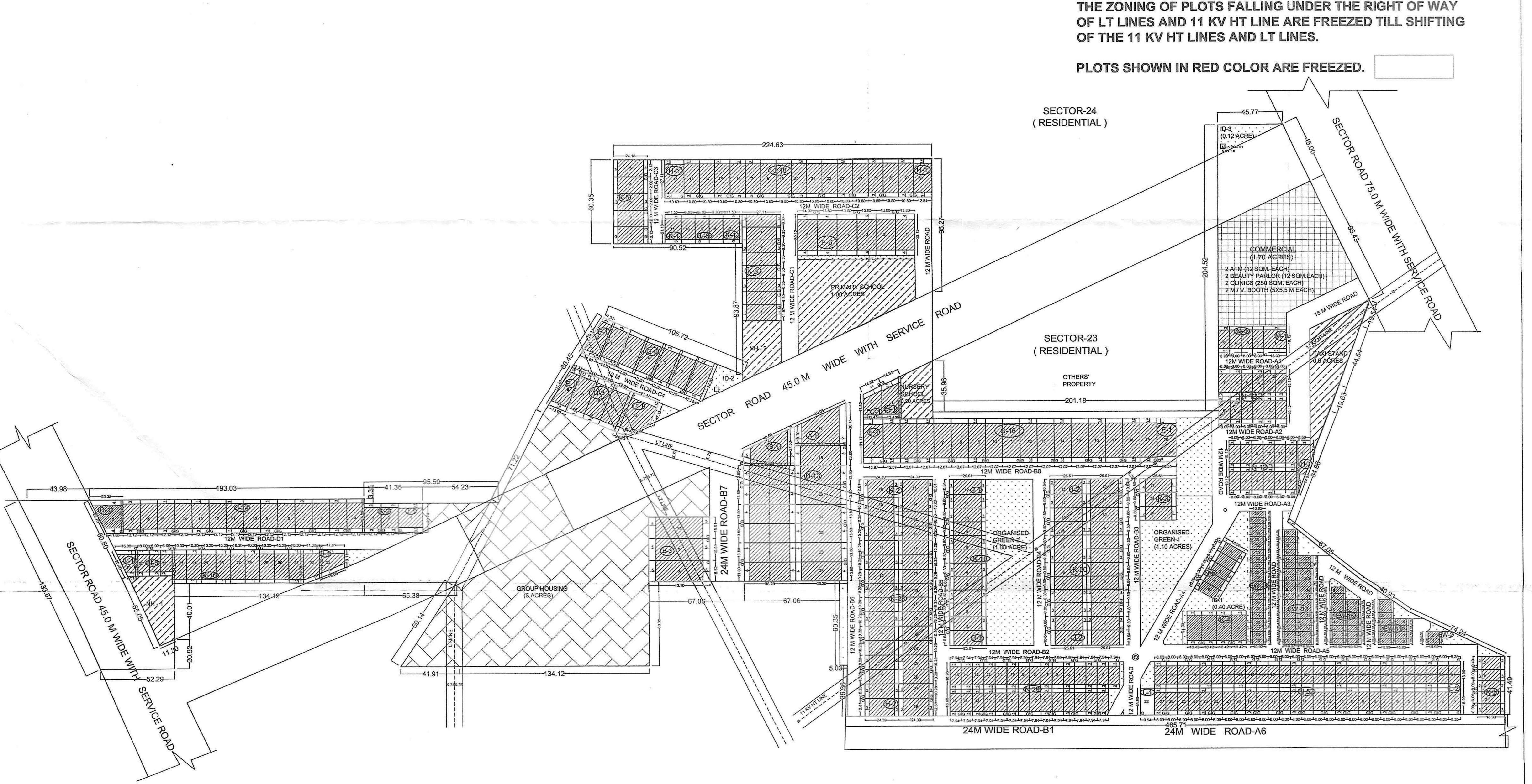
ZONING PLAN OF IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 50.14375 ACRES (LICENSE NO 39 OF 2012 DATED 22-04-2012) IN SECTOR-23 & 24 DHARUHERA BEING DEVELOPED BY AMD ESTATES PVT LTD AND OTHERS.



| | NOTATION | portion of the plot marked in col. 1 | [발명시간 : [기원시장] | |
|---|----------|--------------------------------------|--|--|
| Ī | 1. | 2. | 3. | |
| Ī | | ROAD ' | Road furniture at approved places. | |
| [| | PUBLIC OPEN SPACE | To be used only for landscape features. | |
| Γ | 7//// | RESIDENTIAL | Main residential building. | |
| Ī | | COMMERCIAL | As per supplementary zoning plan to be approved separately for each site. | |
| | | COMMUNITY BUILDINGS | As per supplementary zoning plan to be approved separately for each site. | |

| AREA OF THE SITE | MAXIMUM PERMISSIBLE COVERAGE ON GROUND FLOOR FOR RESIDENTIAL ZONE | MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR | |
|--|---|--|--|
| a) For the first 225 sqm. 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 sqm. i.e. portion of the area between 225 sqm. and 450 sqm. | 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 sqm. | 35 % of such portion of the site. | 25 % of such portion of the site. | |
| d) For EWS | 55 % of such portion of the site. | 55 % of such portion of the site. | |

| AREA OF THE SITE | FLOOR AREA RATIO | HEIGHT |
|---|------------------|--------------|
| (1) | (2) | (3) |
| a) For the first 209 sqm. of the total area of the site | 1.45 | 12.00 meters |
| b) For the next 91 sqm. of the area i.e. between 209 sqm and 300 sqm. meters. | 1.00 | 12.00 meters |
| c) For the next 120 sqm. of the area i.e. between 301 sqm. and 420 sqm. | 0.95 | 12.00 meters |
| d) For the remaining area beyond 420 sqm. | 0.80 | 12.00 meters |
| e) For FWS | 1.65 | 12.00 motors |

HEIGHT OF THE BUILDING AND 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 to the requirement of maximum permissible F.A.R. MAXIMUM HEIGHT MAXIMUM HEIGHT. MAXIMUM NUMBER OF STOREYS

PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT :-

allowed on each floor.

6. SUB - DIVISION/ COMBINATION OF PLOTS

No plot shall be sub-divided. 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 No. of dwelling units shall be as per II and III above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot. SPACE ABOUT BUILDING

All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.

8. PLINTH LEVEL :-

Unless otherwise specified by the DG,TCP, Plinth Height in the case of the building intended to be used for Human Habitation shall not be less than 30 cms. above the road level and in the case of the other buildings it shall not be less than 15 cms.

RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

secondary or main shall be allowed into the plots from such roads and open spaces. 10. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC

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

b) Not withstanding 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 c) Not withstanding the boundaries of the plot as sold, in case of corner plots, boundary wall shall - be rounded off at such corner by a radius as given below:

). 0.5 meters Radius for plots opening on to open space. . 1.0 meters Radius for E.W.S. plots. i). 1.5 meters Radius for 125 sq. meters to 420 sq. meters v). 2.0 mtrs. radius for plots above 420 sq. meters

d) Not withstanding (a),(b) & (c) above, if in the opinion of the DG,TCP, at any junction the visibility is effected by any construction, plantation etc., the

11. GATE AND GATE POST

Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

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 allowedin the rear boundary wall or towards the sector road and public open space.

12. 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.

13. 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 tow able collection point to be provided by the coloniser.

14. ACCESS

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

15. SOLAR WATER HEATING SYSTEM

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

That the coloniser shall obtained the clearance / NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14--09-2006 issused by Ministry of Enviornment and Forest, Government of India before starting the construction / execution of development works at site.

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

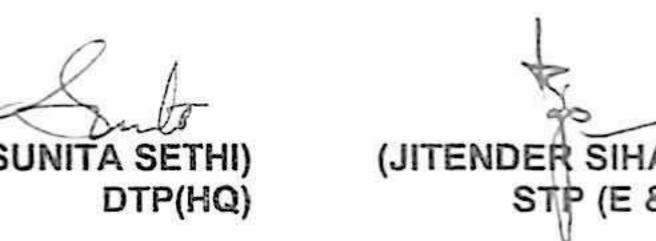
That the coloniser /owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.

transformer/switchingstation /electric sub- station as per the norms prescribed by the power utility in your project site at the time of approval of Building plan.

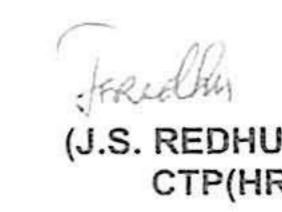
The community building/buildings shall be constructed by the Coloniser/Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act no. 4 of 2012, failing which the said sites shall vest with the Government.

Note: Read this drawing in conjunction with the demarcation plan verified by DTP, Rewari vide endst no.3777 Dated. 08-08-2012

DRG. NO. DG,TCP. 3492 DATED 31-X-212







(T.C. GUPTA, IAS)