

75.0M WIDE ROAD
50.0M WIDE GREEN BELT



ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA) AREA 10.53125 ACRES (LICENSE NO 118 OF 2019 DATED 12.09.2019) IN SECTOR-36, SOHNA, BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD.

FOR PURPOSE OF CODE 1.2 (covt) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

<p>1. USE ZONE</p> <p>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:</p> <table border="1"> <thead> <tr> <th>Marking</th> <th>Permissible use of land in the portion of the plot marked in column 1.</th> <th>Type of building permissible on land marked in column 2.</th> </tr> </thead> <tbody> <tr> <td>Road</td> <td>Road</td> <td>Road formers as approved plans.</td> </tr> <tr> <td>Public open space</td> <td>To be used only for landscape features.</td> <td></td> </tr> <tr> <td>Residential building zone</td> <td>Residential building.</td> <td></td> </tr> <tr> <td>Commercial</td> <td>As per supplementary zoning plan to be submitted separately for each site.</td> <td></td> </tr> </tbody> </table> <p>2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FOG AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDES STREET FRONTAGE</p> <p>(a) The building or buildings shall be constructed only within the portion of the site marked as 'buildable area' as enclosed within the red line.</p> <p>(b) The Maximum permissible ground coverage, basement, F.O.G. (FOOT) shall be as follows:-</p> <table border="1"> <thead> <tr> <th>Plot Area (sq.m)</th> <th>Maximum Permissible Ground Coverage (%)</th> <th>Permissible Basement</th> <th>Maximum Permissible Height (in Feet)</th> <th>Maximum Permissible Floor Area Ratio (Floor Area / Plot Area)</th> </tr> </thead> <tbody> <tr> <td>1000-2000</td> <td>30%</td> <td>None</td> <td>15.24 (4.67) or 12 (3.66)</td> <td>0.6</td> </tr> <tr> <td>2000-3000</td> <td>40%</td> <td>Single level</td> <td>17.7 (5.39) or 15.24 (4.67)</td> <td>0.7</td> </tr> <tr> <td>3000-5000</td> <td>50%</td> <td>Single level</td> <td>17.7 (5.39) or 15.24 (4.67)</td> <td>0.8</td> </tr> </tbody> </table> <p>(c) The above are permitted only for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed as per clause 2(b).</p> <p>3. PERMISSIBLE NUMBER OF FLOORS PER ONE CAR FOOT</p> <p>Not more than that showing in table below shall be allowed on each site as per the terms and conditions of policy formulated vide notification No. 14873/2017/2019/2017 dated 01.03.2019.</p> <p>4. BAR ON SUB-DIVISION OF PLOT</p> <p>Sub-division & chocking of the plot shall not be permitted any circumstances.</p> <p>5. BUILDING SETBACK</p> <p>Building other than boundary wall and gate shall be constructed only within the portion of the site marked as 'buildable area' as enclosed within the red line. The minimum setbacks as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as 'buildable area'.</p> <p>6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY</p> <p>The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.</p> <p>7. STREET FRONTAGE</p> <p>30% on being allowed in all cases plots. The clear length of the wall shall be 1.83 meters from the 50.0m wide and below the bottom of the beam. The site will not be permitted for any purpose other than parking.</p> <p>8. PARKING</p> <p>(a) Parking shall be provided as per the provisions of Haryana Building Code, 2017, as amended from time to time.</p> <p>(b) In the circumstances, the vehicles belonging to the plot shall be parked outside the plot area.</p>	Marking	Permissible use of land in the portion of the plot marked in column 1.	Type of building permissible on land marked in column 2.	Road	Road	Road formers as approved plans.	Public open space	To be used only for landscape features.		Residential building zone	Residential building.		Commercial	As per supplementary zoning plan to be submitted separately for each site.		Plot Area (sq.m)	Maximum Permissible Ground Coverage (%)	Permissible Basement	Maximum Permissible Height (in Feet)	Maximum Permissible Floor Area Ratio (Floor Area / Plot Area)	1000-2000	30%	None	15.24 (4.67) or 12 (3.66)	0.6	2000-3000	40%	Single level	17.7 (5.39) or 15.24 (4.67)	0.7	3000-5000	50%	Single level	17.7 (5.39) or 15.24 (4.67)	0.8	<p>9. RAINWATER</p> <p>The rain water from building shall be as per Code No. 73 of the Haryana Building Code, 2017.</p> <p>10. ELEVATION</p> <p>Single level elevations within the building zone of the site shall be provided as per Code 6.1.2(5)(d) and shall be constructed, used and maintained as per Code 7.18 of the Haryana Building Code, 2017.</p> <p>11. RESTRICTION OF ACCESS FROM 40 MTR. WIDE OR MORE SERVICE ROADS AND PUBLIC OPEN SPACE</p> <p>In the case of plots which abut on the 40 meters or more wide service roads and also which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from service roads and open spaces.</p> <p>12. BOUNDARY WALL</p> <p>(a) The boundary wall shall be constructed as per Code 7.5.</p> <p>(b) The boundary wall in front court/yard shall be a minimum of 1.83 meters in height as specified in the Code 7.5. The boundary wall in the rear yard shall be not less than 1.83 meters in height.</p> <p>(c) In case of corner plots, boundary walls shall be cut back at its such corner by a radius as per below:-</p> <ol style="list-style-type: none"> 0.5 meters Radius for plots having an open space. 0.5 meters Radius for plots. <p>(d) The corner/leg of a building, is permitted to cut/retract boundary wall in front of plot, so that the wall area can be used for parking.</p> <p>13. GATE AND GATE POST</p> <p>(a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.</p> <p>(b) An additional width gate of standard design not exceeding 1.83 meter width may be allowed in the front and rear boundary wall provided further 300 cm gate shall be allowed in the rear boundary wall or towards the rear road and public open space.</p> <p>14. FORMS OF PLOTS NUMBER OF THE PLOT</p> <p>The number and size of plots shall be written on the plan as per approved design.</p> <p>15. GARBAGE COLLECTION POINT</p> <p>Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal of the household collection point to be provided by the contractor.</p> <p>16. ACCESS</p> <p>No plot or public building shall have an access there less than 3.00 meters wide road.</p> <p>17. GENERAL</p> <p>(a) That the colonizer/owner shall use only light emitting diode lamps (LED) fitting for interiors lighting as per the energy saving.</p> <p>(b) That the information shown shall refer to the jurisdiction of India, Haryana, Haryana Power Plant as per the provision of Article 16, 17(2)(3)(4)(5)(6)(7) dated 01.03.2019 issued by Haryana Government Renewable Energy Department, if applicable.</p> <p>(c) That the colonizer/owner shall comply with the directions issued vide Notification No. 2874/2019-SP dated 21.03.2019 issued by Haryana Government Renewable Energy Department, if applicable.</p> <p>NOTE</p> <p>Read the zoning conditions with the demonstration plan prepared by D.T.P., Gurgaon vide order No. 7686 dated 11/03/19.</p> <p>2863 NO.1/2019/2019 DATED 16/03/20</p>
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