22	349.80	1	349.80
B24	GENERAL	15.9	22	349.80	1	349.80
B25	GENERAL	15.9	22	349.80	1	349.80
B26	GENERAL	15.9	22	349.80	1	349.80
B27	GENERAL	15.9	22	349.80	1	349.80
B28	GENERAL	15.9	22	349.80	1	349.80
B29	GENERAL	15.9	22	349.80	1	349.80
B30	GENERAL	15.9	22	349.80	1	349.80
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B42	GENERAL	15.9	22	349.80	1	349.80
B43	GENERAL	15.9	22	349.80	1	349.80
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B51	GENERAL	15.9	22	349.80	1	349.80
B52	GENERAL	15.9	22	349.80	1	349.80
B53	GENERAL	15.9	22	349.80	1	349.80
B54	GENERAL	15.9	22	349.80	1	349.80
B55	GENERAL	15.9	22	349.80	1	349.80
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B99	GENERAL	15.9	22	349.80	1	349.80
B100	GENERAL	15.9	22	349.80	1	349.80
C	GENERAL	10.34	24.37	249.92	32	7997.32
C1	GENERAL	10.34	24.37	249.92	4	999.68
C2	GENERAL	10.34	24.37	249.92	4	999.68
C3	GENERAL	10.34	24.37	249.92	4	999.68
C4	GENERAL	10.34	24.37	249.92	4	999.68
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C9	GENERAL	10.34	24.37	249.92	4	999.68
C10	GENERAL	10.34	24.37	249.92	4	999.68
C11	GENERAL	10.34	24.37	249.92	4	999.68
C12	GENERAL	10.34	24.37	249.92	4	999.68
C13	GENERAL	10.34	24.37	249.92	4	999.68
C14	GENERAL	10.34	24.37	249.92	4	999.68
C15	GENERAL	10.34	24.37	249.92	4	999.68
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C62	GENERAL	10.34	24.37	249.92	4	999.68
C63	GENERAL	10.34	24.37	249.92	4	999.68
C64	GENERAL	10.34	24.37	249.92	4	999.68
C65	GENERAL	10.34	24.37	249.92	4	999.68
C66	GENERAL	10.34	24.37	249.92	4	999.68
C67	GENERAL	10.34	24.37	249.92	4	999.68
C68	GENERAL	10.34	24.37	249.92	4	999.68
C69	GENERAL	10.34	24.37	249.92	4	999.68
C70	GENERAL	10.34	24.37	249.92	4	999.68
C71	GENERAL	10.34	24.37	249.92	4	999.68
C72	GENERAL	10.34	24.37	249.92	4	999.68
C73	GENERAL	10.34	24.37	249.92	4	999.68
C74	GENERAL	10.34	24.37	249.92	4	999.68
C75	GENERAL	10.34	24.37	249.92	4	999.68
C76	GENERAL	10.34	24.37	249.92	4	999.68
C77	GENERAL	10.34	24.37	249.92	4	999.68
C78	GENERAL	10.34	24.37	249.92	4	999.68
C79	GENERAL	10.34	24.37	249.92	4	999.68
C80	GENERAL	10.34	24.37	249.92	4	999.68
C81	GENERAL	10.34	24.37	249.92	4	999.68
C82	GENERAL	10.34	24.37	249.92	4	999.68
C83	GENERAL	10.34	24.37	249.92	4	999.68
C84	GENERAL	10.34	24.37	249.92	4	999.68
C85	GENERAL	10.34	24.37	249.92	4	999.68
C86	GENERAL	10.34	24.37	249.92	4	999.68
C87	GENERAL	10.34	24.37	249.92		

NOTES

1. ALL DIME
2. THE NOR

	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.)

OWNER:
SS GROUP PVT. LTD.

ARCHITECTURAL SIGNATURE UNIVERSITY SIGNATURE

SS GROUP TELIMITED
SS House
Plot No 27
Sector-44
Gurgaon
Haryana
122003

OWNER'S SIGNATURE _____

Note:- keep filling under 240mm
wide band to be transferred to
cont face of cast.

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

BLOCK-A

Checked subject to comments
in forwarding letter No 202640
Dt. 2014/02.....and notes
attached with the estimate

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

30.11.2021

STORM WATER DRAINAGE LAYOUT

That this revised layout plan of Residential Plotted Colony over an area measuring 29,928 acres (after surrender of licence land and area measuring 74,628 acres from Licence No. 105 of 2013 dated 11.12.2013 granted for 104,536 acres) (Drawing No. DTPC-1777 dated 5-5-2014), 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 Conveyance Rules, 1945 and the Punjab Land Revenue Act, 1967 and the Punjab Land Revenue Rules, 1968 and the Punjab Land Revenue (Amendment) Rules, 1995 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 rate falling in the colony shall be as per the rates of circulation/roadways as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP in the layout plan 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 provisions of the adjoining area.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable. 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 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 with the State Government.
9. That the area under the layout plan shall be developed in accordance with the terms and conditions of the agreements with the State Government.
10. That the percentage of NPH/LN/MS plots and the area under infrastructure are reduced, the same will be compensated by the colonizer in the licensed area.
11. No plots 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 access area over and above the permissible will be treated as an area under infrastructure.

13. The maximum number of dwelling units in a plot shall be ascertained on the basis of the provisions of the Rule 49 of the Rules, 1985. This condition shall also be incorporated in the zoning plan and in the allotment deed. The number of units shall be capped to the plot holder, in the event of a change in the use of the plot, to the extent of the units already constructed.
14. The portion of the site-to-be incorporated in the agreement to be executed by the allottee/developer shall be ascertained by the competent authority. The portion of the site to be leased area shall be provided in the Development Plan if applicable. The portion of the leased area shall be transferred free of cost to the government on the lines of section 33(a)(ii) of the Act No. 18 of 1975.
15. That the odd size plots (except DSE 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 plot shall exceed 2 kanals.
16. This you will have no objection, i.e., the regularisation of the boundaries of the licensee through, plots and lands with the land title documents (HMDA) is finally able to acquire in the interest of planned development and integration of services.
17. The competent authority shall be binding in this regard.
18. The competent authority shall obtain the Clearance/NOA as per the provisions of the Notification No. S.O. 533 (E) dated 14.2.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational and functional before applying for an occupation certificate.
21. That the solar collector/power shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Compact lighting.
22. That the solar collector/power shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Act No. 22/52-2005-Specification of the Government of India.
23. That the solar collector/power shall be installed by Haryana Government Renewable Energy Department as per the provision that the collector/power shall strictly follow the guidelines of the Renewable Energy Department.

issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(K. MOHARANG PANDIRANG IAS)

(JITENDER SHAG)

(HITESH SHARMA)

(K. SEHRAWAT)

DTP/HQ)

(RAHUL SINGLA)	STP (M/NQ)	CTP (HR)	DTP (HR)
(DINESH KUMAR)			

$$\frac{\Delta TP(HQ)}{SD(HQ)}$$