



ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA) AREA 52.275 ACRES (LICENCE NO. RA OF 2021, DATED 09/11/2021) IN SECTOR 89 , GURUGRAM BEING DEVELOPED BY ADHIKAANSH REALTORS PRIVATE LIMITED.

FOR PURPOSE OF CODE 1.2 (XVI) & 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 meaning explained in the table below and no other manner whatsoever:
- | Use Zone | Permissible use of land | Type of building/structure or use permitted in column 1 |
|--------------------------|--------------------------|---|
| Residential | Residential | Residential building |
| Public open space | Public open space | Public open space |
| Business/Industrial Zone | Business/Industrial Zone | Business/Industrial building |
| Commercial | Commercial | Commercial building |
- 2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BAYMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT INCLUDING GROUND LEVEL**
- | Plot Area | Maximum Permissible Ground Coverage | Bayment | Maximum Permissible Floor Area Ratio (FAR) | Maximum Permissible Building Height (In Feet) |
|----------------|-------------------------------------|--------------|--|---|
| Up to 300 sq.m | 85% | Single level | 20% | 10.0 |
| Up to 500 sq.m | 85% | Single level | 20% | 10.0 |
- 3. THE CITY OR PERMITTED PARKING PROVISION IN OCCUPANCY PLOTS OF ALL SIZES, SUBJECT TO THE CONDITION THAT MAXIMUM PERMISSIBLE HEIGHT OF BUILDING SHALL NOT EXCEED 10 METERS.**
- 4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- Not more than four dwelling units shall be allowed in each plot per the terms and conditions of zoning regulation vide notification 2019-VOL-10/L&A/GAZ/2019-2020-16/2020.
- 5. BARRIERS OR DIVISION OF PLOT**
- Sub-division & zoning of the plot shall not be permitted in any circumstances.
- 6. SUBJECTS TO TRAIL**
- Building other than boundary wall and gates shall be constructed only within the portion of the plot enclosed as required by the conditions in these rules & laws. The boundary projection as shown in Haryana Building Code, 2017 shall respect the portion marked as 'no-structural building zone'.
- 7. 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.
- 8. SETBACKS**
- Setbacking is allowed in all plots. The clear height of the plot shall be 2.85 meters from the ground level and below the bottom of the basement. The plot shall not be permissible for any purpose other than housing.
- 9. PARKING**
- Parking shall be provided as per the provisions of Haryana Building Code (2017), as amended from time to time.
- 10. NO-CONSTRUCTION (NOC) ZONING TO THE PLOT SHALL BE OBTAINED BEFORE THE PLOT AREA.**

- 11. FLOOR LEVEL**
- The plot height of building shall be as per Code No. 1.3 of the Haryana Building Code, 2017.
- 12. BAYMENT**
- Single level bayments (without the building) of the plot shall be provided as per Code 6.1(1)(ii) and shall be constructed, used and maintained as per Code 1.19 of the Haryana Building Code, 2017.
- 13. RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**
- In the case of plots which are on the 45 meters or more wide sector roads and areas which are on public open spaces, no solid doors which obstruct access or open shall be allowed into the plots from such roads and open spaces.
- 14. BOUNDARY WALL**
- (a) The boundary wall shall be constructed as per Code 1.3.
 (b) The boundary wall to be constructed shall be constructed on a level or on a level above the ground level and shall be constructed according to standard design as approved by the D.P.P. The boundary wall shall be constructed and shall be more than 2.30 meters in height.
 (c) In case of corner plots, boundary walls shall be provided at each corner by a radius as given below:
 (i) 2.3 meters Radius for plots opening on to open spaces.
 (ii) 1.5 meters Radius for plots.
 (d) The corner bayment of a plot opening on to open spaces shall be constructed according to standard design as approved by the D.P.P. The boundary wall shall be constructed and shall be more than 2.30 meters in height.
 (e) In case of corner plots, boundary walls shall be provided at each corner by a radius as given below:
 (i) 2.3 meters Radius for plots opening on to open spaces.
 (ii) 1.5 meters Radius for plots.
- 15. 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 wider gate of standard design not exceeding 1.53 meters width may be available in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the water shed and public open space.
- 16. DISPLAY OF POSTAL NUMBER OF THE PLOT**
- The owner/tenant shall make adequate provision for posting collection in the rear plot and make suitable arrangement for display of the postal collection point to be provided by the courier.
- 17. ACCESS**
- No plot or public building shall have an access from less than 5.0 meters wide road.
- 18. GENERAL**
- (1) The construction shall comply with the provisions of Haryana Building Code, 2017 as amended from time to time.
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 (9) The construction shall comply with the provisions of Haryana Building Code, 2017 as amended from time to time.
 (10) The construction shall comply with the provisions of Haryana Building Code, 2017 as amended from time to time.

G - GATE

SCALE - 1:1000

NORTH ->

DATE: 13/01/2021

DRAWN BY: (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH)

CHECKED BY: (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH)

DESIGNED BY: (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH)

APPROVED BY: (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH) (S. K. SINGH)