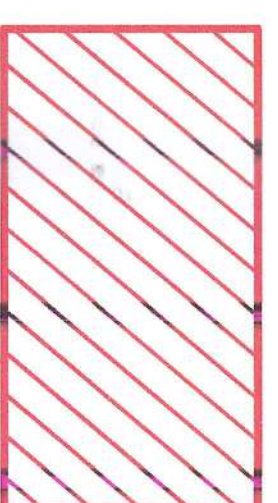
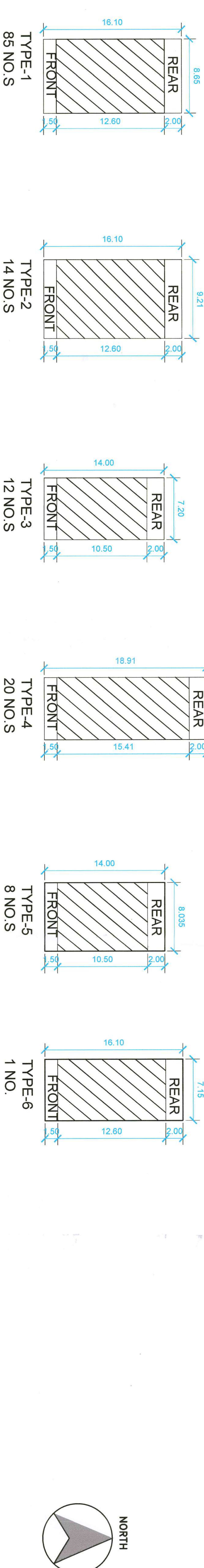
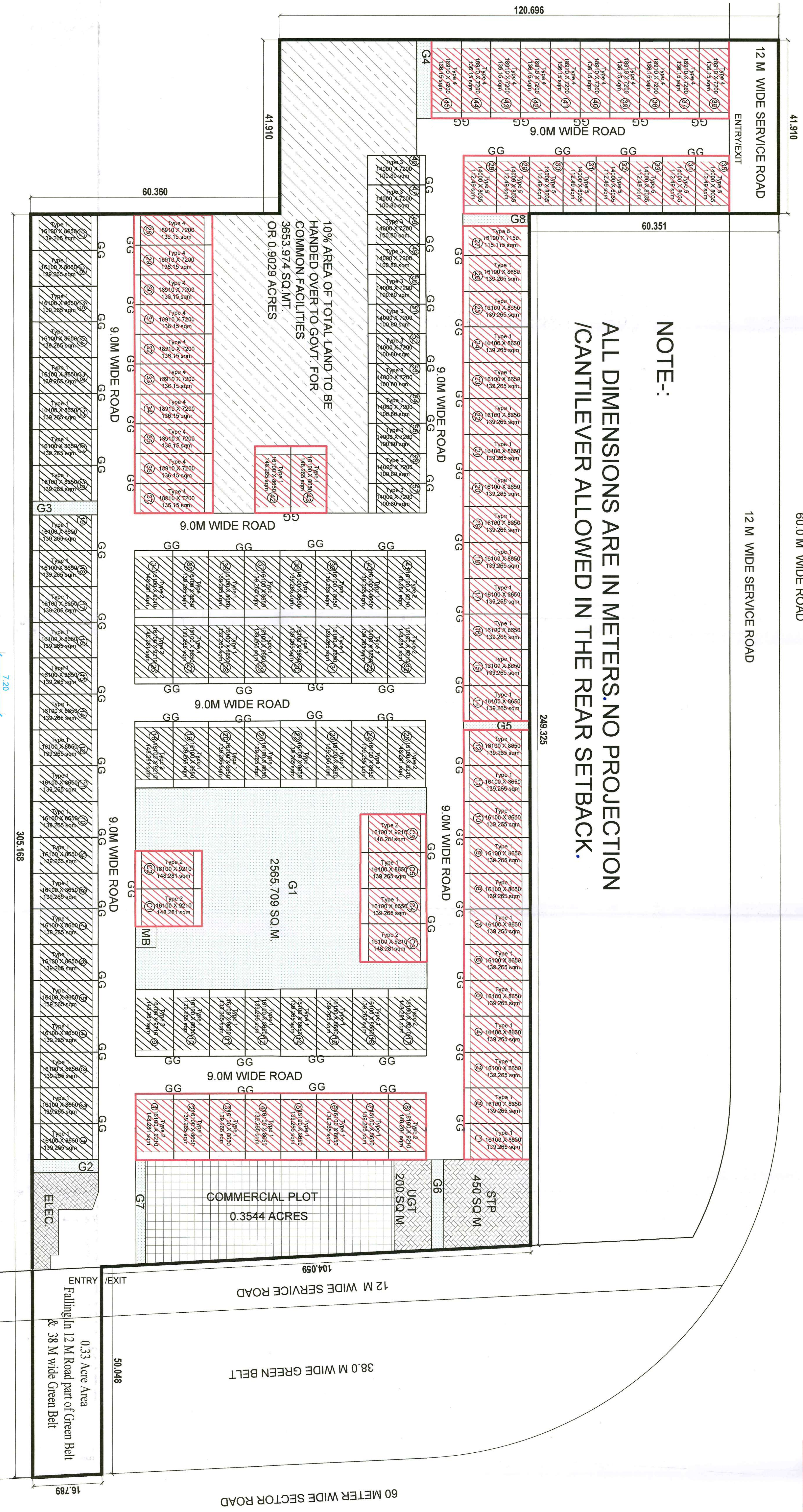


**50% AREA FREEZE SHOWN THUS**



**NOTE:-**  
**ALL DIMENSIONS ARE IN METERS. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK.**



**ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 MEASURING 9.025 ACRES (LICENCE NO. 16 OF 2022 DATED 09.03.2022) IN SECTOR-35, SOHNA BEING DEVELOPED BY CHANDER MOHAN KHATANA & OTHERS.**

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

USE ZONE	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
Commercial	Public open space	To be used only for landscape features.
Commercial	Residential building	Residential building.
Commercial	As per supplementary zoning plan to be approved separately for each site.	

- MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING**
  - The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
  - The Maximum permissible ground coverage, basement, F.A.R (D.D.J.V) Policy dated 08/02/2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

PLOT AREA	Maximum Permissible Ground Coverage	Basement	Permissible Front Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (Including still (5+4 Floor)) (meters)
UGT 150 square meters	75%	Single Level	200%	16.5

- The stilt are permitted for parking purpose in residential plots of all sizes
- 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-2338-VOL-III-ULB/15/2006-27CP dated 20.10.2020
- BAR ON SUB-DIVISION OF PLOT**  
 Sub-division and clubbing of the plots shall not be permitted any circumstances.
- 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. Balcony of a width of maximum 1.80m, in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.
- 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.

- STILT PARKING**  
 Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
- PARKING**
  - Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
  - In no circumstances, the vehicles) belonging to the plot shall be parked outside the plot area.

(M) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009 as amended from time to time.  
 Note: Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurgaon vide Encl no. 4387 dated 25.04.2022  
 DRG. NO. DTCP 8354 DATED 03-06-21

(RAJESH DUTT) JDO  
 (DINESH KUMAR) SDHO  
 (OM BARKASH) A/P (HQ)  
 (BABITA GUPTA) DTR(HO)  
 (HITESH SHARMA) STP(HO)  
 (P.P SINGH) STP(HO)  
 (K. MAKRAND PANDURANG JAS) DTR(HO)