

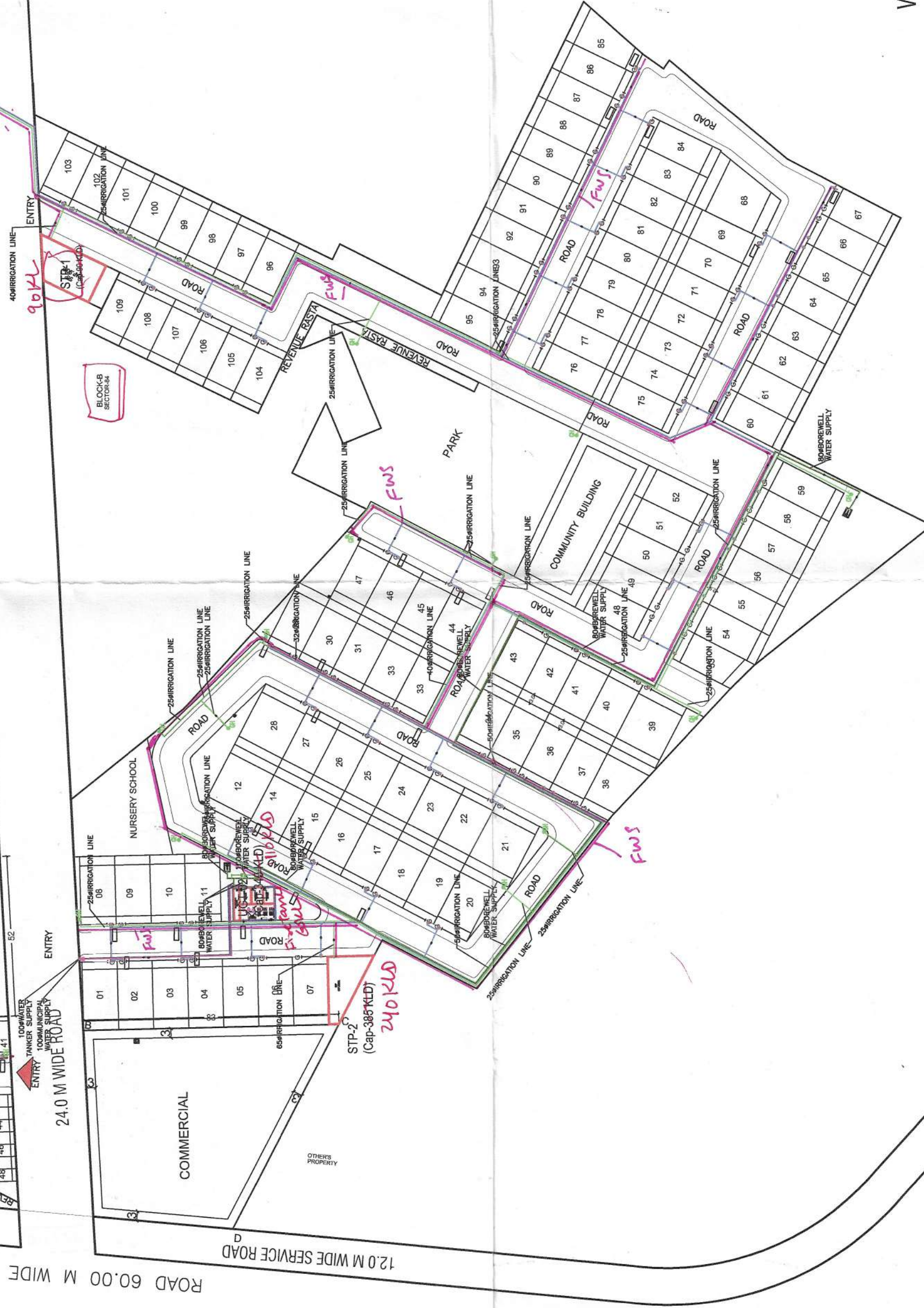
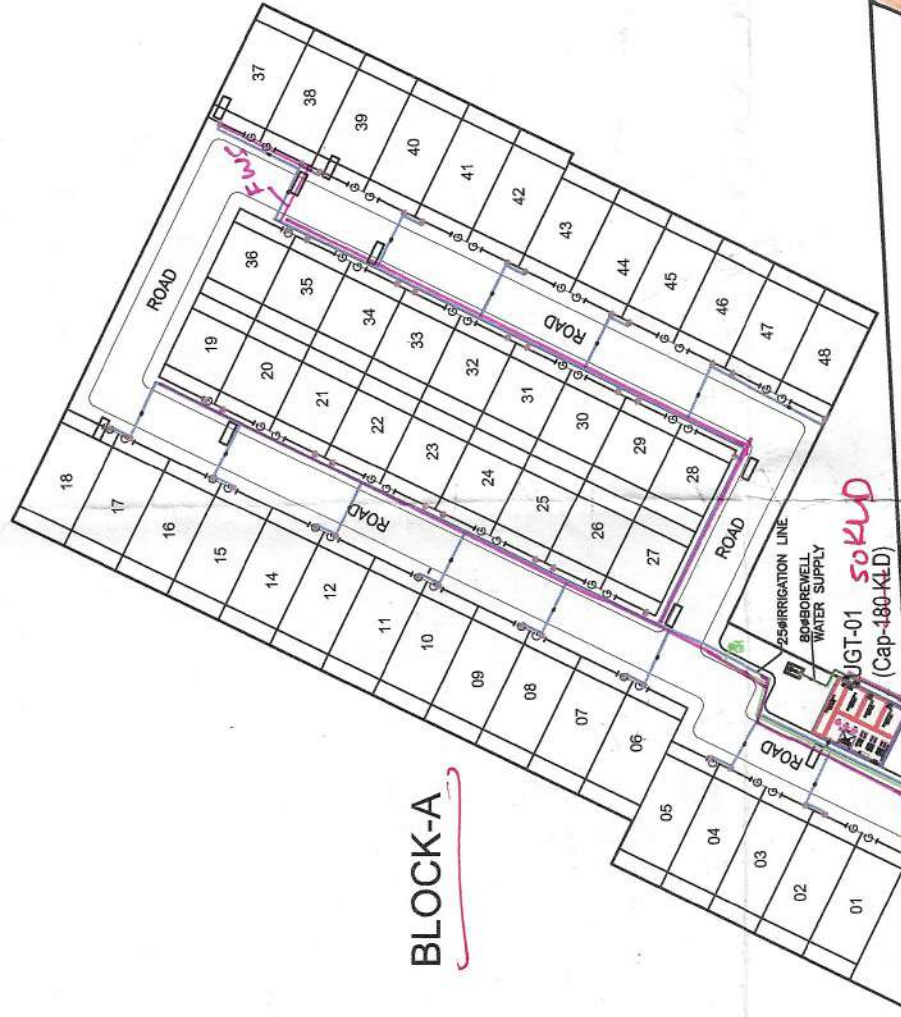
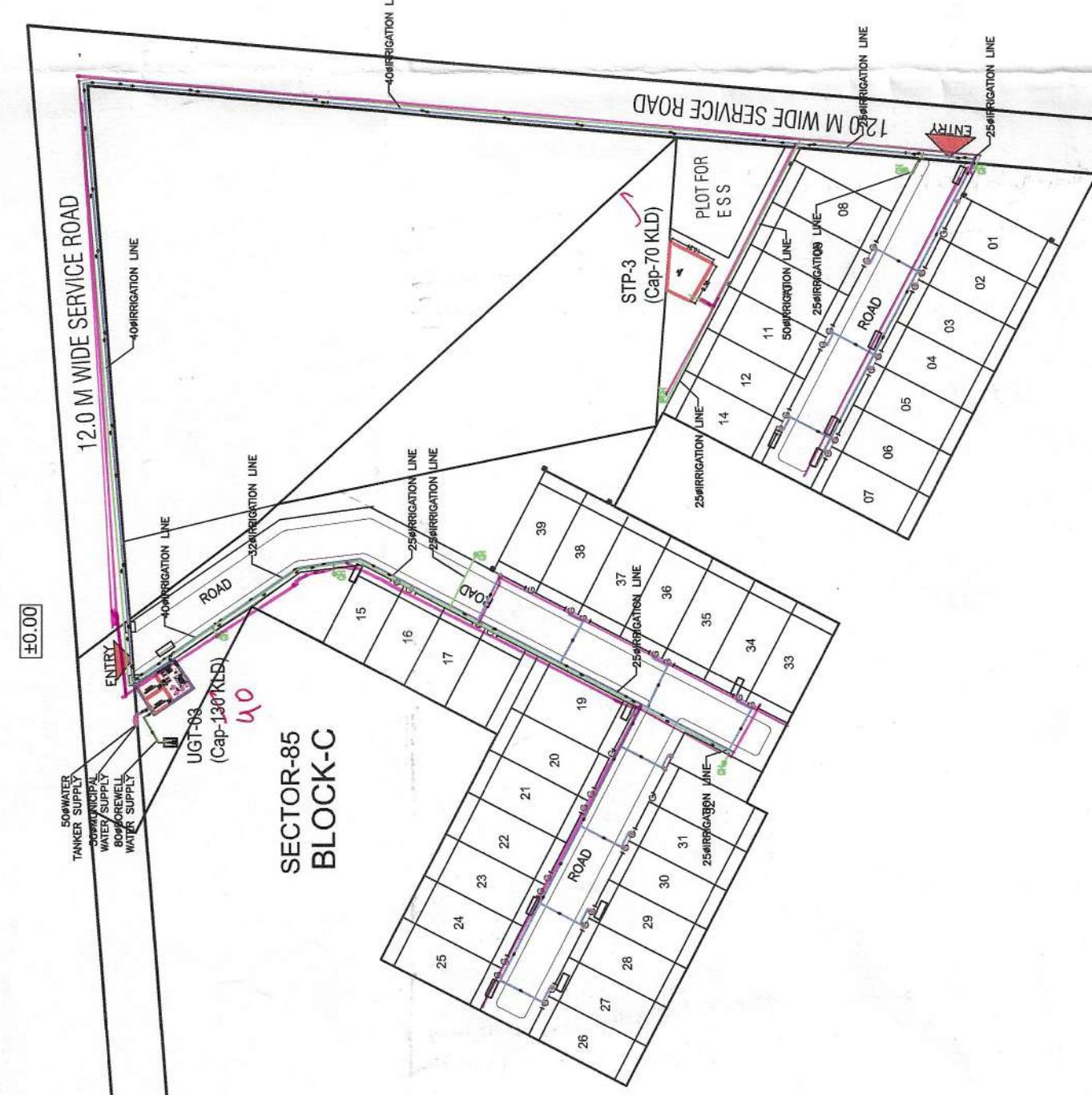
W/S (Dom + f lushp)

CONSTRUCTION ROAD 75.00 M WIDE

12.0 M WIDE SERVICE ROAD

WATER SUPPLY LEGEND	
DWS	DOMESTIC WATER SUPPLY
IRR	IRRIGATION WATER SUPPLY
Fluor	Fluoridation water supply

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 Urban Development Act, 1954) 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 conditions of the agreement.
 2. That the area reserved for the colony shall not exceed 5% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken up by the Director, Town & Country Planning, Haryana.
 3. That the demarcation and construction on these sites shall be governed by the Punjab Squatted Areas Act, 1954 and the Punjab Squatted Areas Rules, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 4. That the high-tension line 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 provisions of the Urban Development Act, 1954 and the Urban Development Rules, 1955.
 6. That the colonizer shall abide by the directions of the Director, Town & Country Planning, Haryana.
 7. That the colonizer shall make any adjustment in the alignment of the roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 8. That the colonizer shall make any adjustment in the alignment of the roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 9. All green belts outside 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 Government.
 10. The colonizer shall provide a minimum clear width of 12 metres between the plots.
 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 access area over and above the permissible 4% under commercial use shall be deemed to be open space.
 13. The colonizer shall provide a minimum clear width of 12 metres between the plots.
 14. The portion of the sector (development plan roads / green belts as provided in the Development Plan) of the colony shall be transferred free of cost to the Government on the lines of section 3(3)(a)(ii) of the Act No. 13 of 1954.
 15. That the old size plots (occupy 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 when demarcated and area of no plots shall exceed 2 hectares.
 16. The colonizer shall provide a minimum clear width of 12 metres between the plots.
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DETAIL OF AREA			
DETAIL OF AREA	PERCENTAGE	AREA (ACRES)	
TOTAL AREA OF THE SCHEME		29.928	
LESS AREA UNDER ESS		1.075	
NET AREA		28.853	
ADD. SQR. OF AREA UNDER ESS		0.1375	
NET PLANNED AREA		28.991	
AREA UNDER COMMERCIAL		12.3427	
AREA UNDER NURSING HOME		0.271	
TOTAL SALEABLE AREA		16.3772	

DETAIL OF PLOTS			
CALL LETTERS	TYPE	WIDTH	DEPTH
A1	NPRL	10.05	22
A2	NPRL	10.05	20.34
A3	NPRL	10.05	20.34
A4	NPRL	10.05	20.34
A5	NPRL	10.05	20.34
A6	NPRL	10.05	20.34
A7	NPRL	10.05	20.34
A8	NPRL	10.05	20.34
A9	NPRL	10.05	20.34
A10	NPRL	10.05	20.34
A11	NPRL	10.05	20.34
A12	NPRL	10.05	20.34
A13	NPRL	10.05	20.34
A14	NPRL	10.05	20.34
A15	NPRL	10.05	20.34
A16	NPRL	10.05	20.34
A17	NPRL	10.05	20.34
A18	NPRL	10.05	20.34
A19	NPRL	10.05	20.34
A20	NPRL	10.05	20.34
A21	NPRL	10.05	20.34
A22	NPRL	10.05	20.34
A23	NPRL	10.05	20.34
A24	NPRL	10.05	20.34
A25	NPRL	10.05	20.34
A26	NPRL	10.05	20.34
A27	NPRL	10.05	20.34
A28	NPRL	10.05	20.34
A29	NPRL	10.05	20.34
A30	NPRL	10.05	20.34
A31	NPRL	10.05	20.34
A32	NPRL	10.05	20.34
A33	NPRL	10.05	20.34
A34	NPRL	10.05	20.34
A35	NPRL	10.05	20.34
A36	NPRL	10.05	20.34
A37	NPRL	10.05	20.34
A38	NPRL	10.05	20.34
A39	NPRL	10.05	20.34
A40	NPRL	10.05	20.34
A41	NPRL	10.05	20.34
A42	NPRL	10.05	20.34
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A44	NPRL	10.05	20.34
A45	NPRL	10.05	20.34
A46	NPRL	10.05	20.34
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A87	NPRL	10.05	20.34
A88	NPRL	10.05	20.34
A89	NPRL	10.05	20.34
A90	NPRL	10.05	20.34
A91	NPRL	10.05	20.34
A92	NPRL	10.05	20.34
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A94	NPRL	10.05	20.34
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A98	NPRL	10.05	20.34
A99	NPRL	10.05	20.34
A100	NPRL	10.05	20.34

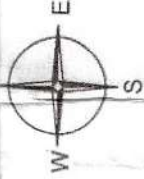
DENSITY CALCULATION			
CATEGORY	NO. OF PLOTS	NO. OF PERSONS PER PLOT	TOTAL NO. OF PERSONS
GENERAL PLOTS	130	15.5	2015
ENV. PLOTS	48	9	432
TOTAL PLOTS	241		3037.5
UNDEVELOPABLE		PPA	120
DEVELOPABLE		PPA	120
DENSITY ACHIEVED			103.50%

DETAIL OF COMMUNITY SITES			
	REQUIRED	PROVIDED	
FACILITY			
NUMBER OF SCHOOLS	1	1	
NUMBER OF CLUB HOUSES	1	1	
WALK AND JOGGEABLE ROOTH	1	1	
ATM	1	1	
COMMUNITY BUILDING (8X50X4 MTR.)	0	1	

DETAIL OF GREEN	
TOTAL GREEN	2.102
TOTAL GREEN AREA PROVIDED	2.102
TOTAL AREA OF USABLE GREEN	

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	

NORTH	
	
W E	
S	

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

ARCHITECT'S SIGNATURE	
	

	
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