



### PLOT SIZE & SHAPE

SL NO	PLOT CATEGORY	PLOT SIZE METER	PLOT AREA SQM	NO OF PLOTS	TOTAL AREA SQM
1	TYPE-A	24.35 X 38.00	925.30	41	37937.30
2	TYPE-B	24.35 X 39.00	949.65	1	925.30
3	TYPE-C	14.52 X 31.00	450.12	14	6301.68
4	MARKET PLACE	AREA AS POLY LINE	2423.13	1	2423.13
5	SUB STATION	AREA AS POLY LINE	418.44	1	418.44
6	AREA FOR SERVICE BUILDING & SERVICE YARD	AREA AS POLY LINE	972.07	1	972.07
7	PLOT FOR SUB STATION				
TOTAL PLOTS DEMARCATED					57524.77

### LEGEND:-

	PLOT APPLIED FOR ZONING 42+9+14= 65 NOS.
	ORGANISED BASEMENT FREE GREEN AREA
	AREA FOR SERVICE BUILDING & SERVICE YARD
	PLOT FOR MARKET PLACE
	PLOT FOR SUB STATION

### PERM F.A.R. PER 100 SQM PLOT

SL NO	UP TO 100	100-250	250-500	500-750	750-1000	1000-1500	1500-2000	2000-3000	3000-4000	4000-5000	5000-7500	7500-10000
1	1.85	1.45	1.25	1.00	0.80	0.60	0.45	0.35	0.25	0.15	0.10	0.05
2	1.65	1.25	1.05	0.85	0.65	0.50	0.40	0.30	0.20	0.15	0.10	0.05
3	1.45	1.10	0.90	0.70	0.55	0.45	0.35	0.25	0.18	0.12	0.08	0.04
4	1.25	0.95	0.75	0.60	0.45	0.35	0.25	0.18	0.12	0.08	0.05	0.03
5	1.05	0.80	0.65	0.50	0.40	0.30	0.20	0.15	0.10	0.07	0.04	0.02
6	0.85	0.65	0.55	0.45	0.35	0.25	0.18	0.12	0.08	0.05	0.03	0.02
7	0.65	0.50	0.40	0.30	0.25	0.18	0.12	0.08	0.05	0.03	0.02	0.01
8	0.45	0.35	0.25	0.20	0.15	0.10	0.07	0.05	0.03	0.02	0.01	0.01
9	0.25	0.20	0.15	0.10	0.07	0.05	0.03	0.02	0.01	0.01	0.01	0.01
10	0.10	0.08	0.06	0.04	0.03	0.02	0.01	0.01	0.01	0.01	0.01	0.01
TOTAL PERM F.A.R. 878												

### ALLOCATION OF F.A.R. FOR RESIDENTIAL AS PER HARYANA BUILDING CODE

PLOT CATEGORY	PLOT SIZE SQM	NO OF PLOTS	ALLOWED PERM F.A.R. AS PER CODE (SQM)	TOTAL ALLOCATED F.A.R. SQM
TYPE-A	925.30	42	1112.8	46737.60
TYPE-B	949.65	09	1137.1	10234.35
TYPE-C	450.12	14	627.64	8787.08
TOTAL ALLOCATED TOWARDS RESIDENTIAL PLOTS				65769.03

### TOTAL AVAILABLE FAR FOR RESIDENTIAL AS PER NILP

SL NO	TOTAL PLOT AREA ACRE	F.A.R. IN SQM
1	29.9125	121051.40
2	3.59	14528.19
3	0.60	4249.19
4		104095.09
5		65758.97
6		38338.12

PLEASE NOTE -2(B)(ii)

### TOTAL FAR FOR COMMERCIAL SITE

PLOT CATEGORY	PLOT SIZE SQM	NO OF PLOTS	FAR ALLOWED AS PER CODE (SQM)
COMMERCIAL SITE	2428.11	1	4249.19
TOTAL FAR			4249.19

REVISED DEMARCATION-CUM-LAYOUT-CUM-ZONING PLAN OF 65 NOS OF PLOTS OF VARIOUS CATEGORY FALLING IN THE RESIDENTIAL PLOTTED COLONY (UNDER NILP 2016) AREA MEASURING 29.9125 ACRES (LICENCE NO 87 OF 2017 DATED 23.10.2017) INSPECTOR-76, GURUGRAM BEING DEVELOPED BY TRL RICELAND PVT.LTD.

For purpose of Chapter 1.2 (xcv) 8.6.1 (A) of the Haryana Building Code, 2017, amended from time to time.

- USE ZONE:-**  
The land above in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:  

Use Zone	Marking as per Nilp 2016	Type of usage permitted or land use
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
  - MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILL PARKING:**
    - The building or buildings shall be constructed only with in the portion of the site marked as suitable zone as indicated above, and nowhere else.
    - The maximum permissible ground coverage, basement, FAR and maximum permissible height including still parking on the area of the site measured in column 1, according to the use zone.
  - PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

**GENERAL PLOTS**  
Not more than three dwelling units shall be allowed on each plot as per Haryana Building Code 2017. However, maximum number of dwelling unit on each floor is Ground/Floor floor shall not exceed two dwelling units.

**EWS**  
Land for EWS marked on drawing ready for handover to government as per para 7 of NILP of 2016.

**COMMUNITY**  
Land for community marked on drawing ready for handover to government as per para 8 of NILP of 2016.
  - SUB-DIVISION / COMBINATION OF PLOTS.**
    - No plot shall be subdivided. However two plots under one ownership may be combined to form a single plot subject to the following conditions:
      - The site covers and no. of dwelling units shall be as per clause number 2.8.3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
  - BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential habitable zone in clause number 1 above. The center-line projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential habitable zone.
  - HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**  
The maximum height and number of storeys shall be allowed on the plot as given in table at (B).
  - STILL PARKING**  
Still parking is allowed in all sizes plots. The clear height of the slab shall be 2.40 meters from the plinth level and below the bottom of the beam. The slab will not be permissible for any purpose other than parking.
  - PARKING:**
    - Adequate parking spaces, covered, open or in the basement / still shall be provided for vehicles of users and occupants, with the use as per Code 7.1 of the Haryana Building Code 2017.
    - In circumstances, the vehicles belonging to the plot shall be parked outside the plot area.
  - PLINTH LEVEL**  
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
  - BASEMENT:**  
Single level basements within the building zone of the site shall be provided as per Code 6.3(B)(ii) and shall be constructed, used and maintained as per Code 7.15 of the Haryana Building Code 2017.
  - RESTRICTION OF 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 such roads and open spaces.
  - BOUNDARY WALL:**
    - The boundary wall shall be constructed as per Code 7.5.
    - The boundary wall of the colony shall not be more than 3.0 meters in height, security fencing above shall not be more than 1 meter in height.
    - The boundary walls in front of courtyard which abut on a road or an open space shall be constructed according to the rules. Design if approved by the DTP. The boundary wall in the rear courtyard shall be more than 1.8 meters in height.
    - The boundary wall shall be constructed with a minimum height of 2.1 meters at each corner by a radius as per the following:
      - 1.5 meters radius for 1.5 sq. meter plot.
      - 1.5 meters radius for 1.5 sq. meter to 42 sq. meters.
      - 2.0 meters radius for plots above 42 sq. meters.
    - The construction of fences, 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**
    - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
    - An additional vehicle gate of standard design not exceeding 3.15 meters width may be allowed in the front, side & rear boundary wall provided further that no gate shall be allowed towards the sector road and public open space.
  - DISPLAY OF POSTAL NUMBER OF THE PLOT**  
Total plots are 65 and postal number: 15 has been excluded from the numbering list.  
The premises number and postal address shall be written at the space above 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 colonizer.
  - ACCESS**  
No plot or public building will have an access from less than 12.00 meters wide right of way.
  - MARKET PLACE**
    - Retail for local shopping needs with FAR of 1.75
    - The area of 418.46 sq. meter has been allocated for the 33 KV transformer as per DHEW, Sales Circular 0/14/2018 dated 27 March 2018 para 1.
  - GENERAL**
    - Colonizer has obtained letter No. SDAM/IN/2016/970 dated 07/02/2016 from SDAM, Gurugram in compliance with the provision of the Notification No. SD/133 dated 14-02-2006 issued by Ministry of Environment and Forest Government of India.
    - The rain water harvesting system shall be provided as per Central Ground Water Authority/Haryana Govt. notification as applicable.
    - The colonizer/owner shall use only LED/Compact Fluorescent Light (CFL) lighting for internal lighting as well as Campus lighting.
    - The colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/2/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
    - The colonizer/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. 19/2/2016-SP dated 31.03.2016.
    - The colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 21/202005-SP dated 23.03.2016 issued by Haryana Government Renewable Energy Department.
- Read this drawing in conjunction with the demarcation plan verified by DTP, Gurugram  
DRG. NO. DTCP / 655 DATED 07-02-2016
- LAND HANDOVER TO COMMUNITY  
LAW MARKED FOR EWS (NPWL)  
AREA DEMARCATED / HIGHLIGHTED

(RAM AJAY BASSI) AD (H/2)  
(BALWANT SINGH) SO (H/2)  
(NANAY DIXIT) DTP (H/2)  
(DEVENDRA NIMBOKAR) STP (H/2)  
(HITENDRA SINGH) CTP (H/2)  
(K. MARRAND PANDURANGAM, IAS) DTP (H/2)