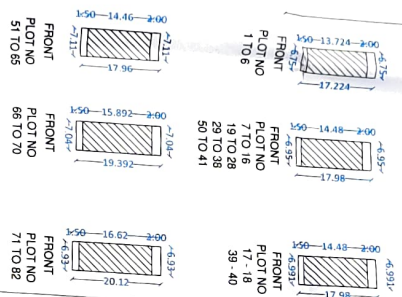


**NOTE:**  
 1. ALL DIMENSIONS ARE IN METERS  
 2. NO PROJECTION/CANTILEVER ALLOWED IN THE REAR SETBACK



**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) MEASURING 5.0725 ACRES (LICENCE NO. 87 OF 2021 DATED 27.10.2021) IN SECTOR-35, SOHNA BEING DEVELOPED BY WINGS REALTORS PVT.LTD.**  
**FOR PURPOSE OF CODE 1, 2 (C) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME**

- USE ZONE**  
The land shown in the zoning plan shall be utilized in accordance with the marking explained in the table below and to other matters whatsoever.
- MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, F.A.R. AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING**  

Use Zone	Permissible use of land on the portion of plot marked in column 1	Type of building permissible on land marked in column 1
Commercial	Road	Road furniture at approved places.
Residential Building Zone	Public open space	To be used only for landscape features.
Commercial	Residential Building	As per supplementary zoning plan to be approved separately for each plot.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  

Plot Area (sq. meter)	Maximum Permissible (FAR)	Maximum Floor Area Ratio (FAR)	Maximum permissible Height (including stilt 15'4" floor) (in meters)
upto 150 square meter	75%	20%	18.5
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot for the terms and conditions of policy circular no. Haryana/1482019/032019 dated 07.02.2019.
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & cutting of the plots shall not be permitted in any circumstances.
- BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as 'front and rear set back' in the zoning plan. Balcony of a width of 0.90 meter shall be permitted in front and rear set back. No balcony shall 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 sites plots. The clear height of the stilt shall be 2.40 meters 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.  
(b) In no circumstances, the vehicles belonging to the plot shall be parked outside the plot area.
- PUNTI LEVEL**  
The plinth level of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**  
Single level basement within the building zone of the site shall be provided as per Code 5.33(III) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- RESTRICTION & ACCESS FROM 45 METERS WIDE OR MORE 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 roads and open spaces.
- BOUNDARY WALL**  
The boundary wall shall be constructed as per Code 7.5.  
(a) The boundary wall shall be constructed of brick on a level or on an open space shall be constructed according to standard design as approved by the D.C./C. The boundary wall in the case of boundary shall not be more than 1.80 meters in height.  
(b) In the case of boundary plots, boundary walls shall be rounded off at such corner by a radius of 0.5 meters radius for plots opening on to open space.  
(c) 1.0 meter radius for plots upto 125 sq meters.  
(d) 1.50 meter radius for plots above 125 sq meters to 150 sq meters.  
(e) The overall height of the wall, if permitted to be constructed shall be in front of plot, so that the side area can be utilized for parking.
- GATE AND GATE POST**  
(a) Gate and gate post shall be constructed as per approved standard design, at the plot boundary. The height of the gate post shall not exceed 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.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premises number and postal address shall be written at the space provided for this purpose on the standard design of the gate as per approved design.
- 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 township collection point to be provided by the authority.
- ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road
- GENERAL**  
(i) That the contractor/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
(ii) That the contractor/owner shall strictly comply with the directions issued under Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department. If approved, shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
(iii) Approval of building plan on 50% freed plots shall be allowed as per term & condition of office order dated 05.08.2019.  
(iv) Fire safety protection measures shall be regulated by Haryana fire service Act 2008 as amended from time to time.  
(v) rain water harvesting shall be provided as per HBC-2017 (if applicable)

**APPROVED:**  
 (Rohit Anand Bassi) AD(PH)  
 (Sakshi Mehta) AD(PH)  
 (R.S. Dahiya) D(PH)  
 (Vishesh Sharma) S(PH)  
 (P. Singh) S(PH)  
 (T.S. Varshney) S(PH)  
 (D.G. Chahal) S(PH)

**DATE:** 12/10/2021

**DRG NO. DRG/TP/ 671**

**NOTE:**  
 Read this drawing in conjunction with the demarcation plan verified by O.T.P. Gurugram vide Order no 11733 dated 30.09.2022