

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) MEASURING 30.81736 ACRES (LICENCE NO. 182 OF 2022 DATED 11.11.2022) IN SECTOR-35, SOHNA BEING DEVELOPED BY FAITH BUILTECH 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 1.	3
	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	3. PLINTH LEVEL
(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. The Maximum permissible ground coverage, basement, FAR (DDAY 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 :-	The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
(b) Plot Area Maximum Permissible Ground Coverage 75%	BASEMENT Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
(c) Permissible Floor Area Ratio (FAR) 200%	RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES In the case of plots which about on the 45 meters or more wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
(d) Maximum permissible Height (G+3 floor) (Including stilt (S+4 floor)) 165	BOUNDARY WALL (a) The boundary wall shall be constructed as per Code 7.5. (b) The boundary walls in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DG.TCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height. (c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:- i). 0.3 meters Radius for plots opening on to open space. ii). 1.0 meters Radius for plots upto 125 sq. meters. iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters. (d) 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.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT	13. GATE AND GATE POST
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy calculated vide memo no MISC-149/2019/03/2019/2/TCP dated 07.03.2019.	(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.
BAR ON SUB-DIVISION OF PLOT Sub-division & clubbing of the plots shall not be permitted any circumstances.	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.
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 not project beyond the portion marked as residential buildable zone in rear side.	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 colonizer.
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.	16. ACCESS No plot or public building will derive an access from less than 9.00 meters wide road.

4. BAR ON SUB-DIVISION OF PLOT	1. GENERAL
Sub-division & clubbing of the plots shall not be permitted any circumstances.	(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (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 Government Renewable Energy Department, if applicable. (iii) That the coloniser/owner 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. (iv) Fire safety protection measures shall be regulated by Haryana fire service Act,2009 as amended from time to time. (v) Rain water harvesting shall be provided as per HBC-2017 (if applicable)
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 not project beyond the portion marked as residential buildable zone in rear side.	Note Read this drawing in conjunction with the demarcation plan verified by D.T.P.Gurugram vide Enst no. 14665 dated 06.12.2022

5. BUILDING SETBACK	2. STILT PARKING
Sub-division & clubbing of the plots shall not be permitted any circumstances.	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.
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 not project beyond the portion marked as residential buildable zone in rear side.	PARKING Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. (a) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY	3. PARKING
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.	Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. (a) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
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.	

7. STILT PARKING	4. 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.	Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. (a) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PARKING	5. PARKING
Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. (a) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.	Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. (a) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

DRG. NO. DG.TCP 8905 DATED 09.01.2023

RAM AVTAR BASSI (JD/HO) SANJAY NARANG (ATP/HO) R S BATTI (DTP/HO) HITESH SHARMA (STP/HO) P P SINGH (CTP/HO) T L SATYA PRAKASH (IAS) DG,TP(HR)

