ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) ADMEASURING 14.775 ACRES (LICENCE NO. 92 OF 2021 DATED 12.11.2021) IN SECTOR-36,SOHNA BEING DEVELOPED BY ROF INFRATECH AND HOUSING 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 utilised 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.
	1	2	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**

(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 planning parameter to be adopted as below :-

Plot Area	Maximum Permissible Ground Coverage		Permissible Basement	Maximum Floor Area Ratio (FAR)	Maximum permissible Height (including stilt (S4 Floor)) (in metres)
	Single Level				
Upto 150 square metres	66%		200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes

3. **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 circulated vide memo no.misc-2339-VOL-III-ULB/75/2006-2TCP dated 20.10.2020

4. **BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. **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.

6. **STILT PARKING**

Stilt parking is allowed in all sizes 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 Maximum permissible for any purpose other than parking.

7. **PARKING**

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. **PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9. **BASEMENT**

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(II)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. **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 spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. **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.

(c) An additional wicket gate of standard design not exceeding 1.15 meter width may be provided further that no gate shall be allowed in the front and side boundary wall provided that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

(d) 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
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.

12. **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.

13. **GATE AND GATE POST**

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 as approved by the DG,TCP.

14. **GARBAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garbage collection in its own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.
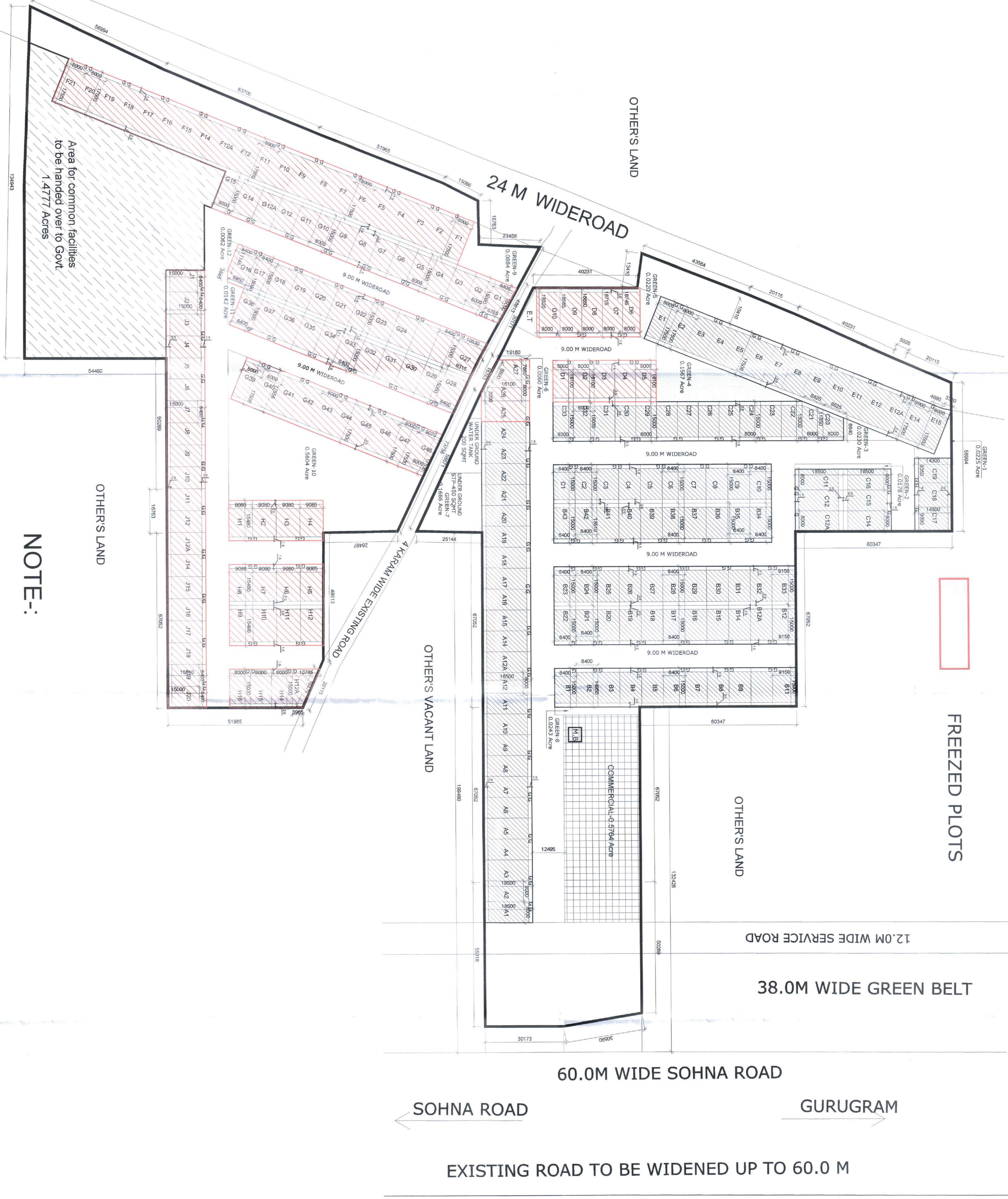
15. **ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

16. **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 colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government. Renewable Energy Department, if applicable.

(iii) That coloniser/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.19/4/2016-5 Power dated 14.03.2016, if applicable.

(iv) Approval of building plan on 50% freezed plots shall be allowed as per term & condition of office order dated 05.08.2019

(v) Fire safety measures shall be regulated by Haryana fire service Act,2009 as amended from time to time.

(vi) Rain Water harvesting system shall be provided as per HBC-2017 (if applicable)

Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst no. 279 dated 06.01.2022

DRG. NO. DTCP _____ DATED _____

(RAJESH DUTT)
JD(HQ)

(DINESH KUMAR)
SD(HQ)

(OM PARKASH)
ATP(HQ)

(BABITA GUPTA)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(___ SINGH)
(HR)

(K. MAKRAND PANDURANG, IAS)
DTCP(HR)

NOTE :-

ALL DIMENSIONS ARE IN METERS NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK

Area for common facilities to be handed over to Govt. 1.4777 Acres

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S VACANT LAND

24 M WIDEROAD

9.00 M WIDEROAD

4 KARM WIDE EXISTING ROAD

COMMERCIAL-0.6764 Acre

FREEZED PLOTS

12.0M WIDE SERVICE ROAD

38.0M WIDE GREEN BELT

60.0M WIDE SOHNA ROAD

SOHNA ROAD   GURUGRAM

EXISTING ROAD TO BE WIDENED UP TO 60.0 M