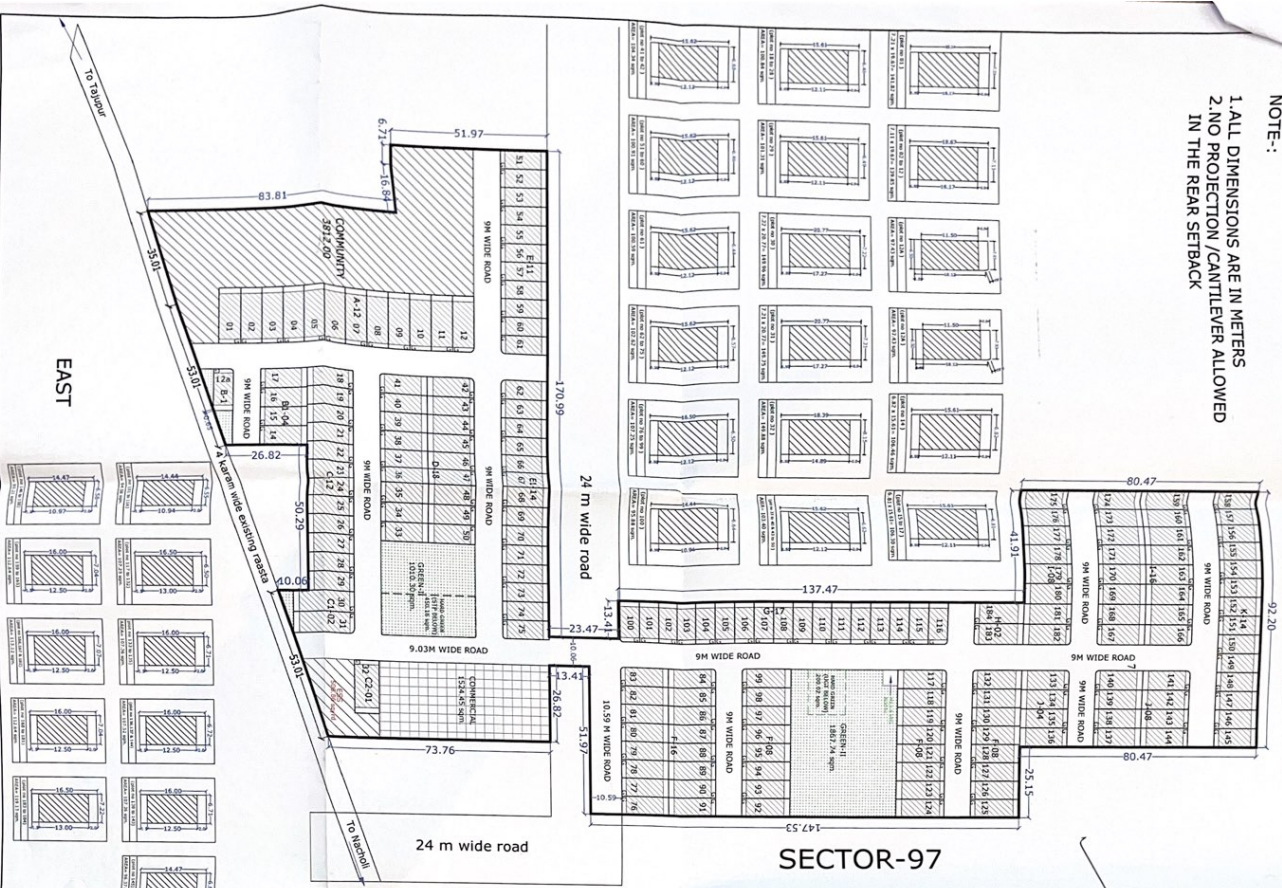
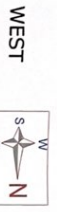


NOTE:-  
 1. ALL DIMENSIONS ARE IN METERS  
 2. NO PROJECTION / CANTILEVER ALLOWED  
 IN THE REAR SETBACK



**SECTOR-97**

**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAVAL JAN AWAS YOJNA AREA MEASURING 9.41875 ACRES (LICENCE NO. 02 OF 2023 DATED 06.01.2023.) IN SECTOR-97, DISTRICT FARIDABAD BEING DEVELOPED BY AAGVYA ENTERPRISES PVT. LTD.**

**FOR PURPOSE OF CODE 1.2 (KVI) & 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 use of land on the plot as per column 1.	Type of building permissible on land marked in column 1.	Permissible use of land on the plot as per column 2.	Type of building permissible on land marked in column 2.
1	Road	Road furniture at approved places.	Road	To be used only for landscape features.
2	Public open space	To be used only for landscape features.	Residential building	Residential building.
3	Commercial Zone	As per supplementary zoning plan to be approved separately for each site.		

- MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / MAXIMUM STILT FLOORING**
- PERMISSIBLE HEIGHT / MAXIMUM STILT FLOORING**  
 (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 maximum permissible ground coverage, basement, FAR (DDAAY Policy dated 08.02.2008) and height shall not exceed 18.5 meters in height. The height shall be measured in accordance with the table below:-

Plot Area	Maximum Permissible Ground Coverage	Maximum Permissible Basement (Floor Area)	Maximum Permissible Height (G+3 Floor) (meters)	
Up to 150 square meters	75%	Single level	20.0%	18.5

- 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 detailed vide Memo No. Misc-148/2019/07/03/2019/2/CTCP dated 07.03.2019.
- BAR ON SUB-DIVISION OF PLOT**  
 Sub-division & clubbing of the plots shall not be permitted any circumstances.
- BUILDING SETBACK**  
 Building other than boundary wall and gates shall be constructed only within the portion of the site marked 'ZZZZZ' 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 near side.
- 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**  
 (a) 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.
- PLINTH LEVEL**  
 The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**  
 Single level basements within the building zone of the site shall be provided as per Code 6.3(10)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 MTRS. WIDE OR MORE SECTION ROADS AND PUBLIC OPEN SPACES**  
 In the case of plots which are on the 45 meters or more wide section roads and plots which are on the 45 meters or more wide section roads, the boundary wall and gates shall be allowed into the plot from such roads and open spaces.
- BOUNDARY WALL**  
 (a) The boundary wall shall be constructed as per Code 7.5.  
 (b) The boundary walls in front constructed which shall be on a road or an open space shall be constructed according to standard design as approved by the DDC/CTP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.  
 (c) In case of corner plot, boundary walls shall be rounded off at such corner by a radius of 0.5 meters. Radius for plot opening on to open space.  
 (d) 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.  
 (e) The corner/adjacent features, is permitted to not construct boundary wall in front of plot, so that the said 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 premises of the plot.  
 (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.
- DISPLAY OF POSTAL NUMBER OF THE LOT**  
 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.
- 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.
- ACCESS**  
 No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**  
 (i) That the collector/power shall use only Light-Emitting Diode lamps (LED) lighting for internal lighting as well as Campus lighting.  
 (ii) No. 13/6/2016/50P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
 (iii) That the collector/power shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
 (iv) Rain water harvesting shall be provided as per HBC-2017 (if applicable).

**APPROVED BY:**

(NARINDER KUMAR) JD (HO) (ON) (KAKASHI) ATP (HO) (PARVEEN CHAKHAN) DTP (HO)

(VIJENDER SINGH) STP (HO) (R) (SINGH) CTP (HR) (T) (S) (P) (K) (ASH) (AS) DDC/CTP (HR)

DATE: 06-05-23

DRG. NO. DGTCP-09/84 DATED 06-05-23

Note: Read this drawing in conjunction with the demarcation plan verified by DTP, Faridabad vide Order No. 418 dated 20.01.2023.