

ZONING PLAN OF BLOCK-A (PART), J (PART), M (PART), G (REVISED), BLOCK-K,L & F (LICENSE NOS. 53 TO 60 DATED 31-12-1994, 9 TO 24 DATED 20-11-1995 & 98 DATED 14-5-2008 AT MAYFIELD GARDENS, SECTOR- 47,50,51,52 & 57 GURGAON.



FOR THE PURPOSE OF RULE 28(4) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND MARKING CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENTS.

1. USE ZONE:-
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER:-

NOTATION	Permissible use of land on the portion of the plot marked in col. 1.	Type of building permissible on land marked in col. 2.
1. ROAD	2.	3.
ROAD	ROAD	Road furniture at approved places.
PUBLIC 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.

3. PROPORTION OF THE SITE WHICH SHALL BE COVERED WITH BUILDINGS.
The proportion up to which a site may be covered with building shall be in accordance with the following table, remaining portion being left open in the form of an open space around the building as courtyard:-

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE OR PERCENTAGE FOR RESIDENTIAL BLDG.	MAXIMUM PERMISSIBLE COVERAGE OR PERCENTAGE FOR COMMERCIAL BLDG.
a) For the first 225 sqm. of the total area of the site.	60% of such portion of the site.	35% 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.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT:-
The maximum permissible F.A.R. and maximum permissible height on the area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a) For the first 209 sqm. of the total area of the site	1.45	11.00 meters.
b) For the next 91 sqm. of the area i.e. between 209 sqm and 300 sqm. meters.	1.00	11.00 meters
c) For the next 120 sqm. of the area i.e. between 301 sqm. and 420 sqm.	0.95	11.00 meters.
d) For the remaining area beyond 420 sqm.	0.80.	11.00 meters

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the site may be achieved on top floor.

6. PERMISSIBLE NUMBER OF DWELLING UNITS ON EACH PLOT
No more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in RWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

8. SUB-DIVISION/ COAGULATION OF PLOTS.
No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot under existing plots, subject to the following conditions:-
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.

6. 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 that project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND HEIGHTS OF STOREYS.
The maximum height and number of storeys allowed on the plot as marked in col. 3 of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT.
Residential Main	3	11.00 Mts.

8. FLOOR LEVEL
Unless otherwise specified by the Director, Floor 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.

9. RESTRICTIONS ON ACCESS FROM THE SITE, WAYS OR CROSS SECTIONS ROADS AND PUBLIC OPEN SPACES.
In the case of plots which abut on the 30 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.

10. GATE POSTS, BOUNDARY WALLS, FENCES AND PAVED 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 designs as approved by the Director. On the remaining sides, boundary walls, if constructed, shall be 1.50 meters 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 and fences shall not exceed 1.83 mtrs.

c) Notwithstanding the boundaries of the plot as sold, in case of corner plots, boundary walls shall be provided at each corner by a radius as given below:
i) 0.5 meters Radius for plots opening on to open space.
ii) 1.5 meters Radius for 1.25 sq. meters to 420 sq. meters
iii) 2.0 mtrs. radius for plots above 420 sq. meters
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 being issued from him.

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 wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front 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.

13. DISPLAY OF PICTorial 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 low site collection point to be provided by the collector.

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 provision of solar water heating system as per norms specified by HAREDA shall be made operational in the buildings wherever applicable before applying for an occupation certificate.

16. The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1833 (D) Dated 14.8.2008 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

17. The coloniser/owner shall use only Compact Fluorescent Lamp Fitting for internal lighting as well as campus lighting.

18. The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

19. You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/substation/electrical sub station as per the norms prescribed by the power utility in your project site before submission of Building plan not later than 2 months from the approval of zoning plan.

Note:- Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurgaon vide Encl. 7923 dated 14.11.2008.

DRG. NO. D.T.C.P. 1822 DATED: 24/1/14
 (Signature) (Signature) (Signature)
 D.T.C.P. (DR) D.T.C.P. (DR) D.T.C.P. (DR)

