

ZONING PLAN OF AFFORDABLE PLOTTED DEVELOPMENT UNDER DEEN DAYAL UPDHAYA AWAS YOJNA FOR FIDATO BUILDCON PVT LTD. ON LAND MEASURING 11.706 ACRES, AT SECTOR 89, FARIDABAD, HARYANA.

AS PER HARYANA BUILDING CODE, 2016

1) USE ZONE :-

The land shown in this zoning plan shall be utilised in accordance with the marking explained in the table below and no other manner whatsoever:-

NOTATIONS	Permissible use of land on the position of the plot marked in Column 1	Type of building permissible on land marked in Column 2
ROAD	ROAD	Road furniture at approved places.
OPEN SPACE	OPEN SPACE	Used only for landscape
RESIDENTIAL	RESIDENTIAL	Residential building, As per zoning plan approved separately for site.
COMMERCIAL	COMMERCIAL	As per zoning plan approved separately for site.
PUBLIC UTILITY	PUBLIC UTILITY	As per zoning plan approved separately for site.
SERVICES	SERVICES	As per zoning plan approved separately

2) PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING :-

The proportion upto which a site may be covered with building shall be accordance with the following slabs, remaining portion being left open in the form of an open space around the building as open courtyard:-

AREA OF THE PLOT	MAXIMUM PERMISSIBLE GROUND COVERAGE
for 50 to 150 sqm	66% of the plot area

3) MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT

The maximum permissible F.A.R. of the plot and height is mentioned below:-

AREA OF THE PLOT	MAXIMUM PERMISSIBLE F.A.R.	MAXIMUM PERMISSIBLE HEIGHT
for 50 to 150 sqm	200% OF THE PLOT AREA	15 Mts.

4) HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY :-

The maximum height and number of storey allowed on the plot as marked in col.I of the following table shall be as indicated therein, subject to the requirements of maximum permissible F.A.R.

MAXIMUM HEIGHT.	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential main	S+4	15.00 Mts.

5) PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT :-

Not more than Four dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units

6) 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 :-
 a) The site coverage and No. of dwelling units shall be as per 3.(2) & (a) above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

7) SPACE ABOUT BUILDING :-

All buildings other than boundary wall and gates shall be constructed only within the portion of the marked as residential building shall project beyond the portion of the site indicated as such.

8) PLINTH LEVEL :-

Unless otherwise specified by the Director General, plinth height in the case of the building intended to be used for Human Habitation shall not be less than 30 cms. above the road level and in the case of the other buildings it shall not be less than 15 cms.

9) RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACE S :-

In the case of plots which abut on the 30 meter 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.

10) SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC. :-

- Such boundary walls which abut upon a road or an open space and such portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the Director General. On the remaining sides, boundary walls, if constructed, shall be 1.83 meters in height.
- Notwithstanding the height of the boundary wall given in sub-case (a) above but subject to the provision of sub clause (c) below, the height of hedges and fences shall not exceed 1.83 mtrs.
- Notwithstanding the boundaries of the plot as sold, in case of corner plots, boundary wall shall be rounded off at such corner by radius as given below:
 i) 0.5 meters Radius for plots opening on to open space.
 ii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters
- Notwithstanding (a), (b) & (c) above, if in the opinion of the Director General, at any junction the visibility is effected by any construction, plantation etc, the owner shall comply with any directions on this behalf from him.

11) 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 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 spaces.

12) 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 design.

13) 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 tow able collection point to be provided by the coloniser.

14) ACCESS:-

Every No plot will derive an access from less than 9.00 meters wide road.

15) SOLAR WATER HEATING SYSTEM :-

The use of solar water heating system as per norms specified by hareda is mandatory and shall be made operational in the buildings wherever applicable before applying for an occupation certificate.

15) The rain water harvesting system shall be provided as per central ground water authority norms / Haryana Govt. Notifications as applicable.

17) The applicant shall obtain the clearance noc as per provision of Notification No.SO-1533 (E) dated 14.3.2006 issued by The Ministry of Environment and Forest Govt. of India before starting the construction at site.

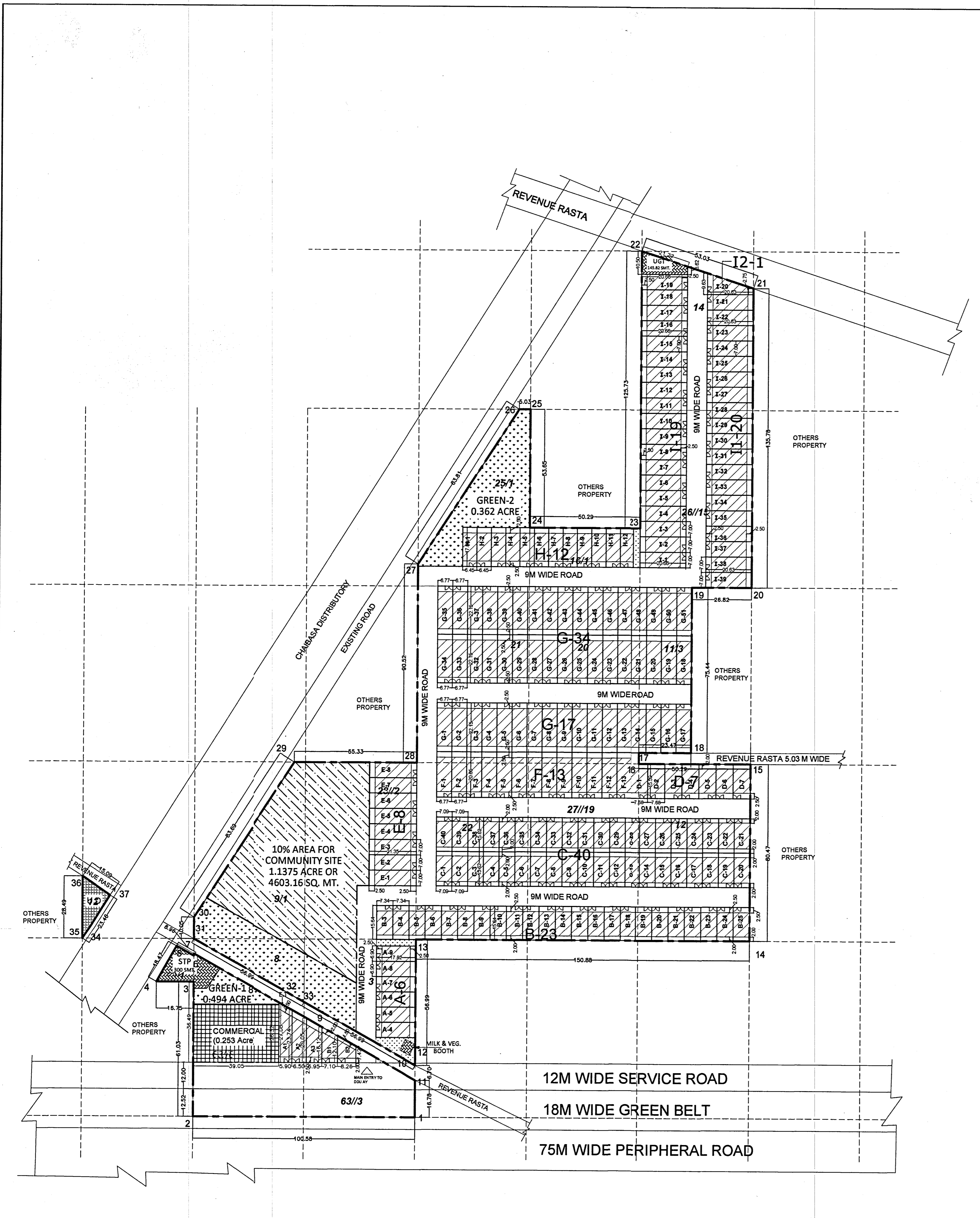
18) The coloniser/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.


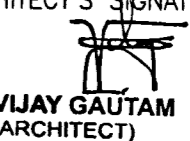
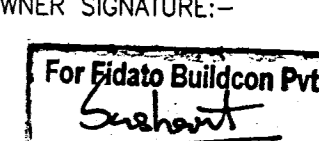
19) The coloniser/owner convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed by the power utility in your project site at the time of approval of building plan.

NOTE :- Read this drawing in conjunction with the demarcation plan verified by District Town Planner, Faridabad vide endst. no. dated

DRG. NO. DG,TCP _____ DATED _____

DTP (HQ) STP (E&V) CTP (HR) DG,TCP(HR)



drg. title	ZONING PLAN
project	PROPOSED AFFORDABLE PLOTTED DEVELOPMENT UNDER DEEN DAYAL UPADHAY AWAS YOJNA FOR FIDATO BUILDCON PVT LTD. ON LAND MEASURING 11.706 ACRES, AT SECTOR 89, FARIDABAD, HARYANA.
client	FIDATO BUILDCON PVT LTD
architects	 GAUTAM & GAUTAM ASSOCIATES ARCHITECTURE • URBAN PLANNING • LANDSCAPING • INTERIORS H.O. : S-484, Lower GF, GK-II, New Delhi TEL. : 011-41664122-24 STUdios : 1132 SEC-19, FARIDABAD TEL. : 0129-4846461-63 email id : gga@gmail.com email id : gga@gmail.com
ARCHITECT'S SIGNATURE:-	OWNER SIGNATURE:-
 VIJAY GAUTAM (ARCHITECT) GAUTAM & GAUTAM ASSOCIATES ARCHITECTS • ENGINEERS • VALUERS S-484, Lower GF, GK-II, New Delhi-110048 CA/95/18286	 For Fidato Buildcon Pvt. Ltd. Director/ Auth. Sign.
drg. no	002
scale:	N.T.S
date:	SEP-2018