

DETAIL OF TOTAL NO OF PLOTS					
PLOT NO.	PLOT SIZE		AREA IN SQ.MTRS.	NO.OF PLOTS	AREA IN SQ.MTRS.
	WIDTH	LENGTH			
1 TO 7	7.00	21.00	147.00	7	1029.00
8	7.00	17.85	122.56	1	122.56
9 TO 24	7.00	17.85	124.95	16	1999.20
25 TO 26	8.75	16.38	143.33	2	286.65
27 TO 64	6.48	16.35	105.95	38	4026.02
65 TO 100	6.70	16.35	109.55	36	3943.62
101 TO 126	6.53	16.35	106.77	26	2775.90
127 TO 144	6.70	16.35	109.55	18	1971.81
145 TO 153	7.45	17.83	132.83	9	1195.50
154 TO 193	6.34	19.02	120.59	40	4823.47
194 TO 196	6.34	17.02	107.91	3	323.72
197 TO 202	6.34	19.02	120.59	6	723.52
203 TO 217	6.34	14.85	94.15	15	1412.24
TOTAL				217	24633.22

only for Service Plan Estimate

Executive Engineer
HSVP Division No.V
Gurgaon

AREA STATEMENT						
TOTAL PLOT AREA	10.7875	ACRES OR	43655.3944	SQ. MTRS.		
PLANNED AREA	10.7875	ACRES	43655.3944	SQ. MTRS.		
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.5804	26629.7906	56.91%	24845.51
COMMERCIAL AREA	4.00	%	0.4315	1746.2158	3.67%	1604.29
AREA FOR COMMON FACILITIES	10.00	%	1.0788	4365.5394	10%	4365.64
MIN GREEN AREA	7.5	%	0.8091	3274.1546	8.38%	3657.50
NO. OF PLOTS					217	
OCCUPANCY PER DWELLING PLOT					18.0	
TOTAL POPULATION		PERSONS			3906	
DENSITY	240-400	PPA			362.09	

MEP CONSULTANT:



BEHERA & ASSOCIATES PVT.LTD
F-623a, LADO SARAI
BEHIND CNG FILLING STATION
NEW DELHI - 110030
PH:-011-40583898 MOB:9811911853
EMAIL-behera.associates@gmail.com

To be read with Licence No. 49 of 2023 Dated 9/3/2023
That this Layout plan for an area measuring 10.7875 acres (Drawing No. 906/2023) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Sunset Luxury Homes and Hotels Pvt. Ltd., Sector-95, Gurgaon, is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% 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.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- 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 plan of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the proposed 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 licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- 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)(ii) of the Act No.8 of 1975.
- That the odd size plots 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.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 2.12.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/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 for enforcement of the Energy Conservation Building Codes.

(HARENDER KUMAR)
OTPHQ

(HARENDER KUMAR)
OTPHQ

(P.P. SINGH)
CTPHQ

(T.L. SATYAPRAKASH, IAS)
DG,CTPHQ

(PANKAJ BENIWAL)
ATPHQ

(DINESH KUMAR)
PAHQ

Checked subject to Comments
In forwarding letter No. 4452
Dt. 04-01-2024, and notes
attached with the estimates

Executive Engineer (M)
for Chief Engineer-I
HSVP, Gurgaon

Superintending Engineer,
HSVP Circle, Gurgaon

Director
Town & Country Planning
Haryana, Chandigarh

PROJECT NAME & ADDRESS :
LAYOUT PLAN FOR SETTING UP OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 & 2019 ON LAND MEASURING 10.7875 ACRES SITUATED IN REVENUE ESTATE OF VILLAGE DHORKA, SECTOR 95, TEHSIL-HARSARU, DISTRICT GURUGRAM
BELONGING TO SUNSET LUXURY HOMES AND HOTELS PVT. LTD

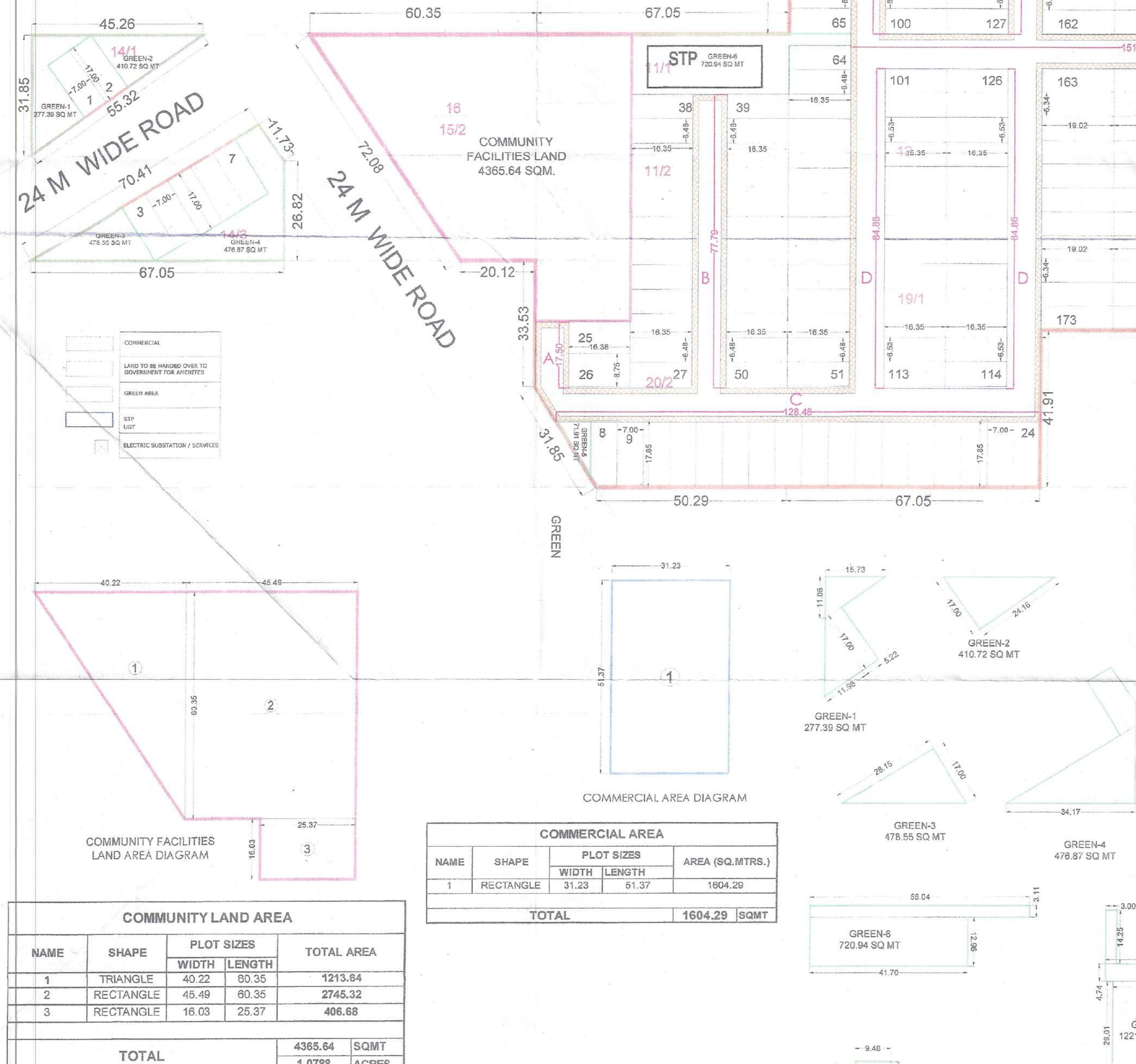
DRAWING TITLE :
ROAD LAYOUT

ARCHITECT'S SIGNATURE : OWNER'S SIGNATURE : NORTH :

YIMAL BAJAJ
Architect CA/96/19791
938, Sector-14, Gurgaon

SUNSET LUXURY HOMES AND HOTELS PVT. LTD.

DIRECTOR
SCALE :
1 : 800



GREEN AREA CHART				
NAME	PLOT SIZES		AREA (SQ.MTRS.)	TOTAL AREA (SQ.MTRS.)
	WIDTH	LENGTH		
GREEN AREA-1	11.96	17.00	101.66	277.38
	5.22	17.00	88.74	
	11.06	15.73	86.99	
GREEN AREA-2	17.00	24.16	410.72	410.72
GREEN AREA-3	17.00	28.15	478.55	478.55
GREEN AREA-4	20.63	34.17	352.46	478.87
GREEN AREA-5	AREA AS PER PLINE		124.41	71.91
GREEN AREA-6	3.11	58.04	180.50	720.94
	12.96	41.70	540.43	
	9.00	25.52	229.88	
GREEN AREA-7	27.83	29.01	807.35	1221.13
	4.74	29.82	141.35	
	3.00	14.25	42.75	
TOTAL				3657.50 SQMT

COMMERCIAL AREA			
NAME	SHAPE	PLOT SIZES	
		WIDTH	LENGTH
1	RECTANGLE	31.23	51.37
TOTAL			1604.29 SQMT

COMMUNITY LAND AREA				
NAME	SHAPE	PLOT SIZES		TOTAL AREA
		WIDTH	LENGTH	
1	TRIANGLE	40.22	60.35	1213.84
2	RECTANGLE	45.49	60.35	2745.32
3	RECTANGLE	16.03	25.37	406.68
TOTAL				4365.64 SQMT 1.0788 ACRES