



FOR THE PURPOSE OF RULE 300(1) AND 48(2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1986

1. USE ZONE: The land shown in this zoning plan shall be utilized in accordance with the markings explained in the Table below and in no other manner whatsoever.

Table with 3 columns: NOTATION, PERMISSIBLE USE OF LAND ON THE PORTION OF THE PLOT MARKED IN COL. 1, TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED IN COL. 2.

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.

2. 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 table, the remaining portion being left open in the form of an open space around the building as covered.

Table with 3 columns: Area of site, Maximum permissible coverage on ground including ancillary and Residential Zone, Maximum permissible coverage on first floor.

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 - I of the schedule given below shall be as shown in columns-II and III respectively of the said schedule.

Table with 3 columns: Area of the site, Maximum permissible floor area ratio, Maximum permissible height.

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/1st floor shall not exceed two dwelling units.

NOTE: The above-restrictions on the maximum number of dwelling units on each category of plots have been made of the presumption, that the average density on the layout plan shall be 13.5 persons per 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/NPHS 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 sites 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. 1 of the following table shall be as indicated therein, subject to the requirements of maximum permissible FAR.

Table with 3 columns: Type of Building, Maximum No. of Storeys, Maximum Height.

VII. FLOOR LEVEL: Unless otherwise specified by the Director, ground level in the case of the buildings intended to be used for human habitation shall not be less than 30 cm above the road level and in the case of other buildings it shall not be less than 15 cm.

VIII. RESTRICTION OF ACCESS FROM 30 METERS WIDE OR MORE SECTOR ROADS & PUBLIC SPACES: In the case of plots which are situated on the 30 meters wide sector roads and plots which are situated 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 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 shown in the plan, 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 spaces.

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, of the position indicated on the Zoning Plan. (b) An additional ticket 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 between 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 on 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 of the in-house collection point to be provided by the Collector.

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

NOTE: 1. Read this drawing in conjunction with the demarcation plan notified by District Town Planner, Gurgaon vide its endorsement No. 14271 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. DTPC 1028 DATED 17-04-06

ATP, DTP (HO), CTP (OR), DTPC (OR)

REVISED ZONING PLAN FOR BLOCKS B&D OF PHASE V OF DLF CITY, GURGAON. SCALE: 1:1000. DRG. NO. QE V/ZP/03. DATE: JUNE, 2005. DRAWN BY: Nani. REVISION. REV.- 03.