



ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 104.038 ACRES (LICENSE NO.36 OF 2010, Dt.7-5-2010) IN SECTOR-33 & 33A AT ROHTAK HARYANA, BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD

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

- 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:

| Marking                    | Permissible use or land on the portion of the site marked in column I     | Type of building permissible on land marked in column II |
|----------------------------|---|--|
| I                          | II  | III  |
| Residential                | Residential   | Residential buildings of approved plans.                 |
| Public open space          | To be used only for landscape features.                                   |  |
| Residential habitable zone | Residential habitation  |  |
| Commercial                 | As per supplementary zoning plan to be approved separately for each site. |  |
| Community buildings        | As per supplementary zoning plan to be approved separately for each site. |  |

- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING:**
  - The building or buildings shall be constructed only within the portion of the site marked in habitable zone as indicated above, and nowhere else.
  - The maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in column-I, according to the table below:

| Plot area                   | Maximum Permissible Ground Coverage (%) | Maximum Permissible Basement Area (sq. m) | Maximum Permissible Height (m) | Maximum Permissible FAR | Maximum Permissible Stilt Parking (sq. m) |
|-----------------------------|---|---|--------------------------------|-------------------------|---|
| Up to 1000 sq. m            | 40%                                     | 1000                                      | 12.00                          | 4.00                    | 1000                                      |
| 1000 sq. m to 5000 sq. m    | 30%                                     | 1500                                      | 12.00                          | 3.00                    | 1500                                      |
| 5000 sq. m to 10000 sq. m   | 20%                                     | 2000                                      | 12.00                          | 2.00                    | 2000                                      |
| 10000 sq. m to 50000 sq. m  | 15%                                     | 2500                                      | 12.00                          | 1.50                    | 2500                                      |
| 50000 sq. m to 100000 sq. m | 10%                                     | 3000                                      | 12.00                          | 1.00                    | 3000                                      |
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
  - GENERAL AND NPNL PLOTS**  
Not more than three dwelling units shall be allowed on each plot as per Haryana Building Code 2017. However maximum number of dwelling units on each floor is Ground/Floor floor shall not exceed two dwelling units.
  - EDS PLOTS**  
In case of plots falling in EDS category the FAR, Ground Coverage, number of dwelling units, number of floors and height shall be as per Haryana Building Code 2017 and instructions issued by the Government, from time to time.
- SUB-DIVISION / COMBINATION OF PLOTS.**
  - No plot shall be subdivided. However two plots under one ownership may be combined to form a single plot except EWS/PMU, plots, subject to the following conditions:  
(i) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above.  
(ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- BUILDING SETBACK**  
Building other than boundary wall and gate shall be constructed only within the portion of the site marked as habitable zone in clause number 1 above. The boundary wall and gate shall be constructed within the portion marked as residential habitable zone.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot as given in table at 205.
- STILT PARKING**  
Stilt parking is allowed in all 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 shall not be used for any purpose other than parking.
- PARKING:**
  - Adequate parking space, covered, open or in the basement / stilt shall be provided for vehicles of users and occupancy, within the site as per Code 7.1 of the Haryana Building Code 2017.
  - In no circumstances, the vehicle belonging to the plot shall be parked outside the plot area.
- PLINTH LEVEL**  
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
- BASEMENT:**  
Single level basement within the building zone of the site shall be provided as per Code 6.10/2017 and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code 2017.
- RESTRICTION OF ACCESS FROM 45 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 metres 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.
- BOUNDARY WALL:**
  - The boundary wall shall be constructed as per Code 7.1.
  - The boundary wall to be constructed shall be of a red or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in case of corner plots, boundary wall shall be rounded off at each corner by a radius as given below:  
i. 0.5 meters radius for plots opening on to open spaces.  
ii. 1.0 meters radius for EWS plots.  
iii. 1.5 meters radius for 1.50 sq. meters to 4.00 sq. meters.  
iv. 1.0 meters radius for plots above 4.00 sq. meters.
  - The owner/applicant if desired, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
- GATE AND GATE POST**
  - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
  - An additional what gate of standard design not exceeding 1.13 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.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premise number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.
- GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for deposit at the suitable collection point to be provided by the colonies.
- ACCESS**  
No plot or public building shall derive an access from less than 12.00 meters wide road.
- The community building/buildings shall be constructed by the Collector / Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said area shall vest with the Government.
- General:-**
  - That the collector/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1388 (3) dated 14.9.2015 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development work of site.
  - That the rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
  - That the collector/owner shall use only Light-Colouring Glaze Imperv Glaze Tiles for internal flooring as well as Campus lighting.
  - That the collector/owner shall strictly comply with the directions issued vide Notification No. 13/A/2015-07 dated 14.08.2015 issued by Haryana Government Renewable Energy Department.
  - That collector/owner shall ensure the installation of Solar Power Plant as per provision of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 13/A/2015-07 dated 14.08.2015.
  - That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2/2015-Direct dated 21.08.2015 issued by Haryana Government Renewable Energy Department.

NOTES:-  
Read site drawing in conjunction with the description plan verified by DTP, ROHTAK vide Code No.

DRG. NO. DTCP \_\_\_\_\_ DATED \_\_\_\_\_

(NAME OF THE ARCHITECT) AD (AC)  
(NAME OF THE ARCHITECT) SD (AC)  
(NAME OF THE ARCHITECT) DTP (AC)  
(DESIGNER'S SIGNATURE) SD (AC)  
(DESIGNER'S SIGNATURE) SD (AC)  
(DESIGNER'S SIGNATURE) SD (AC)