



23.29999 ACRES	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQMT.	PERCENTAGE %	AREA ACRES	AREA SQMT.	PERCENTAGE %
EXISTING LICENCED AREA (A)	20.69092	83401.736				
ADDITIONAL LICENCED AREA (B)	2.69097	10889.968				
NET LAND AREA (A+B)	23.29999	94291.704				
ORGANIZED OPEN SPACE (Calculated on net balance area)	1.74750	7071.878	7.50	1.74752	7071.952	7.5001
COMMUNITY FACILITIES (Calculated on net balance area)	2.33000	9429.170	10.00	2.33005	9429.370	10.0002
COMMERCIAL AREA (Calculated on net balance area)	0.93200	3771.668	4.00	0.93094	3767.377	3.995
AREA UNDER PLOTS (Calculated on net balance area)	14.21301	57517.939	61.00	13.99126	54192.411	57.473
TOTAL RESI. & COMM. AREA (Calculated on net balance area)	15.14502	61289.608	65.00	14.32220	57959.788	61.469
PERMISSIBLE DENSITY	240-400 PPA		MINIMUM REQUIRED PLOTS	310.67		
ACHIEVED DENSITY @18 PERSON PER PLOT	321.37 PPA		ACHIEVED PLOTS	416		

- LEGEND**
- RESIDENTIAL PLOTS
 - COMMUNITY FACILITIES
 - ORGANIZED OPEN SPACE
 - COMMERCIAL AREA
 - 50.002 % FROZEN PLOTS
 - 2.69097 ACRES ADDITIONAL LICENSE
 - PLOTS REVISION IN ADDITIONAL LICENSE

REVISED ZONING PLAN FOR AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJANA, OVER AN AREA MEASURING 23.2999 ACRES INCLUDING ADDITIONAL AREA 2.69097 ACRES LICENCE NO. 63 OF 2022 DATED 35/05/2023 ADJOINING TO EARLIER GRANTED LICENSE NO. 68 OF 2021 DATED 16.09.2021 FOR AN AREA MEASURING 20.69092 ACRES IN THE REVENUE ESTATE OF VILLAGE BEHRAMPUR AND ULLAWAS, SECTOR-61, DISTRICT GURUGRAM-SUPOSHAA REALCON PVT. LTD.

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

ZONING PARAMETER AS PER HARYANA BUILDING CODE-2017

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.
	Road	Road furniture at approved places.
	Organized Open Space	To be used only for landscape features.
	Residential	Residential building.
	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.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, F.A.R AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING.

- (a) The Building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and now here else.
 (b) The maximum permissible ground coverage, basement, F.A.R. (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below.

Plot Area	Maximum permissible Ground Coverage	Permissible Basement	Maximum Permissible F.A.R	Maximum Permissible Height (G+3 Floor) (Including Stilt (S+4)) (in mts)
1	2	3	4	5
Upto 100 sqm.	75%	Single level	264%	16.50
From 100 to 150 sqm.	75%	Single level	264%	16.50

(c) The stilts 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).

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT:-
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. misc-149/2019/7/03/2019/2TCP dated 07.03.2019.

4. BAR ON SUB-DIVISION OF PLOT:-
Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK:-
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project 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 sizes plots. The clear height of the stilt shall be 2.40 meters from the plinth 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 Code No. 7.3 of the Haryana Building Code, 2017.

10. BASEMENT:-
Single level basement within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES:-
In the case of Plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:-
(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by DG,TCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i) 0.5 meters Radius for plots opening on to open space.
ii) 1.0 meters Radius for plots.
(d) The owner/applicant if desires, 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 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 allowed in the rear boundary wall or towards the sector road and public open space.

14. 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.

15. 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 towable collection point to be provided by the coloniser.

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

17. GENERAL:-
(a) That coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) That coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Approval of building plan on 50% frozen plots shall be allowed as per term & condition of office order dated 05.08.2019.
(e) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.

NOTES:-
Read this drawing in conjunction with the demarcation plan as verified by D.T.P., Gurugram vide endst. no. 3263 dated 05.04.2022

DRG. NO. DG.TCP. **B325** DATED **25-05-22**

G : GATE
NORTH :-

(RAM AVTAR BASSI) AD (HQ)
(RAKESH BANISAL) ATP (HQ)
(AMIT MAHOLIA) DTP (HQ)
(HITESH SHARMA) STP (M) HQ
(P.P. SINGH) CP (HR)
(K.MAKRAN PANDURANG, IAS) DTCP (HR)