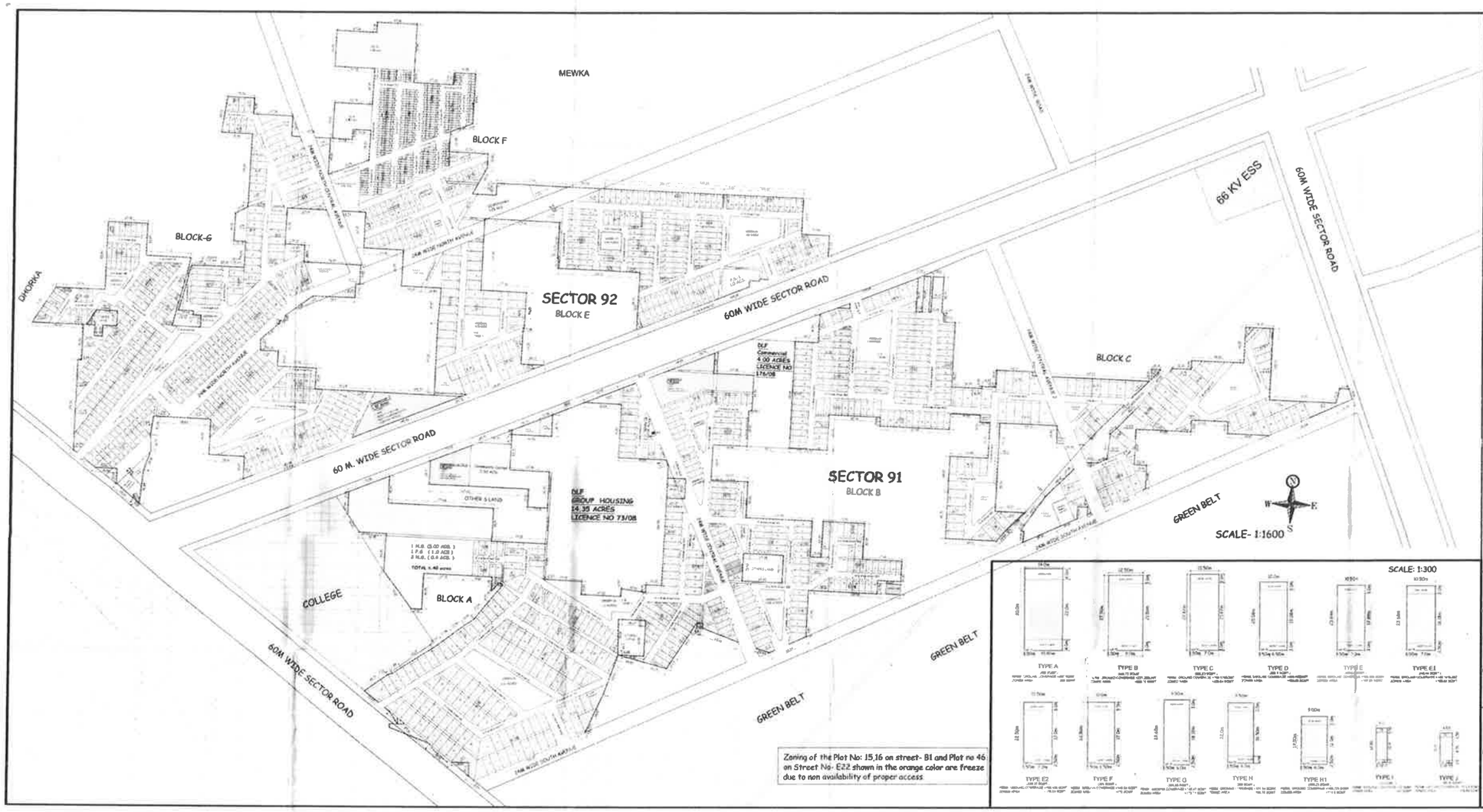

Zoning of the Plot No: 15,16 on street- B1 and Plot no 46 on Street No- E22 shown in the orange color are freeze due to non availability of proper access

REVISED ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (LICENSED AREA MEASURING 180.3115 ACERS (LICENCE NO. 59 OF 2011 DATED 28.06.2011, LICENCE NO. 14 OF 2012 DATED 27.02.2012 & LICENSE NO.13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF UTILITIES LTD. & OTHERS

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

1. **USE ZONE:-**

The land shown in this zoning plan shall be utilised in accordance with the marking depicted on the same below and in other manner whatsoever.

Marking	Permissible use of each the piece of the site	Area of building permitted in Sq.mt
		1
Red	Residential	As per norms in the approved layout
Public Open Space	Public open space to be developed as per norms	
Permissible Business Zone	Residential Business	
Commercial	As per commercial norms as per the approved layout plan	
Community Buildings	As per community norms as per the approved layout plan	

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 contained above and therein the

(b) The Maximum permissible ground coverage, Basement, F.A.R. and maximum permissible height (including stilt parking on the area of the site mentioned in column 1, according to the table below :-

Plot size	Maximum permissible Ground Coverage	Maximum permissible Basement	Maximum permissible FAR	Maximum permissible height (including stilt parking)	Maximum permissible Ground Coverage for Community Buildings	Maximum permissible FAR for Community Buildings
Upto 300 sq.mt	50%	Upto 1 level	1.75	15.00	50%	1.75
300 sq.mt to 1000 sq.mt	45%	Upto 1 level	1.75	15.00	45%	1.75
1000 sq.mt to 2000 sq.mt	40%	Upto 1 level	1.75	15.00	40%	1.75
2000 sq.mt to 3000 sq.mt	35%	Upto 1 level	1.75	15.00	35%	1.75
3000 sq.mt to 4000 sq.mt	30%	Upto 1 level	1.75	15.00	30%	1.75
4000 sq.mt to 5000 sq.mt	25%	Upto 1 level	1.75	15.00	25%	1.75
5000 sq.mt and above	25%	Upto 1 level	1.75	15.00	25%	1.75

Note:-

a. In case of permissible ground coverage is permissible on the basis of the possible to achieve on the ground the same may be achieved on top floor. The additional FAR is allowed on payment of charges as determined by the Government from time to time.

b. In case of permissible ground coverage is permissible on the basis of the height of the building shall be subject to the condition that maximum permissible height of building shall not exceed 15.0 metres.

3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

(a) RESIDENTIAL PLOTS AND EWS PLOTS

Not more than three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each floor i.e. Ground floor, first floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than three dwelling units will be allowed and only one dwelling unit shall be allowed on each floor. Further, registration of 4th house to be allowed in separate dwelling unit as per policy matter no Misc (44/2012)/179/2016/ETP dated 01.09.2016

4. **SUB-DIVISION / COMBINATION OF PLOTS.**

(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/ LIG/ MIG plots subject to the following conditions:

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

5. **BUILDING SETBACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as _____ residential buildings zone in Clause number 1 above. The minimum setbacks as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildings zone.

6. **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 2(b)

7. **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.

8. **PARKING:**

(a) Adequate parking spaces meeting open in the basement / stilt shall be provided for vehicles of users and visitors, within the site as per Code 7.1 of the Haryana Building Code 2017

(b) In the circumstance, the vehicles belonging to the plot shall be parked outside the plot area.

9. **PLINTH LEVEL**

The plinth height of building shall not be less than 45 cms above the road level as per Haryana Building Code 2017

10. **BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.8(iii)(G) and shall be constructed, used and maintained as per Code 7.15 of the Haryana Building Code, 2017

11. **RESTRICTION OF ACCESS FROM 60 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which shall be the 45 meters or more wide sector roads and plots which abut on public open spaces, no front access whatsoever secondary or major shall be allowed to the plots from such roads and open spaces.

12. **BOUNDARY WALL**

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

(b) The boundary walls in front and courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 metres height.

(c) In case of corner plots boundary walls shall be rounded off at such corner by a radius as given below:-
a. 3.0 meters Radius for plots opening on to open space
b. 1.5 meters Radius for EWS plots
c. 1.5 meters Radius for 125 sq. meters to 500 sq. meters
d. 2.0 meters Radius for plots above 500 sq. meters

(d) The owner/applicant/developer is permitted to raise construction 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 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.

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 of the towards collection point to be provided by the colonizer.

16. **ACCESS**

No plot or public building will derive an access from less than 12.00 metres wide road.

17. The community building/buildings shall be constructed by the Colonizer/Owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, Bilbaj which the said site shall vest with the Government.

18. **General:-**

a. That the rain water harvesting system shall be provided as per Central Ground Water Authority notified/Haryana Govt. notification as applicable

b. That the colonizer/owner shall use only Compact Fluorescent Lamps (CFL) & Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

c. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of policy No. 12/12/2015-3P dated 18.03.2016 issued by Haryana Government Renewable Energy Department.

d. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2016-1P dated 18.03.2016 issued by Haryana Government Renewable Energy Department.

NOTE:-
Read this drawing in conjunction with the detailed zoning plan verified by DTP Gurugram vide Endst No. 2750 Dated 22.04.2019

DRC NO. DTCP 7620 DATED 16-12-2020

(RAM BETAR RAJSI)	(DINESH KUMAR)	(PRATYUSH SINHA)	(SAL DEHWARI)	(AKTI P SAHONALIA)	(HITENDER SINGH)	(K MAARAND PANDURANG, IAS)
AD (HQ)	SD(HQ)	ATP(HQ)	DTP(HQ)	STP(HQ)M	CTP (HR)	DTCP (HR)