

DEMARCATON-CUM-ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY
(UNDER DDJAY-2016) ON THE AREA MEASURING 10.7875 ACRES (LICENSE NO. 49 OF
2023, DATED 09-03-2023) IN SECTOR 95, GURUGRAM MANESAR URBAN COMPLEX BEING
DEVELOPED BY SUNSET LUXURY HOMES AND HOTELS PVT. LTD

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE		
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:		
Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

9. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

10. BASEMENT

Single level basements within the building zone of the site shall be provided as per Code 6.3(i)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which about on the 45 meters or more wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DGTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for plots upto 125 sq. meters.
iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wider gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

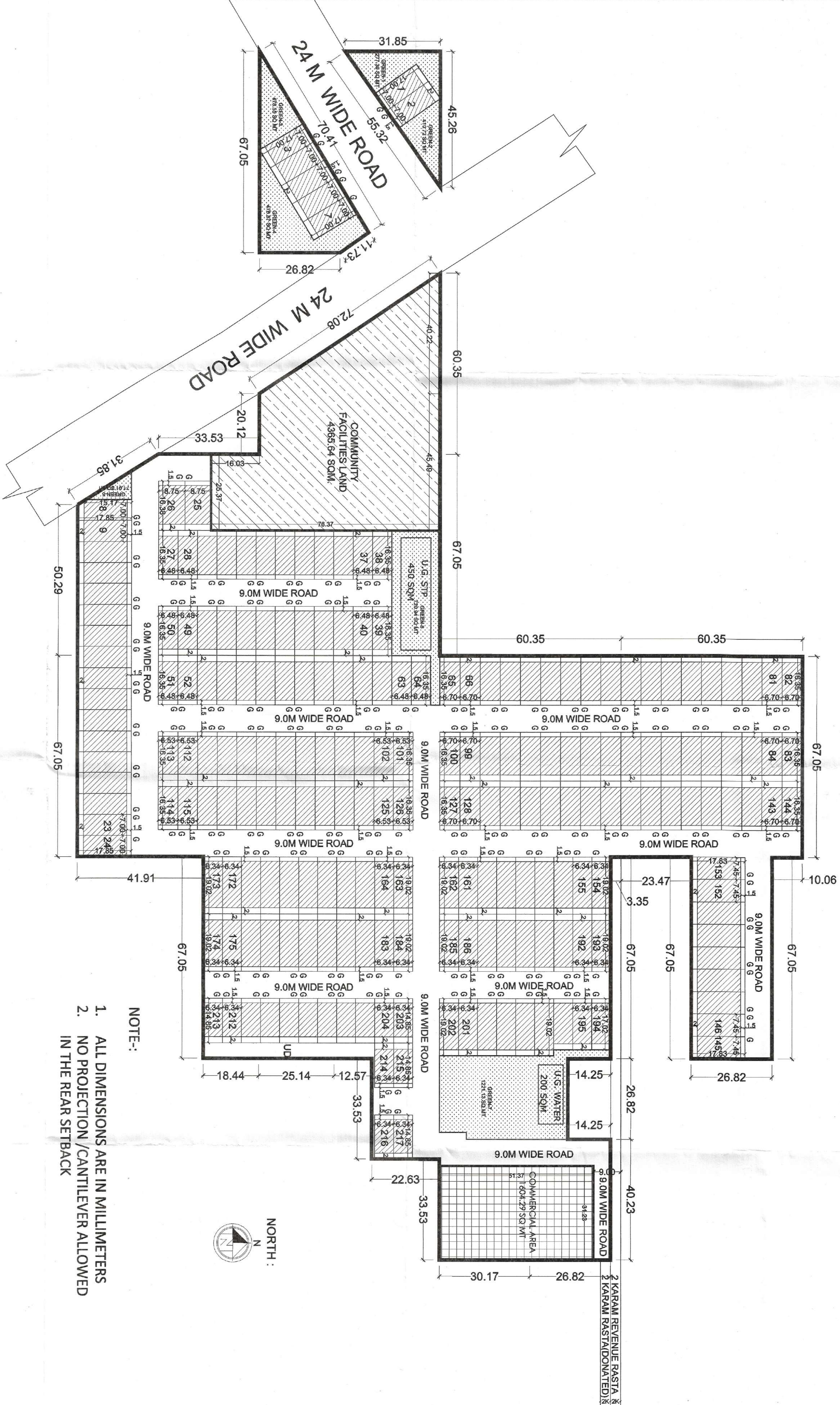
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

17. GENERAL

(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service Act,2009 as amended from time to time.
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable)
Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P, Gurugram vide Enrtd no. dated



NOTE:-
1. ALL DIMENSIONS ARE IN MILLIMETERS
2. NO PROJECTION /CANTILEVER ALLOWED
IN THE REAR SETBACK

DRG. NO. DTCP 9696 DATED 27-12-23

(DINESH KUMAR) (PANKAJ BENIWAL) (NARENDER KUMAR) (HITESH SHARMA) (RUP SINGH) (AMIT KHATRI, IAS) (DTCP(HR))
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