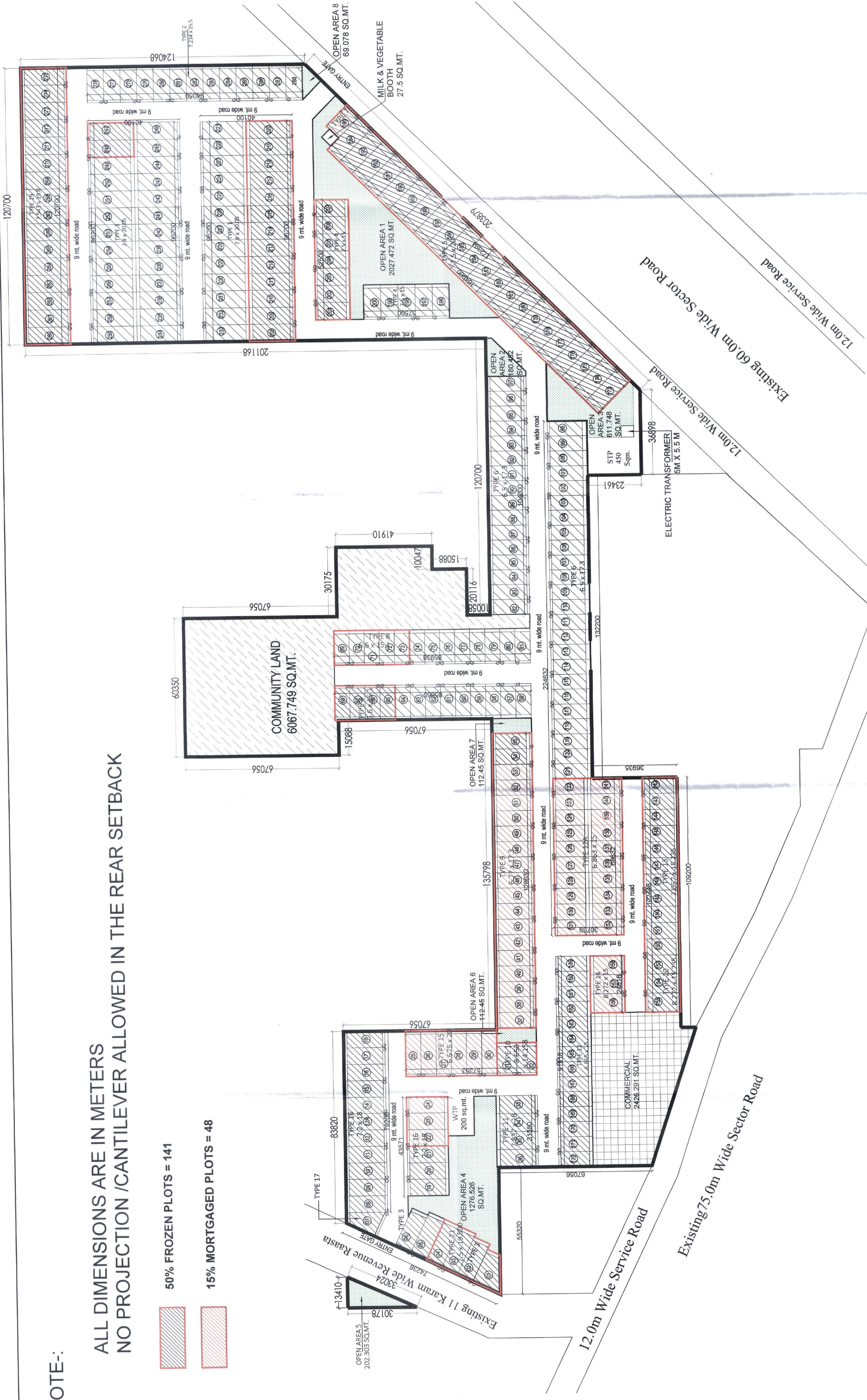


**NOTE:-**

**ALL DIMENSIONS ARE IN METERS  
NO PROJECTION/CANTILEVER ALLOWED IN THE REAR SETBACK**

50% FROZEN PLOTS = 141

15% MORTGAGED PLOTS = 48



PLOT NO.	PLOT TYPE	DIMENSION	AREA
1	TYPE-1	14.00 x 12.00	168.00 Sq.Mts.
2	TYPE-2	7.20 x 15.00	108.00 Sq.Mts.
3	TYPE-3	7.20 x 15.00	108.00 Sq.Mts.
4	TYPE-4	7.20 x 15.00	108.00 Sq.Mts.
5	TYPE-5	7.20 x 15.00	108.00 Sq.Mts.
6	TYPE-6	7.20 x 15.00	108.00 Sq.Mts.
7	TYPE-7	7.20 x 15.00	108.00 Sq.Mts.
8	TYPE-8	7.20 x 15.00	108.00 Sq.Mts.
9	TYPE-9	7.20 x 15.00	108.00 Sq.Mts.
10	TYPE-10	7.20 x 15.00	108.00 Sq.Mts.
11	TYPE-11	7.20 x 15.00	108.00 Sq.Mts.
12	TYPE-12	7.20 x 15.00	108.00 Sq.Mts.
13	TYPE-13	7.20 x 15.00	108.00 Sq.Mts.
14	TYPE-14	7.20 x 15.00	108.00 Sq.Mts.
15	TYPE-15	7.20 x 15.00	108.00 Sq.Mts.
16	TYPE-16	7.20 x 15.00	108.00 Sq.Mts.
17	TYPE-17	7.20 x 15.00	108.00 Sq.Mts.
18	TYPE-18	7.20 x 15.00	108.00 Sq.Mts.
19	TYPE-19	7.20 x 15.00	108.00 Sq.Mts.
20	TYPE-20	7.20 x 15.00	108.00 Sq.Mts.
21	TYPE-21	7.20 x 15.00	108.00 Sq.Mts.

**ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEN DAYAL JAN AWAS YOJNA ADMEASURING 14.99375 ACRES (LICENCE NO. 44 OF 2021 DATED 10.08.2021) IN SECTOR-102A, GURUGRAM BEING DEVELOPED BY ADANI M2K PROJECTS LLP.**

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

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 uses of land	Typical building permissible on land marked in column 1.
1	Road	Road furniture at approved places.
2	Public open space	To be used only for landscape features.
3	Residential Bulldable 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**

The building or buildings shall be constructed only with in the portion of the site marked as bulldable zone as explained above. The Maximum permissible ground coverage, basement, F.A.R (DDJAY 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	Maximum Permissible Basement (FAR)	Maximum Permissible Height (G+3 Floor) (including stilt)	Maximum Permissible Floor Area Ratio (FAR)
Up to 100 square meters	66%	Single level	200%	16.5
Up to 100 to 150 square meters	66%	Single level	200%	16.5

The stilt are permitted for parking purpose in residential plots of all sizes as per provisions of HBC-2017 subject to the condition that maximum permissible height of building shall not exceed 16.5 meters.

**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.HMS-2338-VOL-III-LLB/752/2006-2/CP dated 20.10.2020

**4. BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted in 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 bulldable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential bulldable zone. No projection shall allowed within rear set back area.

**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 site 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.

**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.  
**PUNTLINE LEVEL**  
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.3(i)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

**11. RESTRICTION OF ACCESS FROM 45 MTS. 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 such roads and open spaces.

**12. BOUNDARY WALL**

(a) The boundary wall shall be constructed as per Code 7.5.  
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DCP. Boundary walls shall be rounded off 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 plots.  
(c) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

**13. 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 boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**14. 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.

**15. 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.

**16. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**1. GENERAL**

(i) That the coloniser/owner shall use only light-Emitting Diode lamp (LED) fitting for internal lighting as well as campus lighting.  
(ii) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Govt. regarding the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016.  
(iii) That the coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016, if applicable.  
(iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2016 dated 11.08.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
(v) Approval of building plan on 50% freed plots shall be allowed as per terms & condition of office order dated 05.08.2019.  
(vi) Fire safety protection measures shall be regulated by Haryana fire service Act,2008 as amended from time to time.

DRG NO. DTCP 8/174 DATED 15-03-2022

(SANGAY NARAYAN) ATY (P-2)  
(HITESH KUMAR) STP(HO)  
(K. HARSHAN) STP(HO)  
(K. HARSHAN) STP(HO)  
(K. HARSHAN) STP(HO)  
(K. HARSHAN) STP(HO)

(DINESH KUMAR) SDO(H)  
(SANGAY NARAYAN) ATY (P-2)  
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