

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY2016) FOR AN AREA MEASURING 12.4875 ACRES (LICENCE NO.100 OF 2022 DATED 25.07.2022.) IN SECTOR-79B, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SIGNATURE INFRABUILT PVT. LTD.

FOR PURPOSE OF CODE 1.2 (xcvi) & 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:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 2
1.	Road	Road furniture at approved places.
2.	Public open space	To be used only for landscape features.
3.	Residential Buildable Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.

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 Planning parameter to be adopted is as below:-

Plot Area upto 150 square metres	Maximum Permissible Ground Coverage (%)	Permissible Basement (FAR)	Single Level	Maximum Permissible Height (G+3 Floor) (Including Stilt (3+4 Floor)) (in metres)
	75%	200%		16.5

(c) The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL-III-ULB/75/2006-2TCP dated 20.10.2020

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-49/2019/03/2019 /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. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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 metres 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.

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