



ZONED AREA = 13904.4515 Sq.Mt  
OR = 3.4358 Acres  
ALL DIMENSIONS AREA IN METERS

ZONING PLAN FOR SETTING UP MIX LAND USE COLONY (30% RESIDENTIAL & 70% COMMERCIAL) OVER AN AREA MEASURING 4.5625 ACRE UNDER TOD POLICY LICENSE NO 128 OF 2024 DATED 24-10-2024 IN THE REVENUE ESTATE OF VILLAGE FARIDABAD, SECTOR-20, FARIDABAD. M/S EMERALD LANDPLANNER LLP

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

1. **SHAPE & SIZE OF SITE**  
The Shape and size of site area measuring 4.5625 acres is in accordance with the demarcation plans verified by DTP, Faridabad vide Endst. No. 2106 dated 01.07.2024.

2. **LAND USE**  
The type of Commercial/ Residential buildings permissible in this site shall conform to the provisions of the Commercial/ Residential zone as provided in Appendix 'B' to the Development Plan of Faridabad as amended from time to time, as applicable.

3. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES**  
a) The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director Town and Country Planning, Haryana.  
b) Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.  
c) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building Permitted/Permissible Structures
	Open Space Zone	Open Parking lots, approach roads, roadside furniture parks and play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land in sub clause - a & b above and uses permissible in the open space zone.

4. **GROUND COVERAGE AND FAR**  
a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.  
b) The proportion up to which the site can be covered with building or buildings of mix land use on the ground floor and subsequent floors shall not exceed 60% on the area of 4.12834 Acres (net Planned area).  
c) Maximum permissible FAR shall be 350 on the area of 4.12834 Acres. The maximum FAR under residential component shall not exceed 30% of the permissible FAR and the remaining 70% shall be utilized for commercial use.

5. **HEIGHT OF BUILDING**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following  
a) The maximum height of the buildings shall be as per code 6.3(3)(1)(b).  
b) The plinth height of building shall be as per Code 7.3.  
c) All building block(s) shall be constructed so as to maintain an inter-set distance not less than the setback required for each building according to the table below:

S.No	Height of Building (In Meters)	Set Back/Open Space to be Left Around Buildings (In Meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55	16
13	70	17
14	120	18
15	Above 120	20

d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (d) above.

6. **BAR ON SUB-DIVISIONS OF SITE**  
a) The site shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.  
b) Sub-divided of the site shall not be permitted, in any circumstances.

7. **GATE POST AND BOUNDARY WALL**  
a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.  
b) The boundary wall shall be constructed as per Code 7.5.

8. **PARKING**  
a) The parking shall be calculated on the rationale of carpet area of each dwelling units, which is as under:-  
Up to 100 sqmt. -0.5 ECS  
Between 100 sqmt to 150 sqmt -1.0 ECS  
More than 150 sqmt -1.5 ECS  
For commercial areas the norms of 1.0 ECS for each 50 sqmt carpet area shall be followed.  
b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 (except as provided in sub clause (a) above).  
c) In no circumstance, the vehicle(s) belonging/related to the plot/ premises shall be parked outside the plot area.

9. **APPROACH TO SITE**  
a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.  
b) The approach to the site shall be shown on the zoning plan.  
c) Entry and Exit shall be permitted as indicated/ marked on the plan.

10. **PROVISION OF COMMUNITY BUILDINGS**  
The community buildings shall be provided as per the composite norms in the Group Housing Colony.

11. **DENSITY**  
a) The minimum/maximum density of the population provided in the residential colony shall be 600(+10%) PPA on the area of 1.238502 acres i.e. 30% of 4.12834 acres (Falling in Intense Zone) as per TOD policy dated 09.02.2016 . On the Group Housing component the maximum density permitted shall be (600 PPA+150 PPA) i.e. 750 PPA.

(b) For computing the density, the occupancy per dwelling unit shall be taken as five persons. & for service dwelling units shall be taken as two person per room or one person for 7.5 sqm of living area whichever is more.

12. **OPEN SPACES**  
While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot lots and play ground.

13. **LIFTS AND RAMPS**  
a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.  
b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.  
c) If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.

14. **APPROVAL OF BUILDING PLAN**  
The building plans of the building to be constructed at site shall have to be got approved from the the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

15. **BUILDING BYE LAWS**  
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. **BASEMENT**  
a) The number of basement storeys in Residential & Commercial Component shall be as per code 6.3(3)(1)(b) & 6.3(3)(i) respectively.  
b) The construction of basement shall be executed as per Code 7.16.

17. **PROVISIONS OF PUBLIC HEALTH FACILITIES**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

18. **PLANNING NORMS**  
The building/ buildings to be constructed shall be planned and designed to the norms and standards as approved by the DTCP, Haryana.

19. **WIDTH OF COVERED PUBLIC CORRIDOR**  
A covered public corridor provided in the buildings shall be as per code 7.8(2) conform to the Haryana Building Code, 2017.

20. **EXTERNAL FINISHES**  
a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.  
b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.  
c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

21. **APPROVAL OF BUILDING PLANS**  
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana (under section 8(2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 Act No. 41 of 1963) & as per HBC-2017 before taking up the construction.

22. **FIRE SAFETY MEASURES**  
a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.  
b) Electric Sub Station generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located an outer periphery of the building, the same should be got approved form the Chief electrical Inspector, Haryana.  
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

23. That the coloniser/owner 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.

24. That the rain water harvesting system shall be provided as per Central Ground Water Authority, norms/Haryana Govt. notification as applicable.

25. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

26. 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.

27. That coloniser/owner shall ensure the installation of Solar Photovoltaic Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.

28. That the coloniser/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.

29. **GENERAL**  
(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.  
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.  
(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.  
(d) The building design for the permissible covered area shall be submitted as a whole and not in parts.  
(e) Garbage collection center of appropriate size shall be provided within the site.  
(f) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

30. The colonizer shall comply with the all conditions of mix land use policy dated 03.01.2014.
- DRG. No DTCP 10546 Dated 24-10-24
- (GURPREET KHEPAR)  
AD (HQ)

(RAJAT CHAUHAN)  
ATP (HQ)

(SAVITA JINDAL)  
DTP (HQ)

(VIJENDER SINGH)  
STP (E&V)

(JITENDER SIHAG)  
CTP (HR)

(AMIT KHATRI, IAS)  
DTCP (HR)