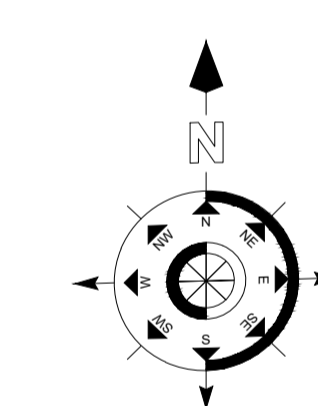


NOTE: ALL DIMENSIONS ARE IN METERS.



**ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 19.012500 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM. FOR M/S : JMS INFRA REALTY PRIVATE LIMITED**

FOR PURPOSE OF CODE 1.2 (xcvi) & 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 below and no other manner whatsoever.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot as per the terms as conditions of policy circulated vide memo no.mis-149/2019/03/2019/2TCP dated 07.03.2019
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted circumstances.
- 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 projection beyond the portion marked as residential buildable zone.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STORY**  
The maximum height and number of story shall be allowed on the plot as per provision of Haryana Building Code
- STILT PARKING**  
Stilt parking is allowed in all sizes plots. The clear height of 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 the Haryana Building Code-2017, as amended from time to time.  
(b) In to circumstance, the vehicle(s) belonging too the plot shall be parked be outside the plots area.
- PLINTH LEVEL**  
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- 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 space, no direct access whatsoever secondary or main shall be allowed into the plots 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 courtyard which abut 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. 0.5 meters Radius for plots opening on to open space.  
ii. 1.0 meters Radius for plots.  
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that said area can be utilized for parking.
- GATE AND GATE POST**  
a) Gate and gate post shall be constructed as per approved stand design, at the position indicated in 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.
- 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.
- ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**  
(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 ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22/52/20058-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
(iii) That the coloniser/owner shall strictly comply with directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government. Renewable Energy Department if applicable.

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.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Building Zone	Residential Building
	Commercial	As per supplementary zoning plan to be approved separately for each site.

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height (G+3Floor) (Including stilt (S+4 Floor))
Upto 100 square meters	66%	Single Level	200%	15.0 or with NOC of Fire Department upto 16.5
Upto 100 to 150 square meters	66%	Single Level	200%	15.0 or with NOC of Fire Department upto 16.5

DRG. NO:- DTCP ..... DATED:-.....

**PROJECT:**  
ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 19.012500 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM. FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

**DRAWING TITLE**  
ZONING PLAN  
ZS-01/02  
DRG. NO.

**SCALE 1:750**  
Architects:  
**DEEPAK MEHTA & ASSOCIATES**  
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS  
1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, L.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA  
TEL. (O) : +91-11-22770180, +91-9999219713, E-mail : deepakmehta1962@gmail.com  
Website : www.indianarchitect.co.in



SIG. OF ARCHITECT

SIG. OF OWNER