

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Madhya Marg, Plot No. 3, Block-A, Sector 18, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1143/JD(RD)/2022/ 23803 Dated:- 10-08-2022

To

St. Patricks Realty Pvt. Ltd,
3rd Floor, Tower-D, Global Business,
MG Road, Gurugram.

Subject:- Approval of Zoning Plan of Residential Plotted Colony over an additional area measuring 47.759 acre (licence no. 104 of 2021 dated 10.12.2021) adjoining to the already licensed area measuring 148.6833 acres (Licence No. 54 of 2014 dated 20.06.2014, Licence No. 28 of 2016 dated 23.12.2016 and 7 of 2020 dated 29.01.2020 thereby making total site area 196.4423 acres, Sector-29, 30, 32 & 33, Sohna being developed by St. Patricks Realty Pvt. Ltd.

Please find enclosed a copy of approved zoning plan of subject cited Residential Plotted Colony, details given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Residential Plotted Colony	DTCP-8510	10.08.2022
2.	Residential Plotted Colony	DTCP-8511	10.08.2022
3.	High School (Block-F)	DTCP-8512	10.08.2022
4.	Nursery School-1	DTCP-8513	10.08.2022
5.	Nursery School-2	DTCP-8514	10.08.2022
6.	Nursery School-3	DTCP-8515	10.08.2022
7.	Nursery School-4	DTCP-8516	10.08.2022
8.	Nursery School-5	DTCP-8517	10.08.2022
9.	Nursing Home-1	DTCP-8518	10.08.2022
10.	Nursing Home-2	DTCP-8519	10.08.2022
11.	Nursing Home-3	DTCP-8520	10.08.2022
12.	Nursing Home-4	DTCP-8521	10.08.2022
13.	Nursing Home-5	DTCP-8522	10.08.2022
14.	Nursing Home-6	DTCP-8523	10.08.2022
15.	Dispensary	DTCP-8524	10.08.2022
16.	Community Centre	DTCP-8525	10.08.2022

DA/As above.

Babita
(Babita Gupta)

District town Planner (HQ)

For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1143/JD(RD)/2022/ _____ Dated:- _____

Copies of approved zoning plans are forwarded to the following for information and necessary action:-

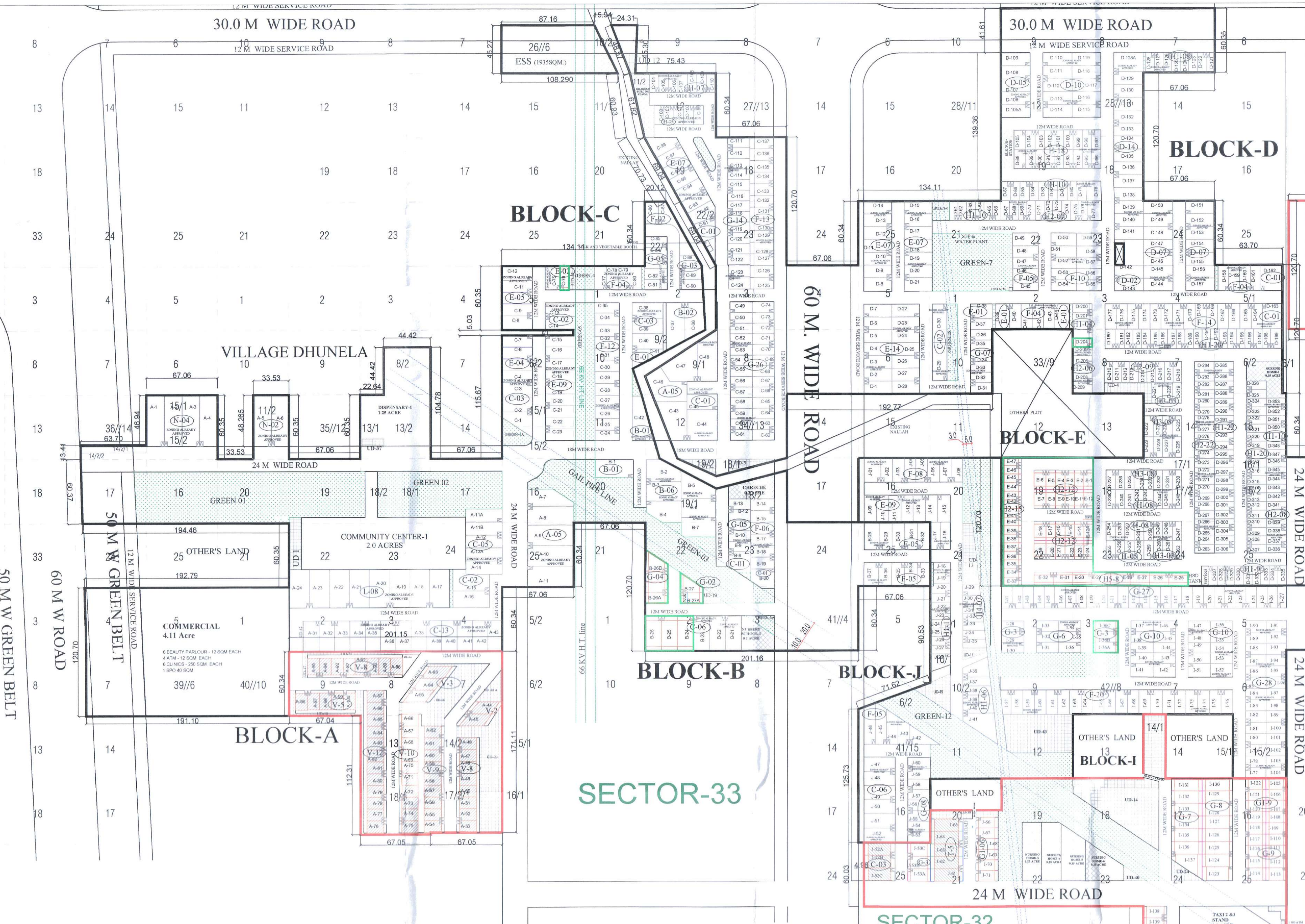
1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. PM(IT) O/o DTCP with the request to update the information on Departmental website.

DA/As above.

(Babita Gupta)

District town Planner (HQ)

For: Director, Town and Country Planning,
Haryana, Chandigarh.



ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 47.759 ACRES (LICENSE NO. 104 OF 2021 DATED 10.12.2021) IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 148.6833 ACRES (LICENSE NO. 54 OF 2014 DATED 20.06.2014, 28 OF 2016 DATED 23.12.2016 & 07 OF 2020 DATED 29.01.2020) TOTAL SITE AREA MEASURING 196.4423 ACRES IN SECTOR 29, 30, 32 & 33, SOHNA BEING DEVELOPED BY KCV ST.PATRICKS REALTY PVT.LTD.

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

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.

Use Zone	Description	Color
Residential	Residential Plotted Colony	Light Green
Commercial	Commercial	Light Blue
Industrial	Industrial	Light Red
Public	Public	Light Yellow

2. PLINTH LEVEL: The plinth level of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

3. BASEMENT: Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

4. RESTRICTION OF ACCESS FROM 45 METER OR MORE WIDE 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.

5. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT INCLUDING STILL PARKING: -

Plot Area (sq.m)	Maximum Permissible Ground Coverage (%)	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height (m)
Up to 100 sq.m	75%	Single Level	14.5%
Above 100 to 250 sq.m	75%	Single Level	14.5%
Above 250 to 500 sq.m	65%	Single Level	13.5%
Above 500 to 1000 sq.m	55%	Single Level	12.5%
Above 1000 to 1500 sq.m	45%	Single Level	11.5%

(a) The building or buildings shall be constructed only in the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The maximum permissible ground coverage, basement, FAR and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below:-

- (i) 0.5 meters Radius for plots opening up to open space.
- (ii) 1.0 meters Radius for E.W.S. plots.
- (iii) 1.5 meters Radius for 125 sq. meters to 400 sq. meters.
- (iv) 2.0 meters Radius for plots above 400 sq. meters.
- (v) The owner/appl'nt if desired, is permitted to not construct boundary wall in front of plot so that the said area can be utilized for parking.

6. GATE AND GATE POST: Gate and gate post shall be constructed as per approved standard design, at the position indicated in the zoning plan.

7. 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.

8. 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 collector.

9. ACCESS: No plot or public building will derive an access from less than 12.00 meters wide road.

10. THE COMMUNITY BUILDINGS SHALL BE REGULATED BY THE COLONIZER / OWNER AS PER PROVISIONS OF THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREAS (AMENDMENT AND VALIDATION) ACT No. 4 of 2012, falling within the said site shall vest with the Government.

11. GENERAL: -

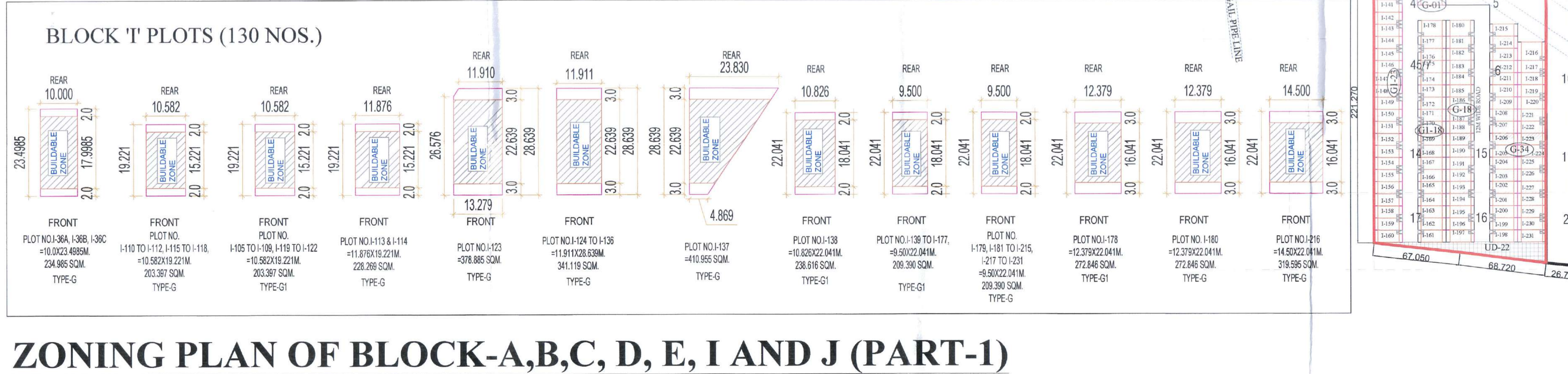
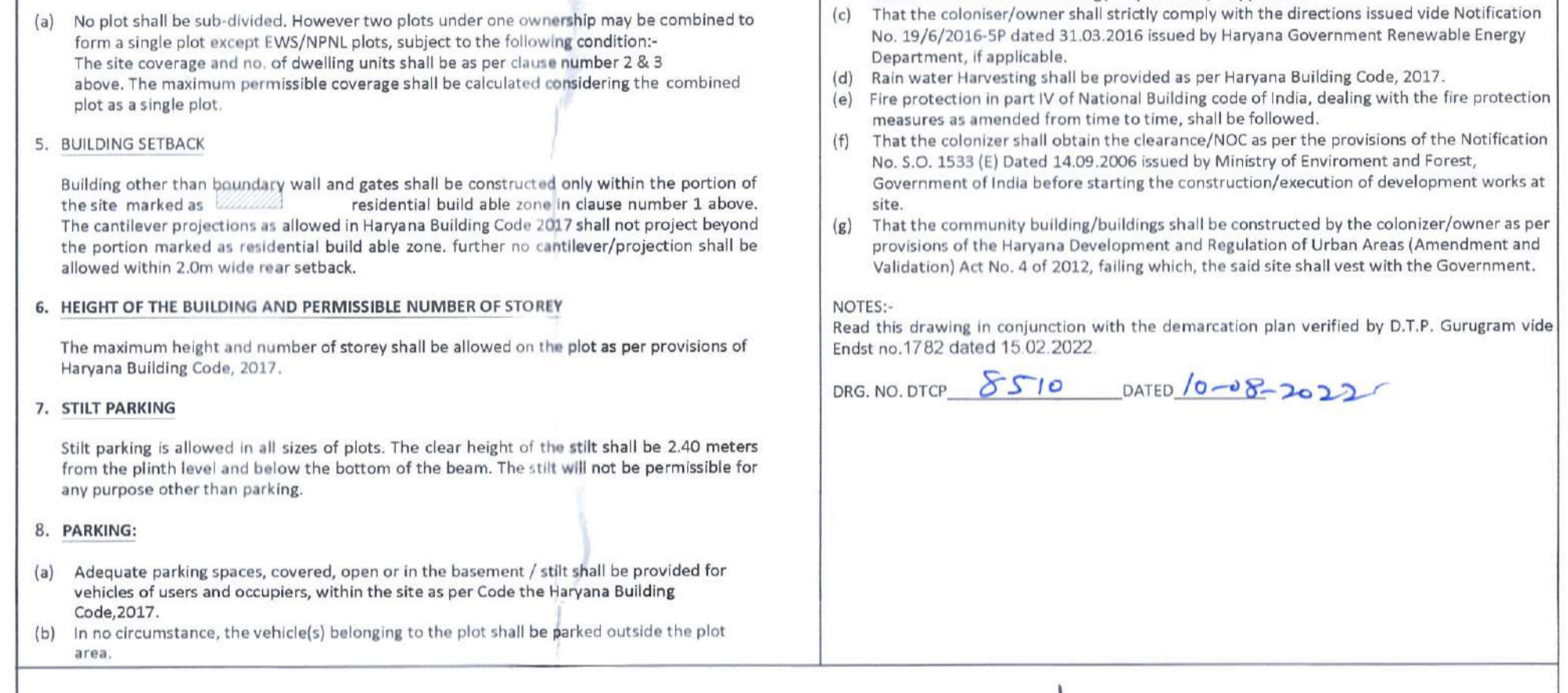
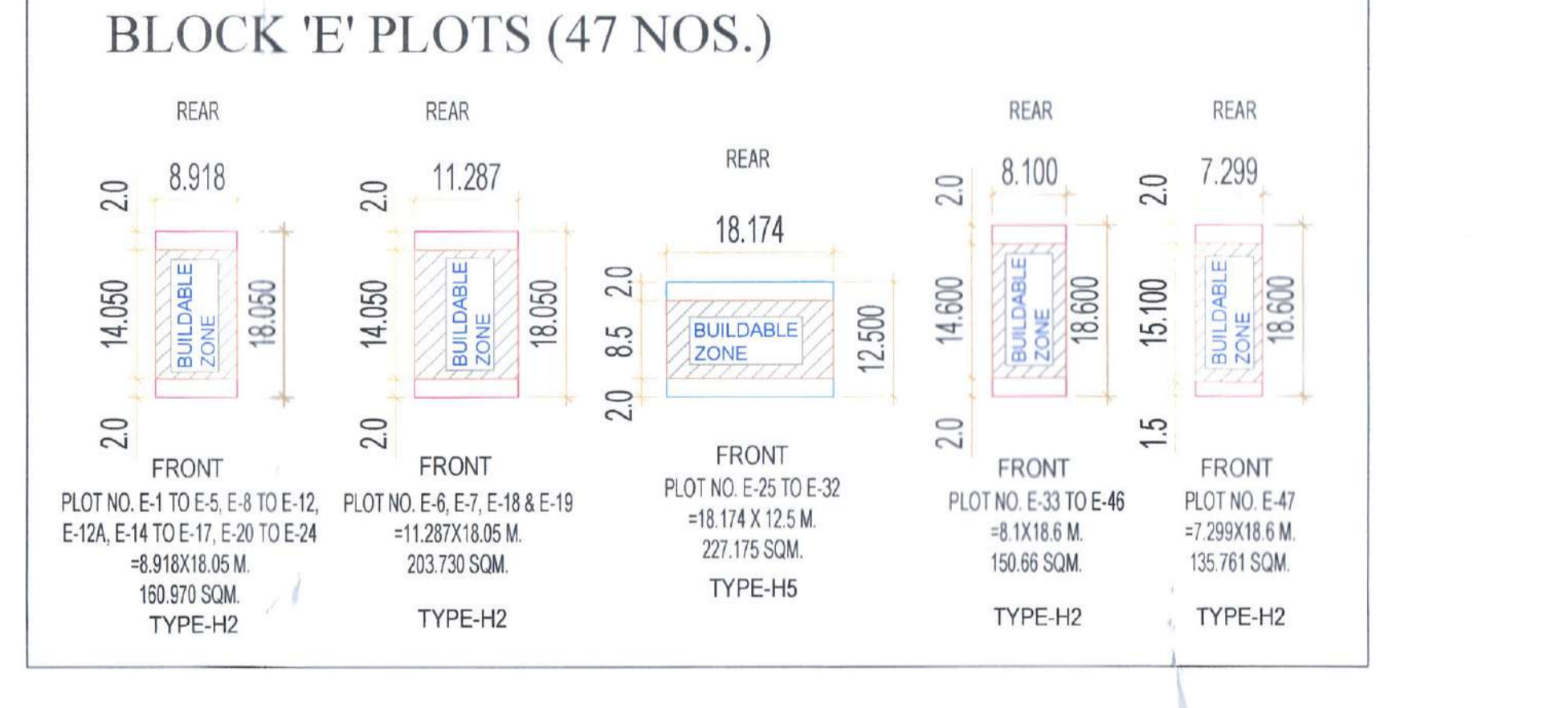
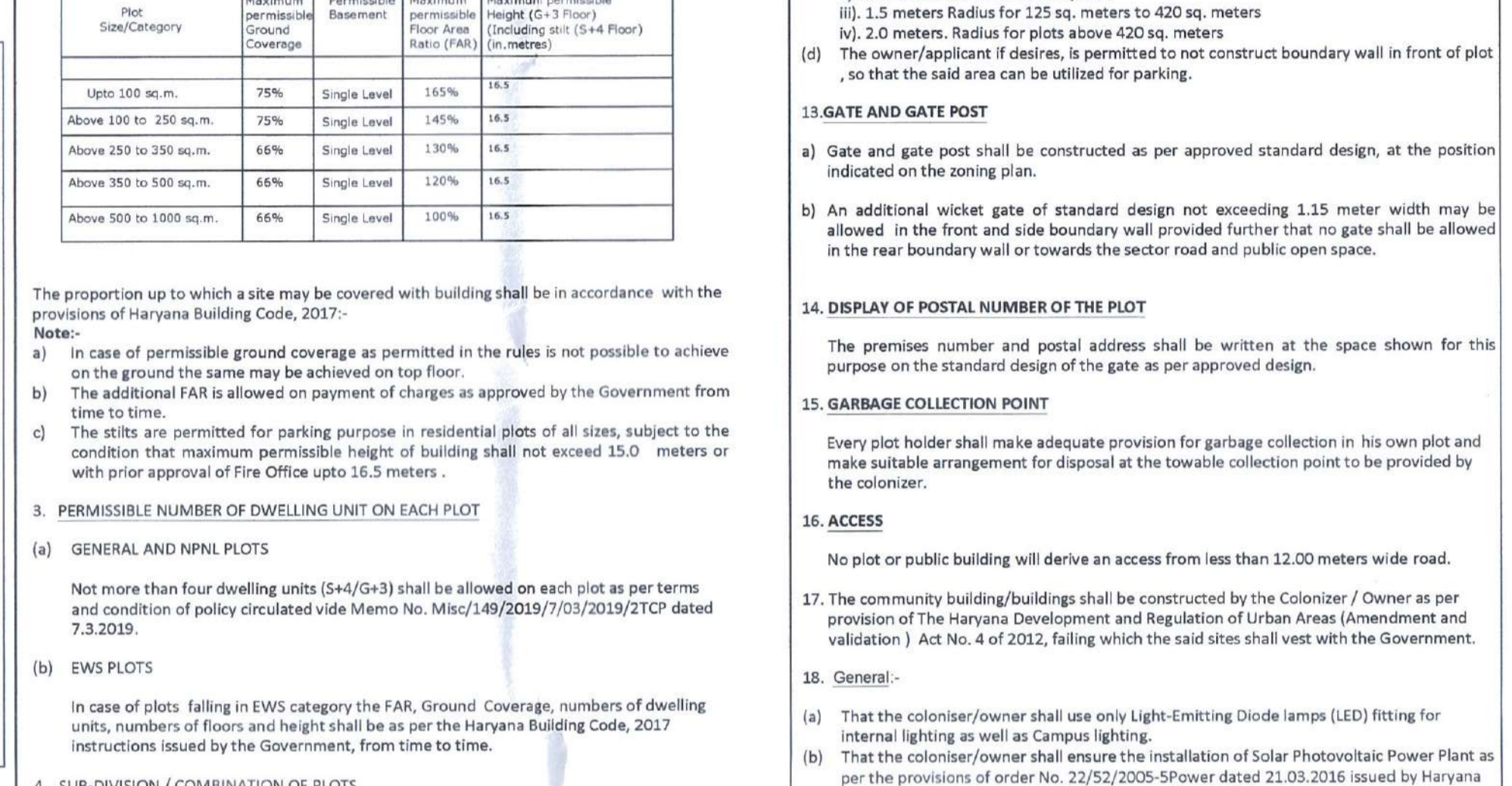
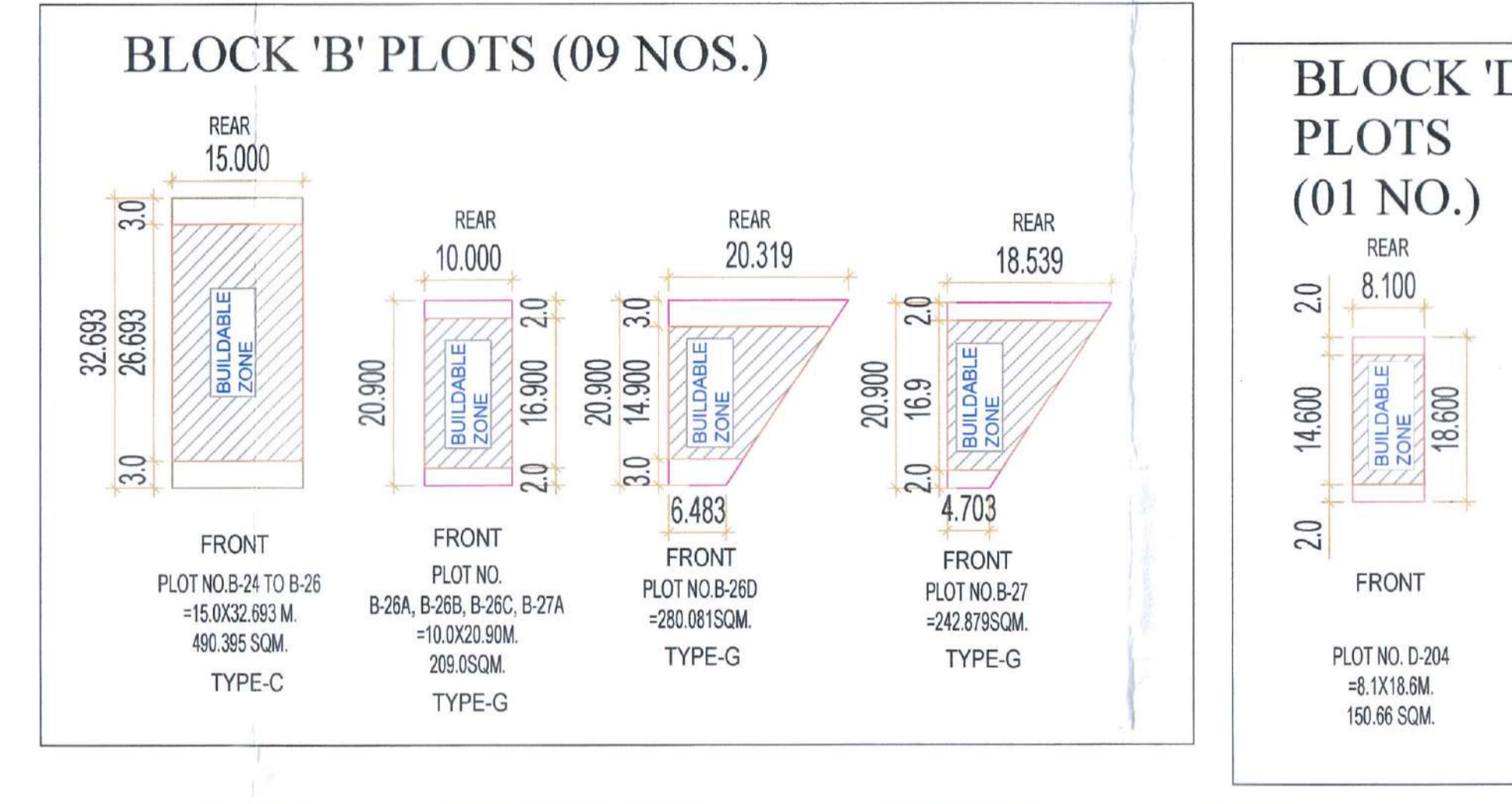
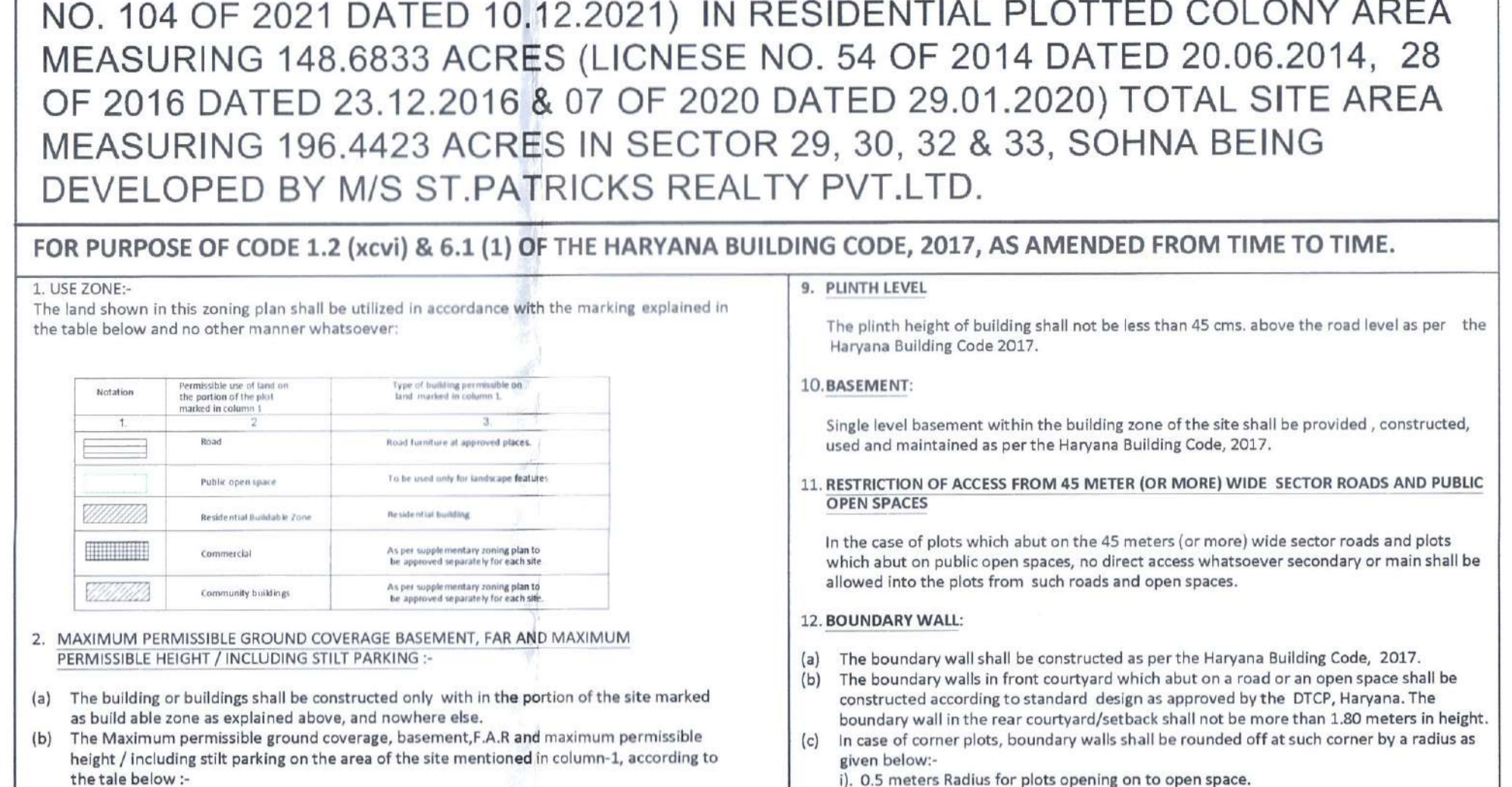
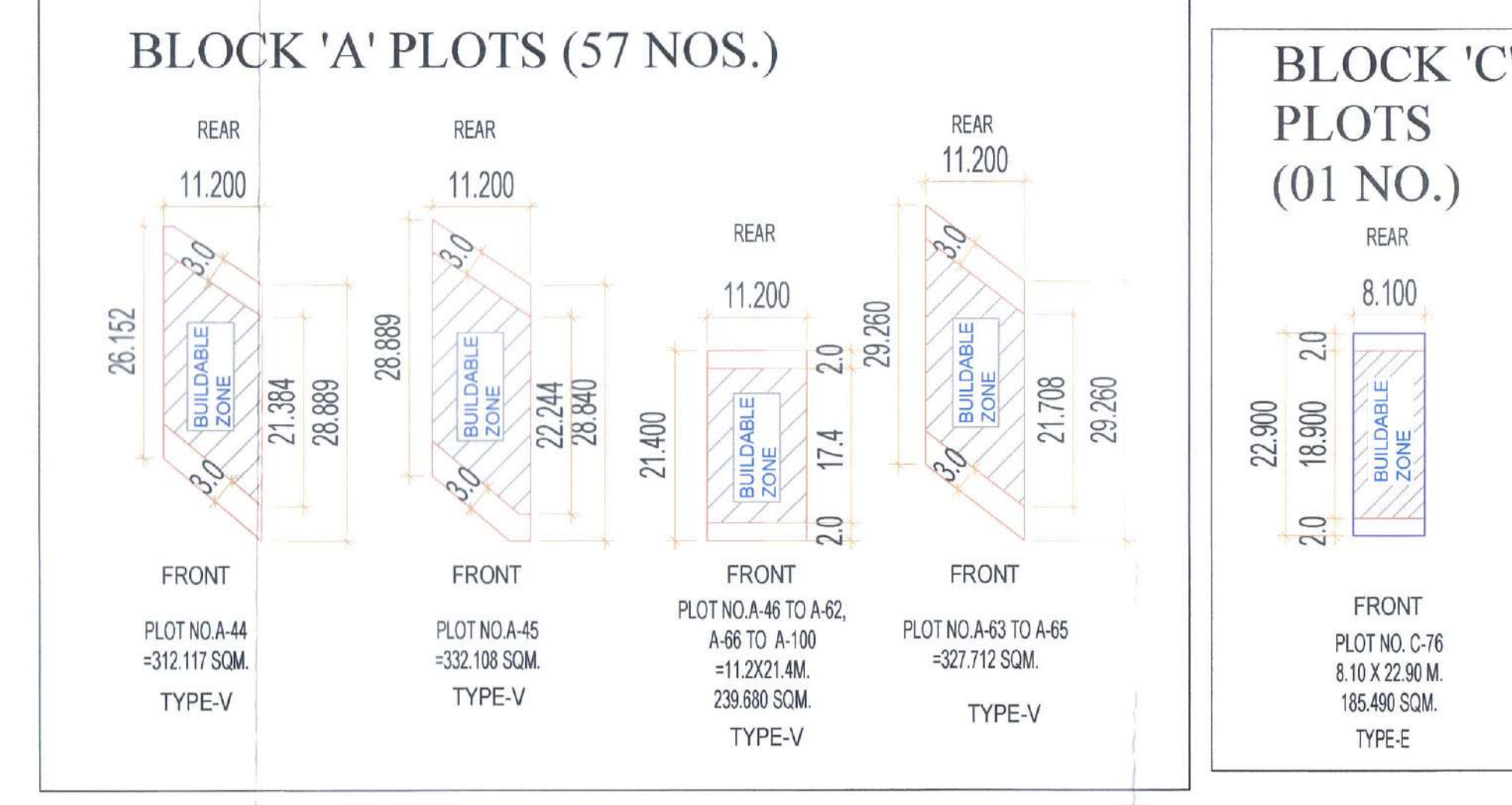
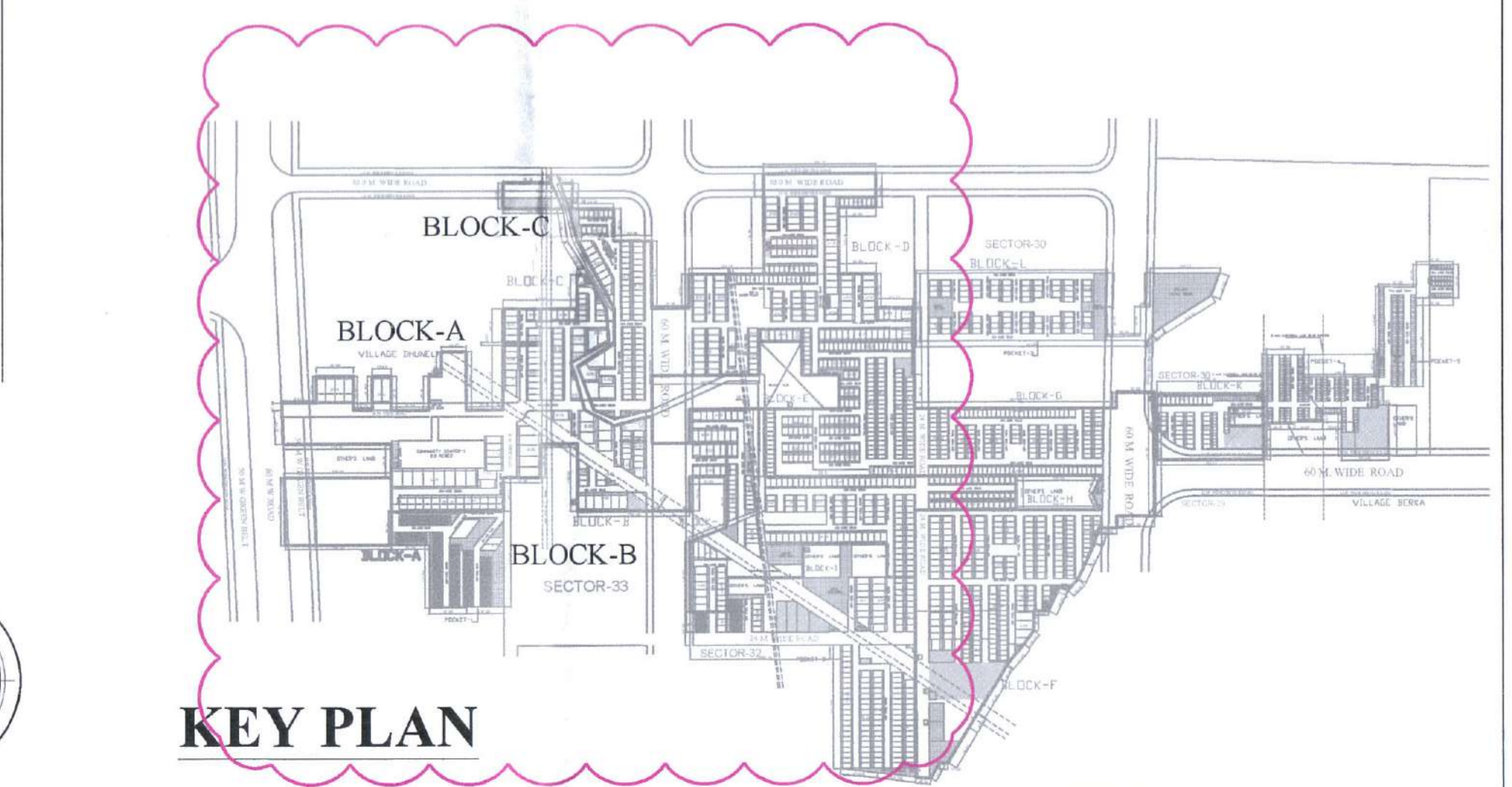
- (a) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
- (b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 20/2020/Govt dated 21.03.2020 issued by Haryana Government Renewable Energy Department, if applicable.
- (c) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 32/2019-SP dated 31.03.2019 issued by Haryana Government Renewable Energy Department, if applicable.
- (d) Rain water harvesting shall be provided as per Haryana Building Code, 2017.
- (e) Fire protection in part IV of National Building Code of India, dealing with the fire protection measures as amended from time to time, shall be followed.
- (f) That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (I) dated 14.09.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site.
- (g) That the community building/buildings shall be constructed by the colonizer/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said site shall vest with the Government.

NOTES: Read the drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide order no. 1782 dated 15.02.2022.

DRG. NO. DTCP_8510_DATED_10-08-2022

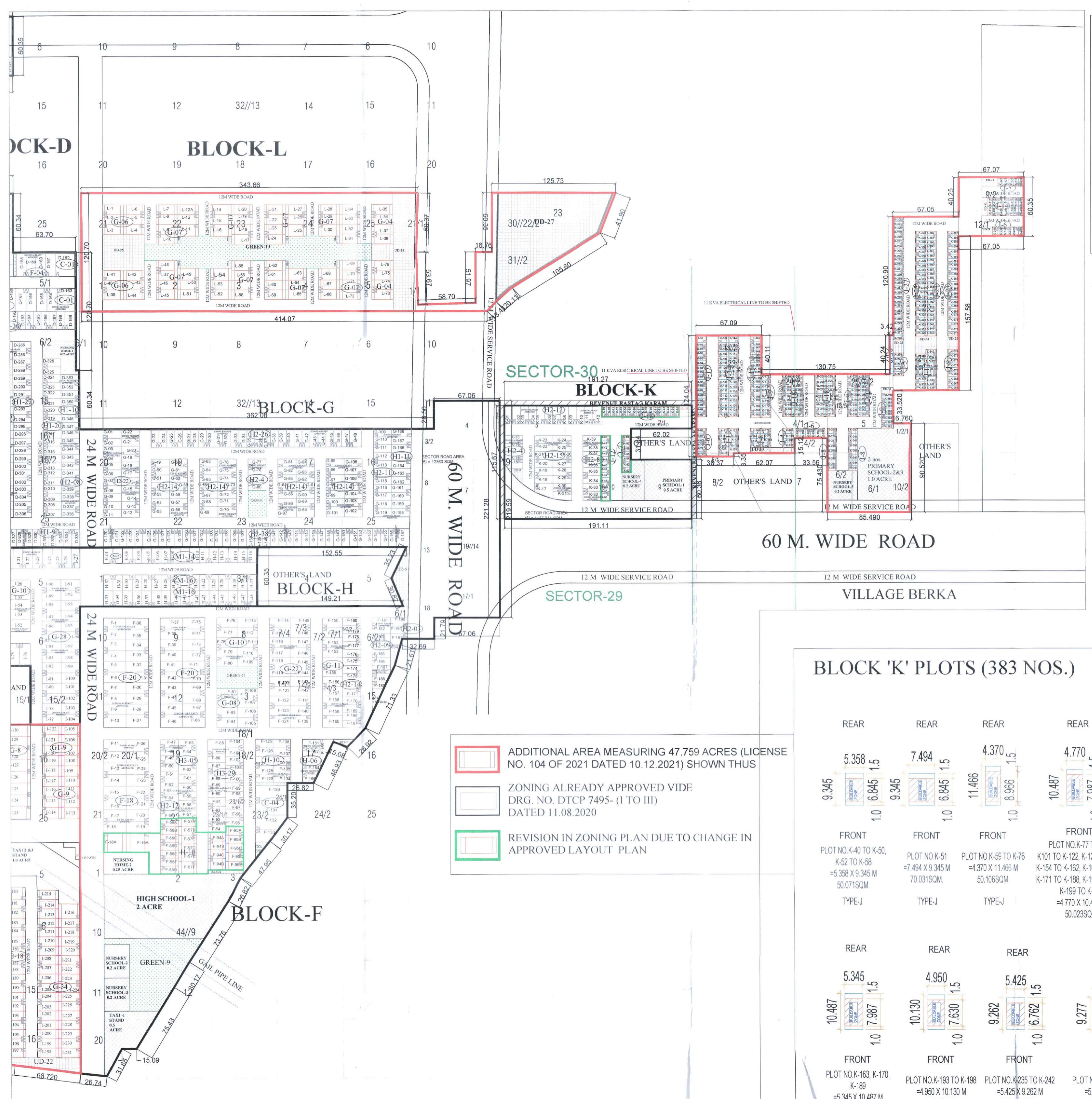
(RANJIT SINGH) (CHANDAN SINGH) (DIPANKAR SINGH) (ANITA GUPTA) (PREETI SHARMA) (SHEKHAR SINGH) (K. MAHENDRA PANDRANG) (DIPANKAR)

ZONING PLAN OF BLOCK-A, B, C, D, E, I & J (PART-1)



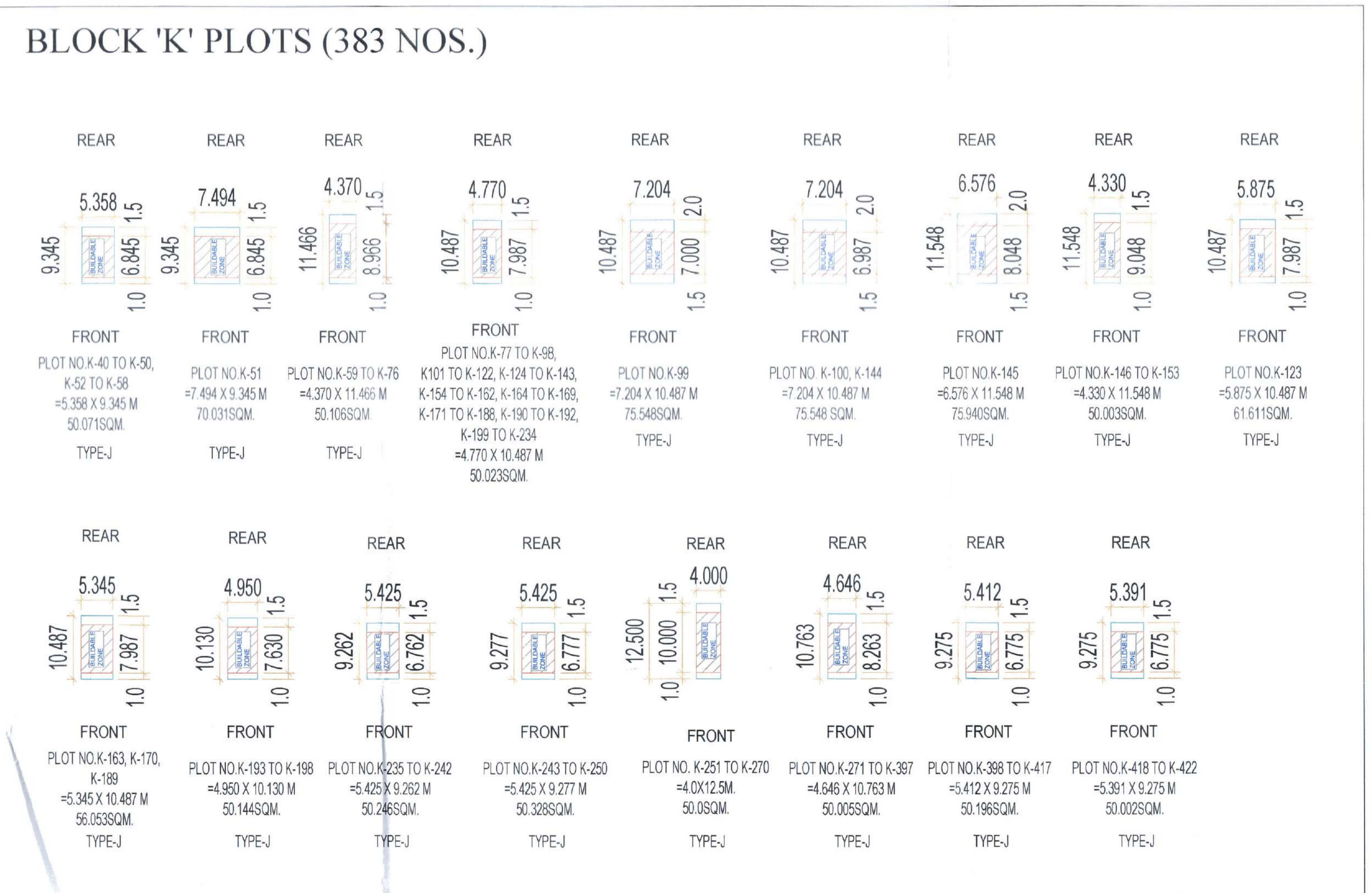
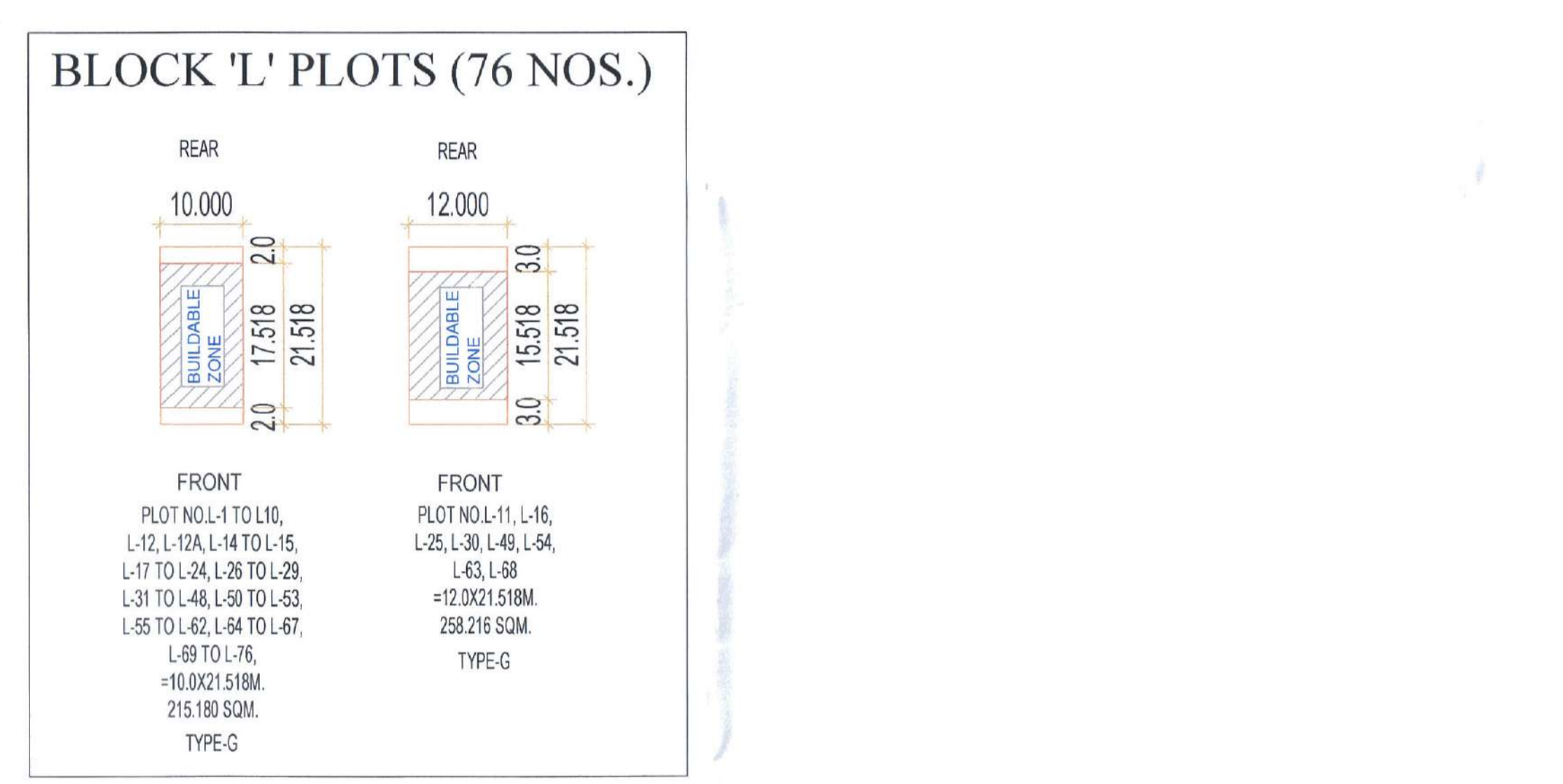
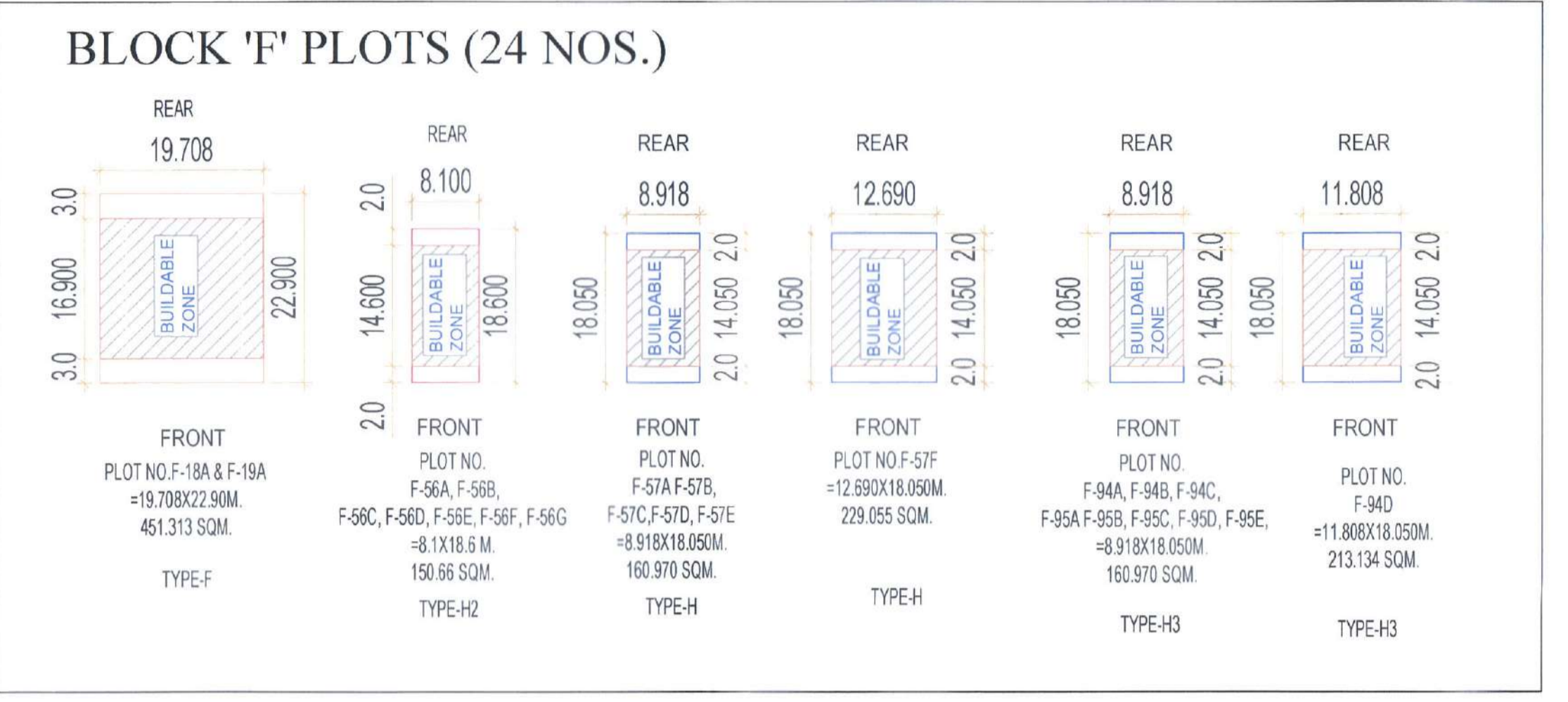
ZONING PLAN OF BLOCK-A, B, C, D, E, I AND J (PART-1)

- ADDITIONAL AREA MEASURING 47.759 ACRES (LICENSE NO. 104 OF 2021 DATED 10.12.2021) SHOWN THUS
- ZONING ALREADY APPROVED VIDE DRG. NO. DTCP 7495- (I TO III) DATED 11.08.2020
- REVISION IN ZONING PLAN DUE TO CHANGE IN APPROVED LAYOUT PLAN



ZONING PLAN OF BLOCK-F, G, H, L AND K (PART-2)

- ADDITIONAL AREA MEASURING 47.759 ACRES (LICENSE NO. 104 OF 2021 DATED 10.12.2021) SHOWN THUS
- ZONING ALREADY APPROVED VIDE DRG. NO. DTCP 7495- (I TO III) DATED 11.08.2020
- REVISION IN ZONING PLAN DUE TO CHANGE IN APPROVED LAYOUT PLAN



ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 47.759 ACRES (LICENSE NO. 104 OF 2021 DATED 10.12.2021) IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 148.6833 ACRES (LICENSE NO. 54 OF 2014 DATED 20.06.2014, 28 OF 2016 DATED 23.12.2016 & 07 OF 2020 DATED 29.01.2020) TOTAL SITE AREA MEASURING 196.4423 ACRES IN SECTOR 29, 30, 32 & 33, SOHNA BEING DEVELOPED BY M/S ST.PATRICKS REALTY PVT.LTD.

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

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

Plot No./Category	Maximum Permissible Ground Coverage (%)	Maximum Permissible Height (m)	Maximum Permissible Floor Area (sq.m)	Maximum Permissible Plot Area (sq.m)
1000 to 2500 sq.m	75%	Single Level	14500	10.5
Above 250 to 350 sq.m	65%	Single Level	14500	10.5
Above 350 to 500 sq.m	65%	Single Level	13000	10.5
Above 500 to 1000 sq.m	65%	Single Level	10000	10.5

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR 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 nowhere else.

(b) The Maximum permissible ground coverage, basement, FAR and maximum permissible height including stilt parking on the area of the site specified in column-1, according to the table below:-

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPPL PLOTS
Not more than four dwelling units (S4/G4) shall be allowed on each plot as per terms and condition of policy circulated vide Memo No. Muz/140/2019/7/03/05/2/CP dated 7.3.2019.

(b) EWS PLOTS
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

(c) SUB-DIVISION / COMBINATION OF PLOTS
No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPPL plots, subject to the following condition:- The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. 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.

5. STILT PARKING
Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the ground level and below the bottom of the beam. The stilt shall not be permissible for any purpose other than parking.

6. PARKING:
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupants, within the site as per Code the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

7. PLINTH LEVEL:
The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

8. BASEMENT:
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code 2017.

9. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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.

10. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DCP, Haryana. The boundary wall in the rear courtyard which abut on a road 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) 0.3 meters Radius for plots opening on to open space.
ii) 1.0 meters Radius for EWS plots.
iii) 1.5 meters Radius for plots above 420 sq. meters
iv) 2.0 meters Radius for plots above 420 sq. meters
(d) The owner/plot holder if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

11. 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.

12. 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.

13. 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 trash for collection 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. THE COMMUNITY BUILDINGS/BUILDINGS SHALL BE CONSTRUCTED BY THE COLONIER / OWNER AS PER PROVISIONS OF THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREA (AMENDMENT AND VALIDATION) ACT NO. 4 OF 2012, FALLING WHICH THE SAID SITE SHALL VEST WITH THE GOVERNMENT.

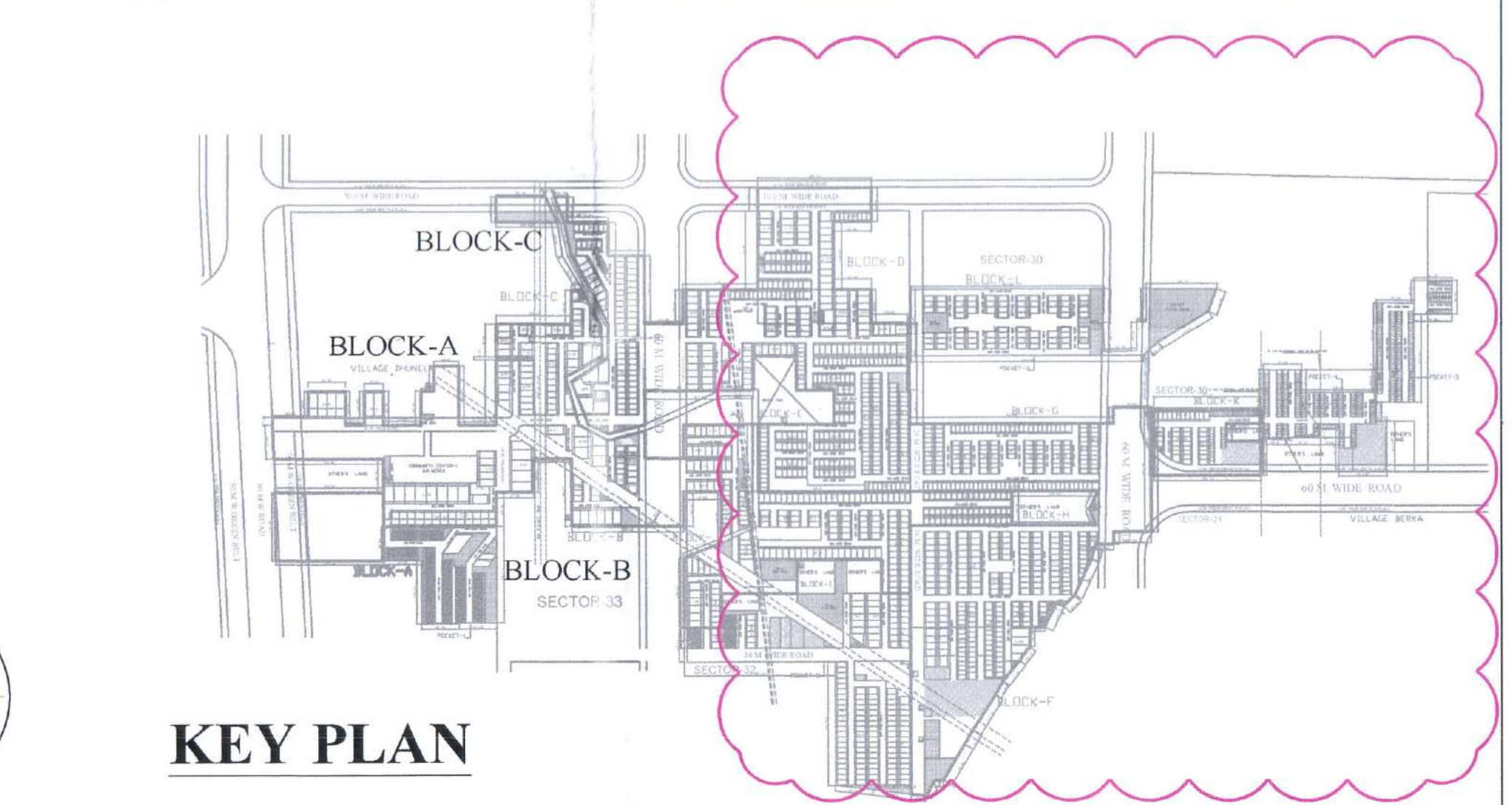
16. GENERAL:
(a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5/Power dated 21.03.2018 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 238/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
(e) Fire protection in part IV of National Building code of India, dealing with the fire protection measures as amended from time to time, shall be followed.
(f) That the coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 3533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
(g) That the community building/buildings shall be constructed by the coloniser/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which, the said site shall vest with the Government.

NOTES:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Drd. No. 1782 dated 15.02.2022.

DRG. NO. DTCP 8511 DATED 16.08.2022

17. SIGNATURES:
RAJESH GUPTA (DTP)
DINESH KUMAR (SOP)
DIPANKAR (ATP)
RABITA GUPTA (SOP)
HARSHITA SHARMA (SOP)
M. MANSUR KHAN (SOP)

ZONING PLAN OF BLOCK-F, G, H, L & K (PART-2)



KEY PLAN