

AREA 24 M. ROAD = 0.50 ACRE
(2031.90 SQM)

AREA FOR WPM & EWS
AREA = 9.08 ACRE
(3900.20 SQM)

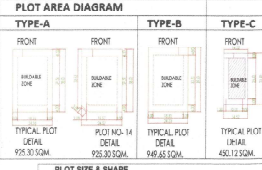
AREA FOR WPM & EWS
AREA = 2.73 ACRE
(1112.01 SQM)

TYPE-C
AREA = 1.56 ACRE
AREA = 6301.68 SQM

TYPE-A
AREA = 9.60 ACRE
AREA = 38862.40 SQM

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2017	ISSUED FOR TENDERS
2	10/01/2017	ISSUED FOR TENDERS
3	10/01/2017	ISSUED FOR TENDERS
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99	10/01/2017	ISSUED FOR TENDERS
100	10/01/2017	ISSUED FOR TENDERS



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

PLT. CATEGORY	PLT. SIZE	HEIGHT	PERMISSIBLE F.A.R.	PERMISSIBLE F.A.R.	PERMISSIBLE F.A.R.	PERMISSIBLE F.A.R.	PERMISSIBLE F.A.R.
TYPE-A	100.00 M	100.00 M	10000.00	10000.00	10000.00	10000.00	10000.00
TYPE-B	100.00 M	100.00 M	10000.00	10000.00	10000.00	10000.00	10000.00
TYPE-C	100.00 M	100.00 M	10000.00	10000.00	10000.00	10000.00	10000.00

TOTAL AVAILABLE FAR FOR RESIDENTIAL AS PER NILP

SL NO.	TOTAL PLOT AREA	AREA IN ACRE	F.A.R. IN SQMT
1	TOTAL PLOT AREA	20.15	12100.40
2	AREA UNDER EWS & WPM	3.59	14025.19
3	AREA UNDER COMMERCIAL	0.60	4249.19
4	TOTAL AVAILABLE FAR FOR RESIDENTIAL		10408.01
5	TOTAL FAR AVAILABLE WITH COLONIZER (14-5)		38338.12

LEGEND:-

■ PLOT APPLIED FOR ZONING 42+14= 55 NOS.

■ ORGANISED BASEMENT FREE GREEN AREA

■ AREA FOR SERVICE BUILDING & SERVICE YARD

■ PLOT FOR MARKET PLACE

■ PLOT FOR SUB STATION

REVISED DEMARCATION-CUM-LAYOUT-CUM-ZONING PLAN OF 65 NOS 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) IN SECTOR-76, GURUGRAM BEING DEVELOPED BY THE RICCLAND PVT. LTD.

For purpose of Chapter 1.2 (rev) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

- 1. USE ZONE**
The land shown in this zoning plan shall be utilized in accordance with the zoning explained in the table below and no other use shall be permitted.
- 2. MAXIMUM PERMISSIBLE FLOORING COVERAGE (FAR) AND MAXIMUM PERMISSIBLE HEIGHT (INCLUDING STILL PARKING)**
The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(a) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(b) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(c) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(d) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(e) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(f) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(g) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(h) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(i) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(j) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(k) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(l) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(m) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(n) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(o) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(p) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(q) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(r) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(s) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(t) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(u) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(v) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(w) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(x) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(y) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
(z) The maximum permissible ground coverage, basement, FAR and maximum permissible height of building shall be as per the zoning plan, subject to the following conditions:
- 3. PARKING**
(a) Adequate parking space, open, semi or in the basement (if not) shall be provided for vehicles of cars and trucks, within the site as per Table 7.1 of the Haryana Building Code, 2017.
(b) The minimum height of parking space shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 4. PLINTH LEVEL**
The plinth level of building shall not be less than 45 cm above the road level as per Haryana Building Code 2017.
- 5. OPEN SPACES**
(a) Open spaces within the building area of the site shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of open spaces shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 6. RESTRICTION OF ACCESS FROM 45 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**
(a) In the case of plots within the site, the access to the plots shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of access shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 7. BOUNDARY WALL**
(a) The boundary wall shall be constructed as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of boundary wall shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 8. GATE AND GATE POST**
(a) Gate and gate post shall be constructed as per approved standard design, at the location indicated in the zoning plan.
(b) An additional gate post of standard design not exceeding 4.50 metres in height may be added in the form, side or rear boundary wall provided that the gate post shall be aligned towards the road and public open spaces.
- 9. DISPLAY OF POSTAL NUMBER OF THE PLOT**
(a) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(b) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(c) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(d) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
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(h) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(i) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(j) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(k) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(l) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
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(o) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
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(u) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(v) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(w) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(x) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(y) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
(z) The postal number and gate post shall be written in the space shown for this purpose in the zoning plan, subject to the following conditions:
- 10. GARBAGE COLLECTION POINT**
(a) The garbage collection point shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of garbage collection point shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 11. ACCESS**
(a) The access to the plots shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of access shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 12. MARKET PLACE**
(a) The market place shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of market place shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 13. GENERAL**
(a) The zoning plan shall be approved by the Haryana Building Code, 2017.
(b) The minimum height of zoning plan shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 14. BUILDING SUBMITTAL**
(a) The building submittal shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of building submittal shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 15. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
(a) The height of the building and permissible number of storeys shall be provided as per Code 2.1.1.1 of the Haryana Building Code, 2017.
(b) The minimum height of building and permissible number of storeys shall be as per Table 7.1 of the Haryana Building Code, 2017.
- 16. STILL PARKING**
(a) Still parking is allowed in all plots. The clear height of the plot shall be 4.50 metres from the ground level and from the bottom of the road. The plot shall be provided for the purpose of still parking.

