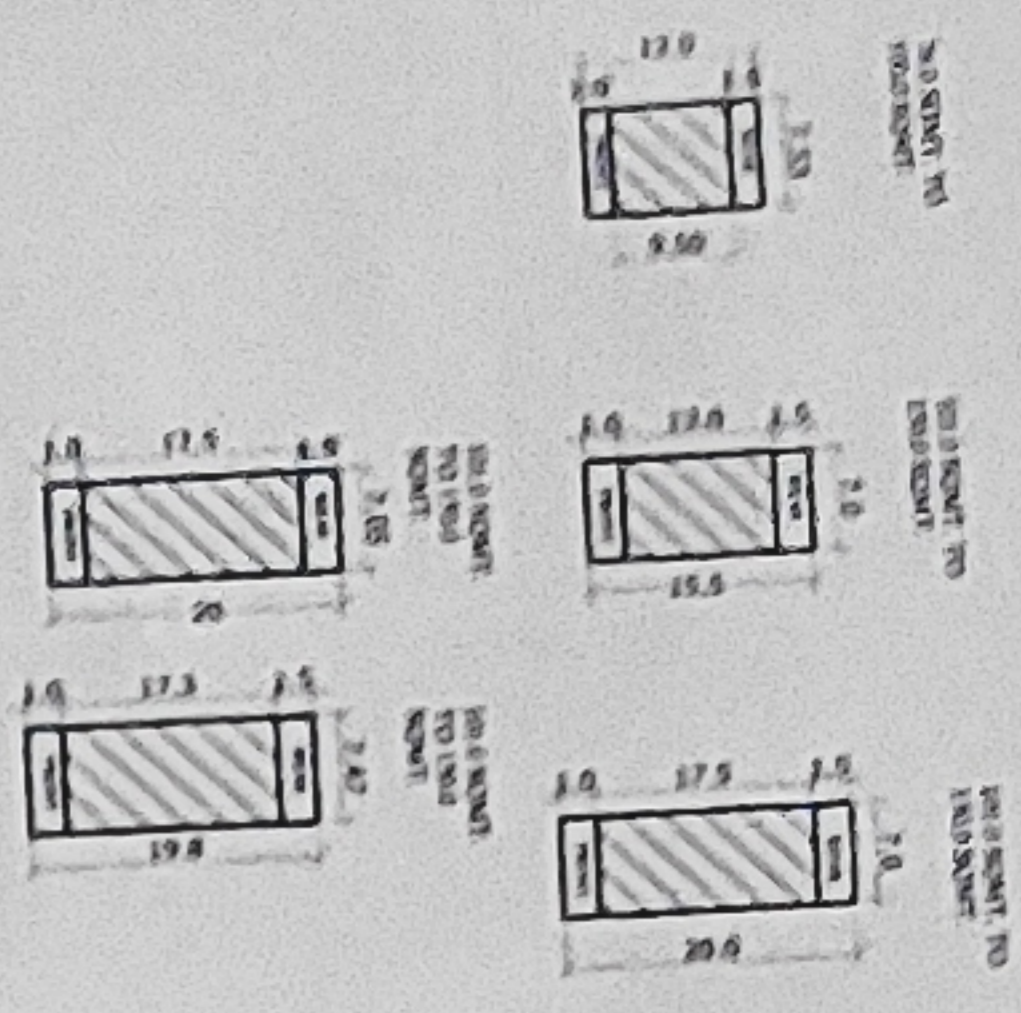


**SECTOR-35
(RESIDENTIAL)**



ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON AREA MEASURING 9.35625 ACRES (LICENCE NO 70 OF 2019 DATED 02.07.2019 & LICENCE NO 33 OF 2020 DATED 02.11.2020) IN SECTOR-2 & 35, SOHNA BEING DEVELOPED BY MR. NISHANT LUTHRA S/O LATE SH. AJAY LUTHRA FOR PURPOSE OF CODE 1.2 (KCV) & 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 on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement (FAR)	Maximum Permissible Floor Area Ratio (Incl. still)	Maximum permissible Height (G+3 Floor) (Including still (F+4 Floor)) (In meters)
Upto 100 square metres	60%	Single Level	200%	16.5
Upto 100 to 150 square metres	65%	Single Level	200%	15.5

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else. F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

(b) The maximum permissible ground coverage, basement, F.A.R. (DOJAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

(a) Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no misc-2330-VOL-III-ULB/7/52006-27CP dated 20.10.2020

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 basements within the building zone of the site shall be provided as per Code 6.3(1)(ii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. 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.

12. 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 approved by the DG.TCP. The boundary wall in the rear courtyard 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:-
1) 0.5 meters Radius for plots opening on to open space.
2) 1.0 meters Radius for plots.
(d) The owner/applicant, if desires, is permitted to not 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 front 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.

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 standard 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 9.00 meters wide road.

1. GENERAL

- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016, if applicable.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- Approval of building plan on 50% freeze plots shall be allowed as per terms & condition of office order dated 05.08.2019
- Fire safety provision measures shall be regulated by Haryana fire service Act, 2000 as amended from time to time.

Note: Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurgaon vide Endst no. dated DRG. NO. DTCR 7548 DATED 16.02.2021



**SECTOR-2
(RESIDENTIAL)**

(RAJESH DUTT) (DINESH KUMAR) (JADEEP) (BABITA GUPTA) (R.P. SINGH) (JITENDER SINGH) (K. MAKRAND PANDURANG) (ADHIQ) (SD/HQ) (ATP/HQ) (DTP/HQ) (DTP/HQ) (DTP/HQ)