

SERVICE ROAD

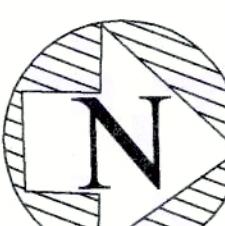
TO MATHURA

SERVICE ROAD

TO DELHI

SERVICE ROAD

SERVICE ROAD



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 EMRALD LANDPLANNER LLP

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

- 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.
- 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.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES**
 - The type of building permitted on this site shall be buildings designated in the form of flatlet 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.
 - Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
 - 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.
- GROUND COVERAGE AND FAR**
 - 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.
 - 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).
 - 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.
- 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.
 - The maximum height of the buildings shall be as per code 6.3(3)(1)(b).
 - The plinth height of building shall be as per Code 7.3.
 - All building block(s) shall be constructed so as to maintain an inter-se 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

 - 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.
- BAR ON SUB-DIVISIONS OF SITE**
 - The site shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
 - Sub-divided of the site shall not be permitted, in any circumstances.
- GATE POST AND BOUNDARY WALL**
 - 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.
 - The boundary wall shall be constructed as per Code 7.5.
- PARKING**
 - The parking shall be calculated on the rationale of carpet area of each dwelling unit, 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.
 - 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).
 - In no circumstance, the vehicle(s) belonging/related to the plot/ premises shall be parked outside the plot area.
- APPROACH TO SITE**
 - 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.
 - The approach to the site shall be shown on the zoning plan.
 - Entry and Exit shall be permitted as indicated/ marked on the plan.
- PROVISION OF COMMUNITY BUILDINGS**
 - The community buildings shall be provided as per the composite norms in the Group Housing Colony.
- DENSITY**
 - 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.

DRG. No DTCP 10546 Dated 24-10-24

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