

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY ON THE LAND MEASURING 49,143 ACRES (UNREGD. NO. 48 OF 2012 DATED 12/05/2012) IN THE REVENUE ESTATE OF VILLAGE ALIUPUR, SECTOR-12 OF DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREA AROUND EXISTING BOUNDARY OF HISID INDUSTRIAL ESTATE, DISTT. PANCHKULA BEING DEVELOPED BY IDYLIC RESORTS PVT. LTD.

FOR THE PURPOSE OF RULE 38(III) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1955.

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 col. 1	Type of building permissible on land marked in col. 2
ROAD	ROAD	Road furniture at approved places.
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	To be used only for landscape features.
RESIDENTIAL	RESIDENTIAL	Residential building.
COMMERCIAL	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
COMMUNITY BUILDINGS	COMMUNITY BUILDINGS	As per supplementary zoning plan to be approved separately for each site.
REVENUE RASTA	REVENUE RASTA	As per supplementary zoning plan to be approved separately for each site.

2. PROPORTION OF THE RESIDENTIAL PLOT WHICH MAY BE COVERED WITH BUILDING:-
The proportion up to which a site may be covered with building space around with the following slabs, remaining portion being left open in the form of an open building as courtyard:-

AREA OF THE RESIDENTIAL PLOT	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FOR RESIDENTIAL ZONE.	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site.	60% of such portion of the site.	55% of such portion of the site.
b) For the next 225 sqm. i.e. 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.
d) For EWS	55% of such portion of the site.	55% 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	14.50 meters.
b) For the next 91 sqm. of the area i.e. between 209 sqm. and 300 sqm. meters.	1.00	14.50 meters.
c) For the next 120 sqm. of the area i.e. between 301 sqm. and 420 sqm.	0.95	14.50 meters.
d) For the remaining area beyond 420 sqm.	0.80	14.50 meters.
e) EWS	1.65	14.50 meters.

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

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT:-
Not 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 EWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

5. 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/NPL plots, subject to the following conditions:-
a) The site coverage, FAR and No. of dwelling units shall be as per 2, 3 & 4 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 & shall not project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS:-
The maximum height and number of storeys allowed on the plot as marked in col. 1 of the following table shall be as indicated therein subject to the requirements of maximum permissible F.A.R. and height.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT
Residential Main	3	14.50 Mts.

8. PLINTH LEVEL:-
Unless otherwise specified by the Director, Plinth 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. RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR 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. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.:-
a) Such boundary walls which abut upon a road or an open space on such portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the Director. On the remaining sides, boundary walls, if constructed, shall be 1.83 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 meters.
c) Notwithstanding the boundaries of the plot as sold, in case of corner plots, boundary walls shall be rounded 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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters.
iv). 2.0 meters 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 effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

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 POINTS:-
Wherever the plot abuts upon a road or an open space, the owner shall provide a garbage collection point for disposal at the low side 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. STILT LEVEL
In terms of Govt. order bearing no. Misc. 382-E/9/2013-TCP dated 06.03.2013. The stilt is permissible for plots having size of 5 meters (15.75 sqm) and above with clear height of 2.40 metre from the plinth level and below the hanging beam. The stilt will not be permissible for any purpose other than parking.

16. SOLAR WATER HEATING SYSTEM:-
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the buildings, wherever applicable before applying for an occupation certificate.

17. RAIN WATER HARVESTING SYSTEM:-
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt Notification as applicable.

18. The Coloner shall obtain the clearance / NOC as per the provisions of the notification No. S.O. 1533 (E) dated 14/02/2008 issued by Ministry of Environment & Forest, Government of India before starting the construction/ Execution of development works at site.

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/electric sub-station as per the norms prescribed by the power utility in your project site at the time of approval of building plan.

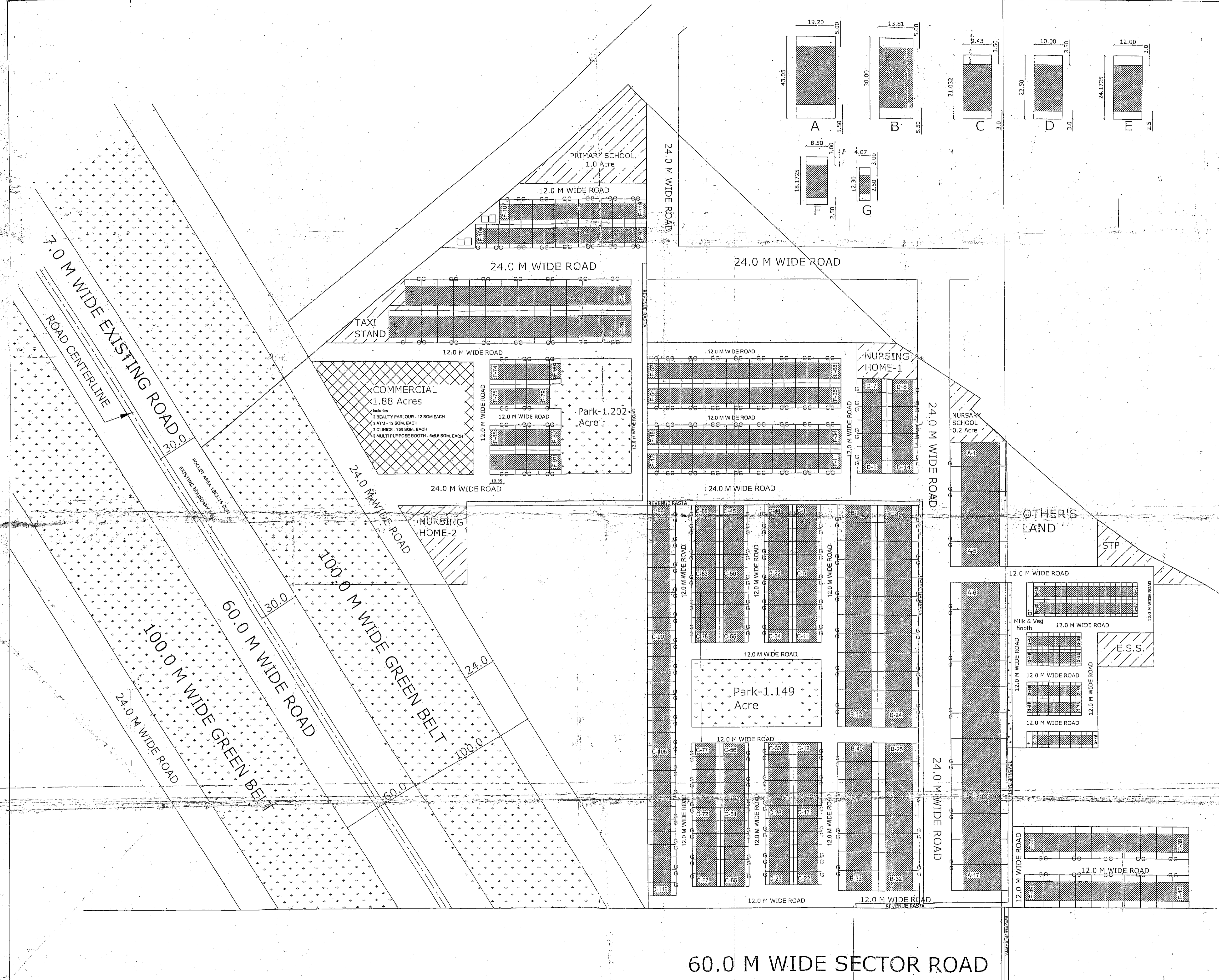
20. The Coloner/ owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.

21. The community buildings shall be constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of sanction letter of this zoning plan. In case of failure to construct within such three year period, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.

Note:- Read this drawing in conjunction with the demarcation plan verified by D.T.P. Panchkula vide order DTP/P/1241 DATED 05/06/2013

DRG. NO. D.G., T.C.P. No. 26. DATED: 05-08-2013

(P. S. BH) (GURPREET KAUR) (J.S. REDHU) (ANURAG RASTOGI) (S.P.) (S.P.) (S.P.) (S.P.)



60.0 M WIDE SECTOR ROAD