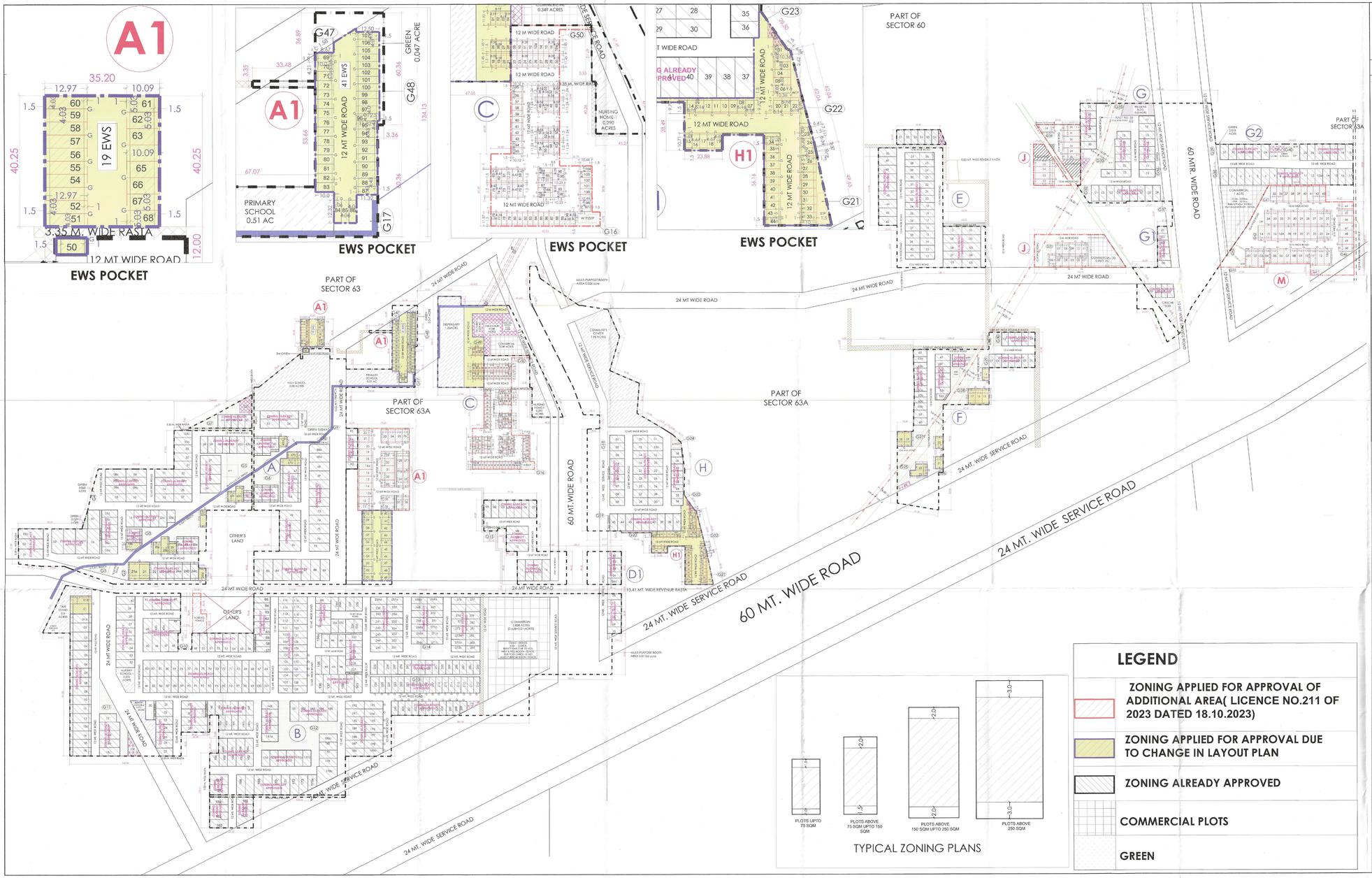

DEMARCATION-CUM-ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 11.8375 ACRES (LICENCE NO.211 OF 2023 DATED 18.10.2023) IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 110.20575 ACRES { LICENCE NO. 119 OF 2011 DATED 28.12.2011(100.262 ACRES), LICENCE 71 OF 2014 DATED 29.07.2014 (7.8625 ACRES) AND LICENCE NO. 104 OF 2019 DATED 07.09.2019 (2.08125 ACRES)}, THEREBY MAKING TOTAL AREA 122.04325 ACRES (11.8375+110.20575), FALLING IN SECTOR - 63A, GURUGRAM FOR BEING DEVELOPED BY ANANT RAJ LIMITED

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 onthe 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.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

(a) The building or buildings shall be constructed only with in the portion of the site marked as build able zone as explained above, and nowhere else.
(b) The Maximum perm ssible ground coverage, basement, F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the tale below :-

Plot Area	Maximum permissible coverage for each floor	FAR		Maximum permissible height (incl floor)	The rate of additional premium FAR as per policy vide memo no. misc-2390/2006-1TCP dated 17.7.2008 2TCP dated 13.06.2024.
		Existing	Maximum permissible FAR alongwith premium able FAR	Maximum permissible height (incl floor)(in metres)	
1	2	3	4	15	
Upto 75 square metres	75%	165%	2.64	16.50	
Above 75 upto 100 square metres	75%	165%	2.64	16.50	
Above 100 upto 150 square metres	75%	140%	2.64	16.50	
Above 150 upto 200 square metres	75%	140%	2.64	16.50	
Above 200 upto 250 square metres	75%	165%	2.64	16.50	
Above 250 upto 350 square metres	66%	130%	2.40	16.50	
Above 350 upto 500 square metres	66%	120%	2.40	16.50	
Above 500 square metres	66%	100%	2.40	16.50	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-
Note:-
(a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on upper floor.
(b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
(c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height if building shall not exceed 16.5 meters as per the terms & conditions of the policy circulated vide memo no misc-2339-VOL-III-UI(8/7)/2006-2TCP dated 20.10.2020.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) Not more then Four dwelling Un ts shall be allowed on each Plot as per the terms and conditions of policy circulated vide memo no Misc.-1492-1S/7/03/2013/2TCP dated 07.03.2019.

4. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential build able zone in clause number 1 above.Balcony of width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony beond the rear set back shall be permitted.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

8. PARKING:

(a) Parking shall be provided as per the provisions of Haryana Building code-2017 as amended from time to time
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

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 basement within the building zone of the site shall be provided as per code 6.3.(3)(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 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES

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

1. BOUNDARY WALL:

(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as aproved by the DTCP, Haryana. The boundary wall in the rear courtyard/setback 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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters
(d) The owner/applicant if desires, is permitted to rot 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 wicket gate of standard design not exceeding 1.25 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 standa d 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 12.00 meters wide road.

General:-

(a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of orcer No. 22/52/2005-5Power dated 21.03.2016 is sued by Haryana Government Renewable Energy Department, if applicable.
(e) Fire safety protection measures shall be regulated by Haryana fire service Ac, 2009, as amended from time to time.
(f) Rain water harvesting shall be provided as per Haryana Building Code, 2017(if applicable).

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP(P), GURUGRAM vide Memo no. 8265 Dated 06.09.2024.

DRG. NO. DTCP 10796 DATED 9-09-2024

(DINESH KUMAR) PA(HQ) | (RAJAT CHAUHAN) ATP (HQ) | (NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(HQ) | (JITENDER SIHAG) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)