ADDITIONAL LAND 6.8468 ACRES SHOWN THIS (POCKET A, B, C & D)

NOTE:- AREA FALLING UNDER 24.0 M WIDE ROAD TO BE TRANSFERED TO GOVT. FREE OF COST

FREEZED PLOTS FOR SHIFTING OF 11 KVA LT LINE

12.0 M WIDE SERVICE ROAD

UTILITY CORRIDOR 60.00 M WIDE

CONSTRUCTION ROAD 75.00 M WIDE

12.0 M WIDE SERVICE ROAD

24 M WIDE ROAD

12.0 M WIDE SERVICE ROAD

24 M W RD.

ROAD 60.00 M WIDE

12.0 M WIDE SERVICE ROAD

24.0 M WIDE ROAD

SECTOR-85

SECTOR-84

HAYATPUR

BADHA

ESS

POCKET-D

COMMERCIAL 0.32 ACRES

COMMERCIAL 1.03 ACRES INCLUDING: 1 ATM (12 SQM EACH) 1 BRANCH (150 SQM EACH) 1 CLINIC (200 SQM EACH)

N.S 0.2 ACRES

PARK 1.0 ACRE

COMMUNITY BUILDING-1

EWS BLOCK (Project-LEAF)

NURSING HOME

11 KVA LT LINE

PLOT FOR ESS

E

C

D

B

A

DETAIL OF AREA

DETAIL OF AREA	PERCENTAGE	AREA (ACRES)
ORIGINAL AREA OF SCHEME		29.9280
LESS AREA UNDER 24M WIDE SECTOR ROAD TRANSFERRED TO GOVT. FREE OF COST		3.1350
BALANCE LICENSE AREA		26.7930
ADD ADDITIONAL LAND FOR LICENSE (0.3125+6.5343)		6.8468
NET PLANNED AREA		33.6398
AREA UNDER PLOTS	47.976	16.1390
AREA UNDER COMMUNITY CENTER	1.466	0.493
AREA UNDER NURSING HOME	0.743	0.250
AREA UNDER COMMERCIAL	3.936	1.324
TOTAL SALEABLE AREA	54.120	18.2060

DETAIL OF PLOTS

CATEGORY	TYPE	WIDTH	DEPTH	AREA IN SQM	NO. OF PLOTS	TOTAL AREA IN SQM
A1	NPNL	10.05	22	221.10	6	1326.60
A2	NPNL	10.05	20.34	204.42	6	1226.50
A3	NPNL	10.75	16.25	174.69	18	3144.38
A4	NPNL	22	10	220.00	12	2640.00
A5	NPNL	9.3	24	223.20	5	1116.00
A6	NPNL	10.03	21.66	217.25	6	1303.50
A7	NPNL	10.35	21.65	224.08	8	1792.62
A8	GENERAL	10	24.5	245.00	32	7840.00
A9	GENERAL	10.65	23.45	249.74	8	1997.94
A10	GENERAL	10.53	23.7	249.56	5	1247.81
A11	GENERAL	11.35	22	249.70	40	9988.00
A12	GENERAL	15.9	22	349.80	1	349.80
A13	GENERAL	15.9	22	349.80	1	349.80
A14	GENERAL	15.9	22	349.80	2	699.60
B1	GENERAL	ODD	ODD	384.65	1	384.65
B2	GENERAL	ODD	ODD	408.54	1	408.54
B3	GENERAL	ODD	ODD	300.00	2	564.08
C1	GENERAL	10.34	24.17	249.92	30	7497.53
C2	NPNL	10	19.13	191.30	4	765.20
C3	GENERAL	12.66	24.17	305.99	1	305.99
C4	NPNL	10.28	19.15	196.86	6	1181.17
C5	GENERAL	10.02	24.16	242.08	2	484.17
D1	NPNL	9.41	17.43	164.02	7	1148.11
D2	NPNL	10	20	200.00	2	400.00
D3	GENERAL	10	25	250.00	13	3250.00
D4	GENERAL	12.4	25	310.00	1	310.00
D5	GENERAL	ODD	ODD	292.90	1	292.90
D6	GENERAL	10.23	24.17	247.26	9	2225.33
D7	GENERAL	10.34	24.17	249.92	5	1249.59
D8	GENERAL	15.35	24.17	371.01	1	371.01
D9	GENERAL	12.51	17.34	216.92	2	433.85
D10	GENERAL	12.43	27.53	342.20	17	5817.36
E1	EWS	4	12.5	50	64	3200.00
TOTAL					319	65312.031
					REQUIRED	PROVIDED
TOTAL NUMBER OF NPNL (@25% OF TOTAL PLOTS)					80	80
TOTAL NUMBER OF EWS (@20% OF TOTAL PLOTS)					64	64

DENSITY CALCULATION

CATEGORY	NO. OF PLOTS	NO. OF PERSONS PER PLOT	
GENERAL PLOTS	255	13.5	3442.5
EWS PLOTS	64	9	576
TOTAL PLOTS	319		4018.5
DENSITY PERMISSIBLE		PPA	120
DENSITY ACHIEVED		**PPA**	**119.457**

DETAIL OF COMMUNITY SITES

FACILITY	REQUIRED	PROVIDED
NURSERY SCHOOL	1	1
NURSING HOME	1	1
ATM	1	1
MILK & VEGETABLE BOOTH	1	1
COMMUNITY CENTER	0	2

DETAIL OF GREEN

TOTAL GREEN	REQUIRED	PROVIDED
TOTAL GREEN AREA PROVIDED	2.5 sqm / Person	
TOTAL AREA OF USABLE GREEN	2.49 Acres	2.834 Acres

ROAD LAYOUT PLAN

To be read with Licence No. 41 of 2023 Dated 21/02/2023

That this Layout plan for an additional area measuring 6.8468 acres in the Residential Plotted Colony measuring 26.793 acres (after transfer of land measuring 3.135 acres under 24.0 mtr. wide road) (Licence No. 105 of 2013 dated 11.12.2013) thereby making total site area 33.6398 acres (Drawing No. 9032 Dated 25-2-23 comprised of licence which is issued in respect of Residential Plotted Colony being developed by North Star Apartments Pvt. Ltd. (now known as SS Group) and others., 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 [illegible] Rules and Controlled Areas Restriction of Unregulated 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 directions of the DGTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in 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 DGTCP, Haryana 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 of the licenses.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
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 excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
15. That the odd size plots (except EWS 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 plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. 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.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
23. That the plots falling under ROW of HT Line of 11 KV shall be freezed and the colonizer/owner shall not create any third party rights on the freezed plots till the shifting/re-routing of 11 KV Line from the site.

(DINESH KUMAR) PA(HQ) | (PANKAJ BENIWAL) ATP(HQ) | (NARSINDER KUMAR) STP(HQ) | (HITESH SHARMA) STP(M)HQ | (P.P. SINGH) ETP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)

NOTES

1. ALL DIMENSIONS ARE IN METERS
2. THE NORTH LINE INDICATED IS A MAGNETIC NORTH DIRECTION
3. 24 Mtr WIDE ROAD SHOWN IN THE LAYOUT PLAN ARE AS PER APPROVED SECTORAL PLAN AND THE DEVELOPER IS NOT LIABLE FOR CONSTRUCTION THEREOF

NORTH

DATE : 18.11.2022

DWG NO : SS-P-01

SCALE 1:3000

TITLE :
REVISED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY ON THE LAND MEASURING 33.6398 ACRES SECTOR 84 & 85 GURUGRAM BEING DEVELOPED BY SS GROUP PVT. LTD. (Formerly Known as North Star Apartments Pvt. Ltd.)

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

ARCHITECT'S SIGNATURE	OWNER'S SIGNATURE
AR. PRADEEP KUMAR CA/2018/0608 Basement Shivam Complex, Opp Huda Office, Sector-14, Gurugram MOB.-8700172079	For SS Group Pvt. Ltd. Authorised Signatory