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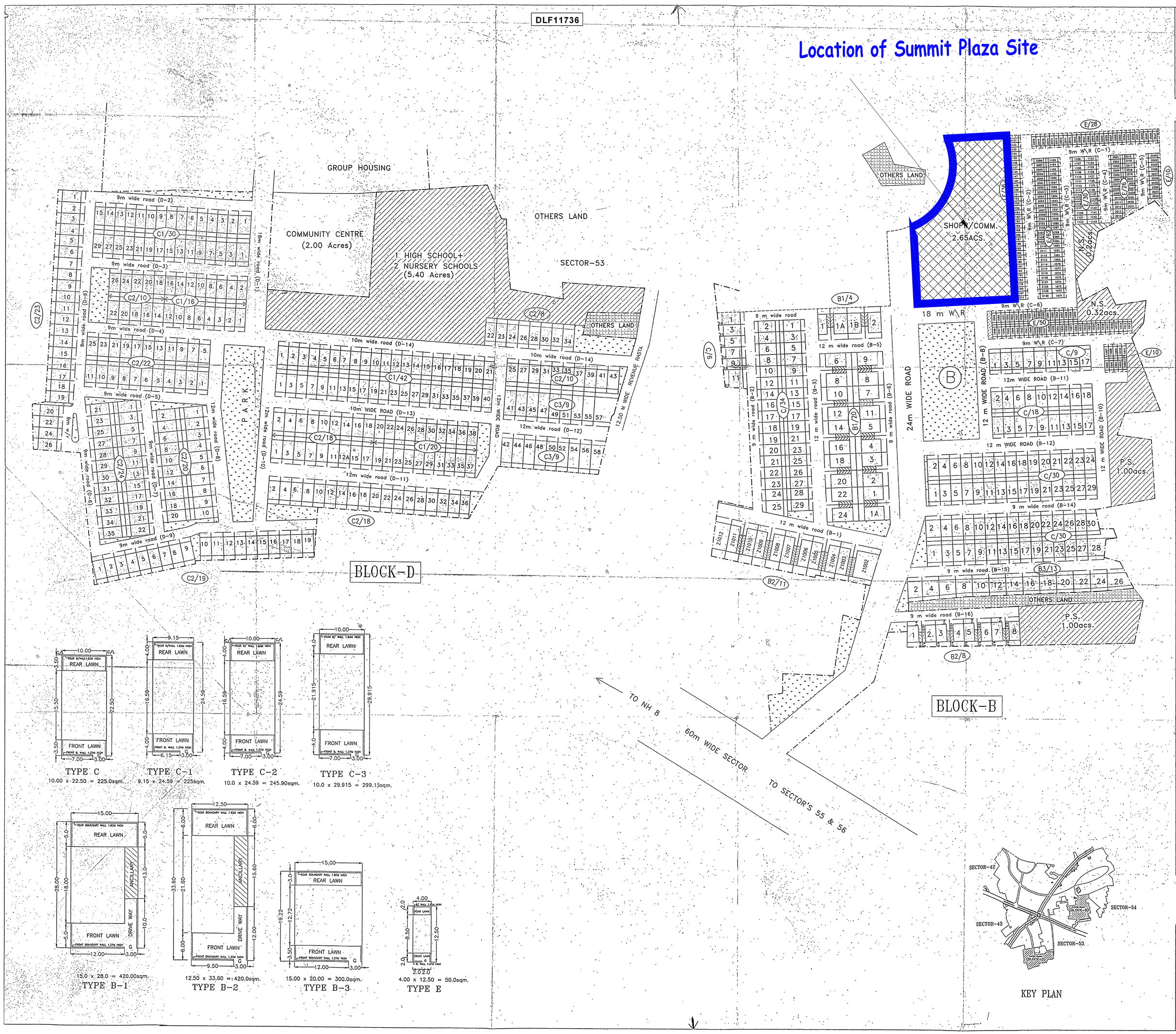
Location of Summit Plaza Site



KEY PLAN

FOR THE PURPOSE OF RULE 38(X II) AND 48(2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

I. USE ZONE :

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

NOTATION	PERMISSIBLE USE OF LAND ON THE PORTION OF THE PLOT MARKED IN COL. 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED IN COL.1
1.	2.	3.
	Road	Road furniture at approved places.
	Public Open Spaces	To be used only for landscape features.
	Residential Main	Main Residential Buildings.
	Residential Ancillary	Ancillary Buildings/Main Residential Building.
	Commercial	As per supplementary Zoning Plan to be approved separately for each site
	Community Buildings/ Institutions	The building for use as shown in the approved Layout Plan in accordance with Zoning Plan approved for each site.

NOTE: Ancillary Buildings shall mean Building attached to or serving the Main Residential Buildings. It shall include such buildings, as garage, store room, fuel store and servant quarters or part of the main residential building.

II. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDINGS :

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

Area of site	Maximum permissible coverage on ground including Ancillary and Residential Zone	Maximum permissible coverage on first floor
a) For the first 225 sqmts. of the total area of the site.	60% of such portion of the site	55% of such portion of the site
b) For the next 225 sqmts i.e. portion of the area between 225 sqmts. and 450 sqmts.	40% of such portion of the site	35% of such portion of the site
c) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqmtrs.	35% of such portion of the site	25% of such portion of the site

MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHTS:

The maximum permissible FAR and maximum permissible height on area of the site mentioned in column – 1 of the schedule given below shall be as shown in columns–II and III respectively of the said schedule.

Area of the site	Maximum permissible floor area ratio	Maximum permissible height
a) For the first 209 sqmtrs of the total area of site	1.45	11 Mtrs.
b) For the next 91 sqmtrs of the area between 209 sqmtrs. & 300 sqmtrs.	1.00	11 Mtrs.
c) For the next 120 sqmtrs of the area between 301 sqmtrs & 420 sqmtrs.	0.95	11 Mtrs.
d) For the remaining area beyond 420 sqmtrs.	0.80	11 Mtrs.

NOTE :– In case the permissible ground coverage is not possible to be achieved on the ground, the same may be achieved on the top floor.

III. PERMISSIBLE NUMBER OF DWELLING UNITS IN EACH PLOT :

Not more than three 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.

In case of plots falling in E.W.S. category, not more than two dwelling units will be allowed and only one dwelling unit will be allowed on each floor.

These conditions may be got incorporated in the Agreements executed with the buyers.

NOTE: The above restrictions on the maximum number of dwelling units on each catagory of plots have been made on the presumption that the average density on the layout plan shall be 13.5 persons for building/ plot for general category and 9 persons per building/plot for EWS category, according to which norms of Community Buildings have been prescribed in the approved layout plan.

IV. 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/NPNL plots subject to the following conditions :–

a) The site coverage and number of dwelling units shall be as per II & III above. The maximum permissible coverage and number of dwelling units shall be calculated considering the combined plot as a single plot.

b) That if two sites are combined to form a single plot, the area shown blank or as Residential Ancillary between the use marked as 'Residential Main' shall be considered as Residential Main.

V. SPACE ABOUT BUILDINGS :

All buildings other than boundary walls and gates shall be constructed only within the portion of the site marked as Residential Main or Residential Ancillary and no such building shall project beyond the portion of the site indicated as such.

VI. HEIGHT OF BUILDINGS & PERMISSIBLE NUMBER OF STOREYS :

The maximum height and number of storeys allowed on the plot as marked in Col.–I of the following table shall be as indicated therein, subject of the requirements of maximum permissible FAR

Type of Building	Maximum No. of Storeys	Maximum Height
Residential Ancillary	3	11.00 Mtrs.
Residential Main	3	11.00 Mtrs.

VII. PLINTH LEVEL :

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

VIII. RESTRICTION OF ACCESS FROM 30 MTRS WIDE OR MORE SECTOR ROADS & PUBLIC SPACES :

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

IX. SIGHT DISTANCES, BOUNDARY WALLS, HEDGES & FENCES ETC :

a) Such boundary walls which abut upon a road or an open space and such portion of party wall's which lie between the road and the front building line shall be constructed according to standard design as approved by the Director. On the remaining sides, boundary walls, if constructed, shall be 1.83 mtrs in height.

b) Notwithstanding the height of the boundary wall given in Sub-clause (a) above, but subject to the provision of Sub-clause (c) below, the height of hedges & fences shall not exceed 1.83 mtrs.

c) Notwithstanding the boundaries of the plot as sold, in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below :

(i) 1.0 mtrs radius for EWS plots.
(ii) 1.5 mtrs radius for 125 sqm. & 420 sqm.
(iii) 2.0 mtrs radius for plots above 420 sqm.
(iv) 0.5 mtrs radius for plots opening on to open space.

d) Notwithstanding (a), (b), & (c) above, if in the opinion of the Director, at any junction the visibility is affected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

X. GATE & GATE POSTS :

(a) Gate and gate posts 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 1.16 mtrs. 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.

XI. DISPLAY OF THE 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.

XII. 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.

XIII. No plot or Public Building will derive an access from less than 9 mtr wide road.

NOTE: 1. Read this drawing in conjuction with the demarcation plan verified by District Town Planner, Gurgaon vide his endorsement No. 1461 dated 6-5-2005

2. Where plots are staggered and there is a consequent stagger in front and rear building lines, then the portion of the side wall of the main and/or ancillary block which is thus exposed to view shall be finished in the same manner and character as the rest of the external finish of the relevant building. Further, no openings or horizontal projections of any description shall be permitted on such exposed side walls.

DRAWING NO. DTCP. 1028 DATED 17-04-06

ATP DTP (HQ) CTP (HR) DTCP (HR)

REVISED ZONING PLAN FOR BLOCKS B&D OF PHASE V OF DLF CITY, GURGAON.

SCALE : 1:1000	North
DRG.NO. : QE V/ZP/03	
DATE : JUNE, 2005	REVISION
DRAWN BY :	REV.– 03