

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 8.7111 ACRES (LICENCE NO. 194 OF 29.22 DATED 29.11.2022) IN SECTOR 79, 79b, GURUGRAM BEING DEVELOPED BY LOON LAND DEVELOPMENT 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 1.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	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 within the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The Maximum permissible ground coverage, basement, F.A.R (DDIA Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

Plot Area	Maximum Permissible Ground Coverage	Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (In metres)
Upto 100 square metres	75%	Single Level	200%	16.5
Upto 100 to 150 square metres	75%	Single Level	200%	16.5

- (c) The stilts are 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.

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-2339-VOL-III-ULB/7/5/2006-2/CP dated 20.10.2020.

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. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential buildable zone.

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.

G : GATE

SCALE :-

NORTH :-



(RAM AVAR BASSI) JD(HQ)

(SANJAY NARANG) ATP (HQ)

(R.S. BATHI) D(P/HQ)

(HITESH SHARMA) STP(M/HQ)

(P. SINGH) D(P/HQ)

(T.L. SATYAPRAKASH, IAS) DGTCP(HR)

Note: Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurugram vide Endst no. 13738 Dated 15.11.2022

DRG. NO. DTCP 8791 DATED 29-11-22

