



**50% Area to be Freed**

**ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON THE LAND AREA MEASURING 9.05625ACRES, LICENCE NO ..... DEVELOPED BY AMOLIK RESIDENCY LLP.**

**FOR PURPOSE OF CHAPTER 1.2 (XCVI) & 6.1 (I) 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
1	2	3
	Road	Road furniture at approved places.
	Public open space	To be used only for landscaped lawns.
	Utilities	To be used for public utility.
	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 STILT PARKING**

(A) The building or buildings shall be constructed only within the portion of site marked as buildable zone as explained above, and nowhere else.

(B) The Maximum permissible ground coverage, basement, F.A.R. (DGAY Policy dated 08.02.2015) and maximum permissible height (including stilt parking on the area of the site mentioned in column-2 according to the table below:

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height (Including stilt (4-6 floors)) (In meters)
Up to 250 sq.meters	60%	Single Level	200%	15.00

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

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

Not more than three dwelling units shall be allowed on each plot.

**4. BAR ON SUB-DIVISION OF PLOT**

Sub-division & clustering of the plots shall not be permitted any circumstances.

**5. BUILDING SET BACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clear number 1 above. The setback provisions as allowed in Haryana building code, 2017 shall prevail beyond the portion marked as residential buildable 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 per provisions of Haryana Building Code, 2017.

**7. STILT PARKING**

Stilt parking is allowed in all size plots. The clear height of the stilt shall be 2.40 meters from the ground level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

**8. PARKING**

(A) Parking shall be provided as per the provisions of Haryana Building Code-2017, as amended from time to time.

(B) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

**9. PLINTH LEVEL**

The plinth height of building shall be as per the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements within the building zone of the site shall be provided and shall be constructed, used and maintained as per 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 about on the 45 meters or more wide sector roads and plots which are located on public open spaces, no direct access whatsoever secondary or main shall be allowed to the plots from such roads and open spaces.

**12. BOUNDARY WALL**

(A) The boundary wall shall be constructed as per Haryana Building Code-2017.

(B) The boundary wall in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DTP.

(C) In case of corner plots, boundary walls shall be rounded off at each corner by a radius as given below:  
 0.5 meter Radius for plots opening on to open space.  
 0.5 meter Radius for plots.

(D) The owner/ Applicant/ Agents, 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 sector gate or standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no motor vehicle shall be driven through it or towards the sector road and public open spaces.

**14. DISPLAY OF PLOT NUMBER OF THE PLOT**

The plot 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 on his own plot and make suitable arrangement for disposal at the taxable collection point to be provided by the collector.

**16. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**17. DETAILS**

- The collector/owner shall use only Light Emitting Diode (LED) lighting for normal lighting as well as Cinema lighting.
- The collector/owner shall strictly comply with the directions issued vide notification No. 19/2015-SP dated 18.03.2015 issued by Haryana Government Renewable Energy Department, if applicable.
- The collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Plant, 2015 issued by Haryana Government Renewable Energy Department and notification No. 09/2015-SP dated 14.03.2015, if applicable.
- The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 2252/2005-S dated 20.03.2006 issued by Haryana Government Renewable Energy Department, if applicable.

\_\_\_\_\_ will this drawing in conjunction with the description plan verified by D.P.P. (HARYANA) vide date No. \_\_\_\_\_ dated \_\_\_\_\_.

(NAME OF ARCHITECT) (REGISTERED NUMBER) (NAME OF CLIENT) (NAME OF DEVELOPER) (NAME OF COLLECTOR) (NAME OF APPROVED AUTHORITY)

TYPE-A1	TYPE-A2	TYPE-A3	TYPE-A4	TYPE-A5	TYPE-A6	TYPE-A7	TYPE-A8	TYPE-A9
$\frac{1}{2}(19.031+19.341)7.445$	$\frac{1}{2}(18.118+18.406)6.920$	$\frac{1}{2}(17.830+18.118)6.920$	$\frac{1}{2}(17.542+17.830)6.920$	$\frac{1}{2}(17.254+17.542)6.920$	$\frac{1}{2}(16.977+17.254)6.920$	$\frac{1}{2}(16.667+16.975)6.920$	$\frac{1}{2}(16.399+16.667)6.920$	$\frac{1}{2}(16.090+16.399)6.920$
142.839SQ.MT.	126.373SQ.MT.	124.380SQ.MT.	122.387SQ.MT.	120.394SQ.MT.	118.438SQ.MT.	116.401SQ.MT.	114.408SQ.MT.	112.414SQ.MT.
TYPE-B	TYPE-C	TYPE-D	TYPE-E	TYPE-F	TYPE-G			
6.000 X 16.670	6.175 X 16.670	7.250 X 19.545	7.350 X 19.545	7.250 X 20.100	7.425 X 20.100			
100.02SQ.MT.	102.937SQ.MT.	141.701SQ.MT.	143.656SQ.MT.	145.725SQ.MT.	149.242SQ.MT.			