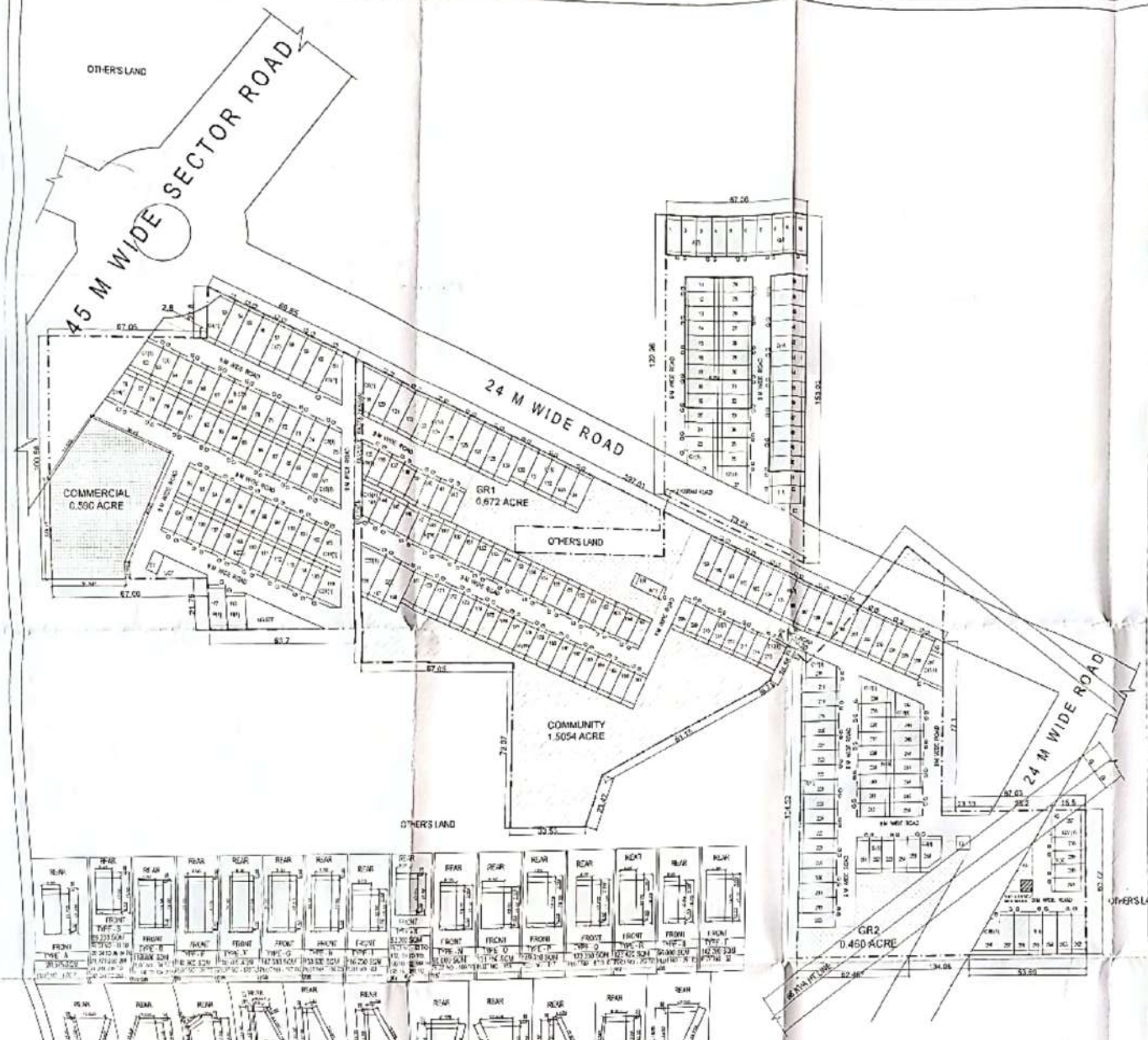

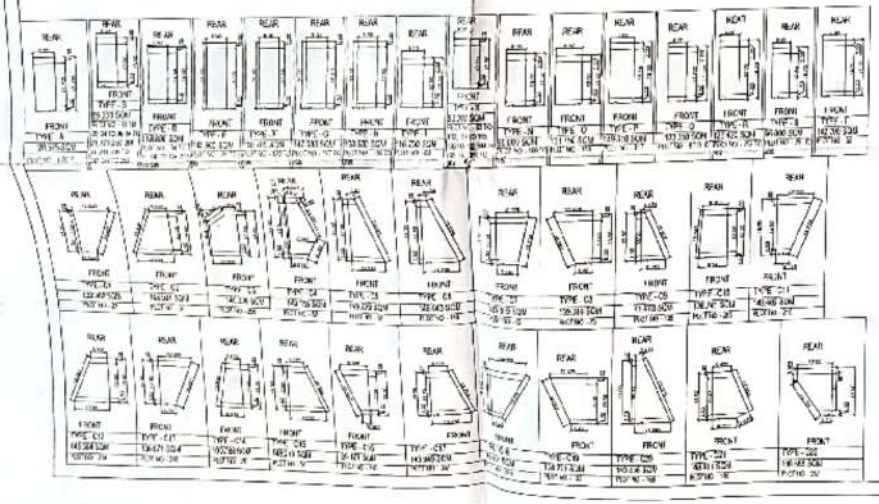

ZONING PLAN OF AFFORDABLE RESIDENTIAL FLOTTED COLONY (DD-AY-2018) OVER AN AREA MEASURING 14.6441 ACRE (LICENSE NO . 125 OF 2019 DATED 20-09-2019) IN SEC -22 & 24, YAMUNA NAGAR, BEING DEVELOPED BY B.S. AGRITECH PVT LTD

FOR PURPOSE OF CODE 1.2 (xcvi) & E.1 (1) OF THE HARYANA BUILDING CODE 2017, AS AMENDED FROM TIME TO TIME

USE ZONE

The land shown in the zoning plan shall be utilized in accordance with the meaning explained in the table below and no other manner whatsoever.

Notation	Permissible use of land on the 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 Bukkhtte Zone	Residential building.
	Commerce	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT (INCLUDING STILT PARKING

(a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The planning parameter to be adopted as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height (G+3 Floor) (including stilt G+4 Floor) (in metre)
Upto 150 square metres	75%	Single Level	200%	16.30

(c) The stilts are permitted for parking purposes in residential plots of all sizes.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) No. of dwelling unit permitted on each plot: 3 (Three)

(b) Provided that in case the decision dated 23.07.2015 to keep in abeyance the approvals of Stilt-4 dwelling units is revoked by the competent authority and building plan approvals for such Stilt-4 units is allowed, the number of dwelling unit permitted on each plot shall be reserved to 4 (Four) dwelling units.

4 BAR ON SUB DIVISION OF PLOT

Sub division & stubbing of the plots shall not be permitted any circumstances.

5 BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in the road side.

6 STILT PARKING

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

7 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.

8 PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9 BASEMENT

Single level basement within the building zone of the site shall be provided as per Code 5.3(3)(b) and shall be constructed, used and maintained as per Code 7.18 of the Haryana Building Code, 2017.

10 RESTRICTION OF ACCESS FROM 45 MTS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

i) In 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.

11 BOUNDARY WALL

(a) The boundary wall shall be constructed as per Code 7.5.

(b) The boundary walls in front abutting and which abut on a road or an open space shall be constructed according to standard design as approved by the Deptt. The boundary wall in the rear abutting shall not be more than 1.80 Mtrs. in height.

(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:

i. 3.5 meters Radius for plots upto 125 sqm.

ii. 6.5 meters Radius for plots upto 125 sqm upto 1000sqm

iii. 15 meter Radius for plots from 125 sqm upto 1000sqm

(d) The owner/applicant is desirous, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

12 GATE AND GATE POST

a) Gate and gate post of all 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 1.15 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.

13. 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 standard design of the gate as per approved drawing.

14 GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and made suitable arrangement for disposal at the loweable collection point to be provided by the colonizer.

15 ACCESS

No plot of public building will derive an access from less than 9.30 meters wide road

16 GENERAL

i) That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus Lighting.

ii) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 18/8/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

iii). That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-3P power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

iv). Fire safety distection shall be regulated by Haryana Fire Services Act - 2009, as amended from time to time.

v) Rain water harvesting shall be provided as per Haryana Building Code -2017 (if applicable)

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P., YAMUNA NAGAR vide Endst.no 2952 dated 20.12.2022.

DRG. NO. DDTCP 638 DATED 07-06-23

(SANDEEP KUMAR) JD (HQ) | (RAHUL SINGHAL) ATP (HQ) | (ASHISH SHARMA) DTP (HQ) | SUNITA SETHI ST (HQ) | (K.MAKARANDA SINGH) CTP (HR) | (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

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