

**REVISED ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAIN AWAS YGUNA AREA MEASURING 10.55625 ACRES (LICENCE NO. 40 OF 2019 DATED 01.03.2019 & LICENCE NO. 130 OF 2019 DATED 07.12.2019) IN SECTOR-36, SOHNA BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD.**

**FOR PURPOSE OF CODE 1.2 (REV) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS 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:  

Notation	Permissible use of land on the portion of the plot marked by column 1.	Type of building permissible on land marked in column 1.
(Symbol)	Residential	Residential building
(Symbol)	Commercial	As per supplementary zoning plan to be approved separately for each site.
- MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FSI AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STEEP PARKING**  
  - The building or buildings shall be constructed only within the portion of the site marked as buildable area as explained above, and read there of.
  - The Maximum permissible ground coverage, basement, F.S.I. (GSI) Policy dated 08.02.2016 and maximum permissible height including steep parking on the area of the site mentioned in column 1, according to the table below:  

Plot Area (sq.m)	Maximum Permissible Ground Coverage (%)	Maximum Permissible Basement (%)	Maximum Permissible Height (m) (Floor to Floor)	Maximum Permissible Height (m) (Floor to Top of Tower)
Up to 100 sq.m	60%	Single level	10.00	10.00
100 to 150 sq.m	65%	Single level	10.00	10.00
150 to 200 sq.m	70%	Single level	10.00	10.00
  - The sites are permitted only for parking purposes in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed as per clause (2)(b).
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. SMC-1497/2019/7085/08/01/OTSP dated 07.02.2019.
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & rubbing of the plots shall not be permitted in any circumstances.
- BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable area in clause number 1) above. The setback provisions as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential buildable area.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storeys shall be allowed on the plot as per provisions of Haryana Building Code, 2017.
- STEEP PARKING**  
Steep parking is allowed in all sizes plots. The clear height of the slope shall be 1.40 meters from the bottom level and below the bottom of the base. The SSB will not be permissible for any purpose other than parking.
- PARKING**  
  - Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
  - In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- PLOTTH LEVEL**  
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**  
Single level basements within the building zone of the site shall be provided as per Code 6.3.3(a) and shall be constructed, used and maintained as per Code 7.36 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE 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.
- BOUNDARY WALL**  
  - The boundary wall shall be constructed as per Code 7.3.
  - The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DC, TCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
  - In case of corner plots, boundary walls shall be rounded off at each corner by a radius as given below:-
    - 0.5 meters radius for plots opening on to open space.
    - 1.0 meters radius for plots.
  - The owner/applicator if desired, is permitted to not construct boundary wall in front of plots, so that the set 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 width gate of standard design not exceeding 1.5 meters 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 provision number and postal address shall be written at the place shown for this purpose in 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 disposal at the township collection point to be provided by the corporation.
- ACCESS**  
No door or public building will allow an access from less than 8.00 meters wide road.

**1. GENERAL**  

- The collector/owner shall use only Light Emitting Diode lamps (LED) fitting for interior lighting as well as Carriage Lighting.
- The collector/owner shall strictly comply with the directions issued vide Notification No. 15/1/2016-SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department if applicable.
- The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the procedure of order No. 22/2/2005-Showa dated 23.03.2005 issued by Haryana Government Renewable Energy Department, if applicable.

Notes:  
 Plinth shall be shown in conjunction with the demarcation plan verified by D.T.A., Gurgaon vide Memo no. 2117 dated 09.08.2020.

DRG. NO. DTCP / 71/13 / 2019 DATED 11-08-2019

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