

PROJECT REPORT

FOR

DEVELOPMENT OF

RESIDENTIAL GROUP
HOUSING COLONY

(SS CAMASA)

At

Sector – 90, Gurugram,
Haryana

Promoters:

North Star Towers Private Limited

SS House, Plot No.77, Sector-44, Gurugram, Haryana

1.1 Introduction

Gurugram, situated in the northern India state of Haryana, is being touted as the Millennium city of India. It is providing to be a hot choice of many Indian as well as foreign multinational for setting up Industry. Today ‘Gurugram’ stands as a role model of many city developments. It open economic environment and strategic location with boundaries touching Rajasthan and Delhi proved to be a lucrative business advantage. Moreover, Gurugram’s network of road transportation assumes great importance. Gurugram (Haryana) is one of the fast growing cities of the country and is running high on residential, commercial and retail developments. Due to its infrastructure, lower rentals, better growth facilities, increasing employment opportunities and a cleaner environment of the region Due to proximity to the country’s capital i.e. Delhi and adoption of public–private partnership model in the real estate division the area is running high on residential, commercial and retail developments.

M/s North Star Tower Private Limited proposes to come up with their new Residential project being developed over an area of 6.4166 Acres situated in the revenue estate of Village Badha in Sector 90, Gurugram, Haryana.

1.2 PROJECT LOCATION

The proposed project site is located at Gurugram in the revenue estate of village Badha & Nawada Fatehpur in sector 90 of approved development plan of Gurugram. The proposed project site earmarked for development of Residential Group Housing Colony under License No.265 of 2023 granted by Director, Town & Country Planning, Haryana.

1.3 SITE DESCRIPTION

The Project SS CAMASA admeasuring 6.4166 acres is situated in Sector-90, Gurugram in respect of which License No. 265 of 2023 has been granted by DTCP, Haryana for development of Mixed Land Use Colony under TOD policy (90% Residential & 4% Commercial). The project falls on 75 meters wide sector road and is located in Residential Sector 90 in the Master Plan of Gurugram-Manesar Urban Complex 2031 AD. The site falls in intensive TOD Zone. The Building Plans of the project had been approved vide memo no. ZP-1940/JD (RA)/2024/25597 dated 12.08.2024.

1.4 BRIEF DESCRIPTION OF THE PROJECT

The proposed project shall be developed into Residential Group Housing colony consisting of 2 Basements plus 04 Residential High rise Tower (S+32), EWS Tower & 01 Commercial Block

The area statement for proposed Project is as follows;

DETAIL OF AREA		
TOTAL AREA OF THE PLOT	ACRES	6.4166
TOTAL NUMBER OF RESIDENTIAL FLOORS	NOS.	04 Nos Tower (S+32) with 01 no EWS Block (S+6)
TOTAL CARPET AREA OF FLOORS	SQ.FT.	760320
TOTAL BUILT UP AREA	SQ.FT.	1073629

1.5. PROJECT DEMANDS

Each project exerts demands on the resources in terms of Land, Water, Power, Material for Construction and Human Resources. The Role of the Developer is one hand to provide basic infrastructure as setting up the access roads, internal roads, street lighting, sewerage and sewage treatment plant, drainage, water supply, power supply and green belt and management so as to follow regulations as laid down as per the approved development Plan of Gurugram and the buildings will be constructed as per the provisions laid down in National Building Code. The project will fulfil all the regulatory requirements related to the project. The various Project Demands are discussed below:

Power Requirement

It is understood that the Complex/ building will be supplied power from the state electricity board, however since the source is unstable due to frequent brown out/ black outs, it is proposed that 100% DG power backup shall be provided for the Complex. Some critical loads such as emergency lighting, headend equipment of ELV systems, etc shall be additionally backed up using UPS.

Water Requirement

Water requirement shall be met through water supply from Municipal Authority, whatever the maximum size connection is obtained from Municipal for the project. The water sample from municipal has been tested in this regard and the water quality satisfies the potable water quality criteria. The type of treatment will be disinfection by chlorination.

Waste Water Generation

The STP of required capacity shall be provided at the site for the treatment of domestic effluent. An external sewerage network shall collect the sewerage from all units, and flow by gravity to the proposed sewage treatment plant. The treatment units will consists of primary and secondary treatment units. Sludge generated from the sewage treatment plant shall be rich in organic materials and is an excellent fertilizer for horticulture purposes. The sludge generated from the STP (after drying) will be filled in HDPE bags and used as manure for gardening purpose/sold as per standard practices. The treated domestic effluent will be partly utilized for flushing, green belt and the rest will be discharged into sewerage system

1.6 PROJECT FINANCIALS

RESIDENTIAL GROUP HOUSING (6.4166 ACRES) SECTOR-90

TOTAL ESTIMATED PROJECT COST: For Phase-1 (IN LAKH)				
S.No.	COST DESCRIPTION	Rs (In Lakh)	Amount Incurred up to June-24	Balance Cost of the Project
1	Land Cost	925.76	925.76	0.00
2	Conversion Charges	64.53	64.53	0.00
3	License and Scrutiny Fees	410.79	410.79	0.00
4	EDC & IDC	4354.12	1152.01	3202.11
5	Internal Development Woks	3567.6	0	3567.60
6	Electrification Cost upto project site	500.00	0	500.00
7	Construction Cost	38468.68	6.72	38461.96
8	Misc Cost	15535.20	736.3	14798.90
	Total Development Cost	63826.68	3296.11	60530.57