

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 Sewer Plan Estimate

Executive Engineer
HSVP Division No.V
Gurgaon

AREA STATEMENT					
TOTAL PLOT AREA	10.7875	ACRES OR	43655.3944	SQ. MTRS.	
PERMISSIBLE					
PLANNED AREA	10.7875	ACRES	SQ.MTRS.	%	ACRES
MAX PERMISSIBLE AREA UNDER PLOTTING	61.00	%	6.5804	26629.7906	56.91%
COMMERCIAL AREA	4.00	%	0.4315	1746.2158	3.67%
AREA FOR COMMON FACILITIES	10.00	%	1.0788	4365.5394	10%
MIN GREEN AREA	7.5	%	0.8091	3274.1546	8.33%
NO. OF PLOTS				217	
OCCUPANCY PER DWELLING PLOT				18.0	
TOTAL POPULATION		PERSONS		3906	
DENSITY	240-400	PPA		362.09	

PLUMBING LEGEND:-	
	SEWER MANHOLE(9100 & ABOVE)
	SEWER MANHOLE
	SW-SEWER LINE(DWC SN8)
	1500 SOIL & WASTE WATER PIPE(FROM PLOT)
SEWER MANHOLE SIZE :-	
DIA OF M.H	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

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

EXTERNAL SITE PLAN SEWER LAYOUT

To be read with Licence No. 49 of 2023 Dated 09/08/23

That this Layout plan for an area measuring 10.7875 acres (Drawing No. 966 dated 10-03-23) comprised of licence 11 and the bilateral agreement. reserved for calculation of the area under plots. reserved for commercial purposes shall be taken as plotted for calculation of the area under plots. reserved for commercial purposes shall be taken as plotted for calculation of the area under plots. reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.

- 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 sites of all the Residential Plots and Commercial site shall be got approved from this Department and construction of 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 DTPC for the modification of layout plans 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 DTPC, 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 boundaries of the colony shall be developed by the colonizer. All other green belts outside the boundaries of the colony 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 demarcation plan, shall be transferred free of cost to the government on the lines of Section 3(3)(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 of the boundaries of the licence through give and take with the
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/8/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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

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

(HARENDER KUMAR) DTP(HQ)
(HITESH DHARMA) STP(HQ)
(P.P. SINGH) CTP(HQ)
(T.L. SATYAPRAKASH, AS) DS,CTP(HQ)

(PANKU) BENIWAL ATP(HQ)
(DINESH KUMAR) PA(HQ)

Superintending Engineer,
HSVP Circle, Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

PROJECT NAME & ADDRESS :
LAYOUT PLAN FOR SETTING UP OF A 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 :
LAYOUT PLAN SEWER LAYOUT

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

YIMAL BAJAJ
Architect CA/96/10791
938, Sector-14, Gurgaon

SUNSAT LUXURY HOMES PVT. LTD.

DIRECTOR
SCALE :
1 : 800

