

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NILP POLICY) MEASURING 10.77 ACERS (LICENCE NO. 170 OF 2023 DATED 23.08.2023) IN SECTOR 40, VILLAGE SHIMLA MULANA, PANIPAT (HARYANA) BEING DEVELOPED BY M/s DLF HOME DEVELOPERS LIMITED.

FOR PURPOSE OF CODE 1.2 (kvij) & 6.1 (I) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE:- In this zoning plan, the use shall be regulated in accordance with the marking explained in the table below and no other manner whatsoever:-

NOTATION	Use of Building/Permissible on land marked in col. 1	Use of Building/Permissible on land marked in col. 2	Use of Building/Permissible on land marked in col. 3
1.	Road	Road furniture at approved places.	
2.	Public Open Space	To be used only for landscape features & ancillary services.	
3.	Residential Building Zone	Residential Buildings.	
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.	
5.	Community Buildings	As per supplementary zoning plan to be approved separately for each site.	

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE BUILDABLE AREA:-

- (a) The building height shall be restricted only within the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The maximum permissible FAR of the colony is 1.25 as per policy dated 11.05.2022.
- (c) The maximum permissible ground coverage, basement, FAR and maximum permissible height shall be as per the table below.

Plot Area	Maximum Permissible Ground Coverage	Maximum Permissible Basement	Maximum Permissible Height (Meters)	Maximum Permissible FAR	Maximum Permissible Building Area (Sq. Meters)
upto 100 sq.m	75%	Single Level	upto 10.5 M	2.00%	2100.00
Above 100 upto 250 sq.m	75%	Single Level	upto 11.0 M	2.00%	2250.00
Above 250 upto 500 sq.m	75%	Single Level	upto 11.5 M	2.00%	2400.00
Above 500 upto 1000 sq.m	75%	Single Level	upto 12.0 M	2.00%	2550.00
Above 1000 upto 2000 sq.m	75%	Single Level	upto 12.5 M	2.00%	2700.00

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- (a) In case of permissible ground coverage as permitted in the table above.
- (b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (c) The sites are permitted for parking purposes in residential plots of all sizes, subject to the prior approval of Fire Office above 6.5 meters.

3. SUB-DIVISION / COMBINATION OF PLOTS:-

No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EWS/EWSN plots, subject to the following condition:- The site coverage and no. of dwelling units shall be as per clause 2.2 of HBC-2017 for the combined plot as a single plot.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) No. of dwelling unit permitted on each plot : 3 (Three).
- (b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of the Government for the above mentioned condition is not approved, the number of dwelling units on such sites is allowed, the no. of dwelling unit permitted on each plot shall stand restored to 4 (Four) dwelling unit.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as buildable zone in clause number 1 above. The setback from the boundary wall and gates shall be as per the provisions of Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

6. 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.

7. STILL PARKING

Still parking is allowed in all sizes of plots. The clear height of the sill shall be 2.40 meters from the bottom of the beam. The sill will not be permissible for any purpose other than parking.

8. PARKING:-

- (a) Adequate parking spaces, covered, open or in the basement / sill shall be provided for vehicles of users and occupants, within this site as per Code the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

The plinth level of building shall not be less than 45 cms. above the road level as per the Haryana Building Code, 2017.

10. BASEMENT

Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which are on the 45 meters (or more) wide sector roads and plots which are on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

- (a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
- (b) The boundary wall from corner to corner shall be constructed as per the Haryana Building Code, 2017. The boundary wall in the rear courtyard/satback 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). 1.0 meters Radius for E.W.S. plots.
 ii). 1.5 meters Radius for 1.25 sq. meters to 420 sq. meters
 iii). 2.0 meters Radius for plots above 420 sq. meters
- (d) The boundary wall shall be constructed to construct boundary wall in front of plot, so that the said area can be utilized for parking.

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 widest 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.

14. 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.

15. 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 colonizer.

16. ACCESS

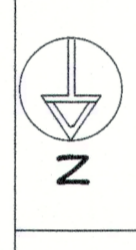
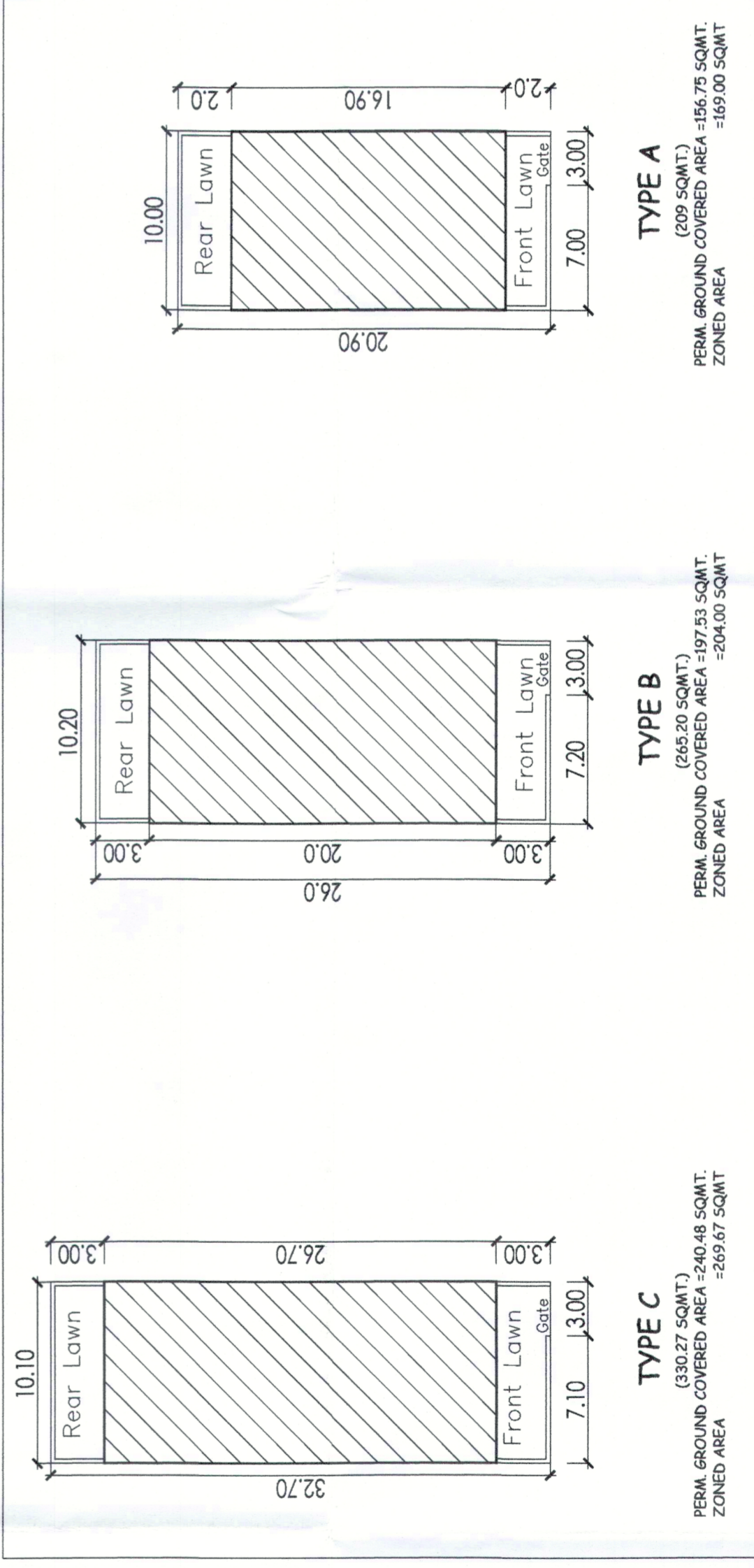
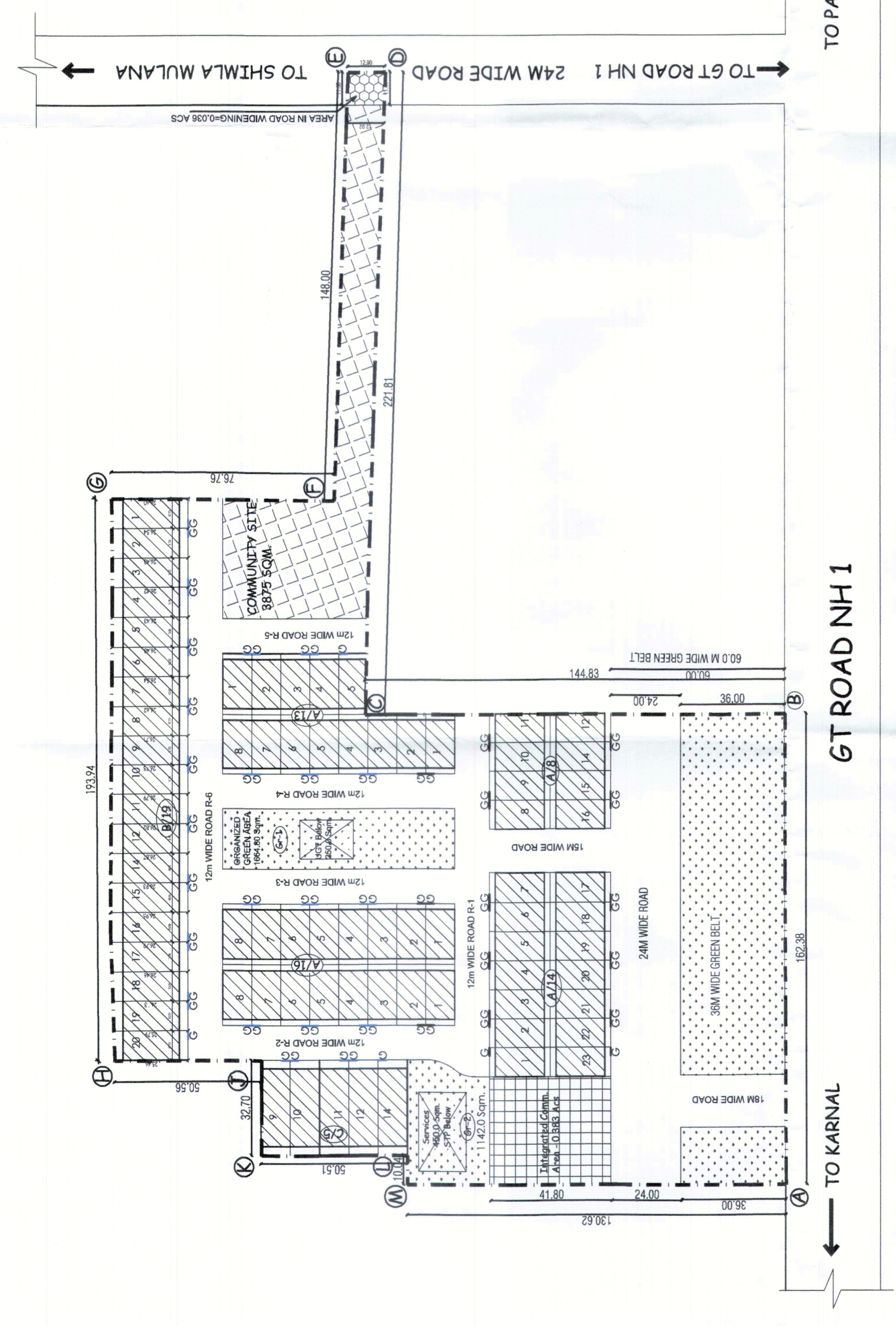
No plot or public building will derive an access from less than 12.00 meters wide road.

17. GENERAL-

- (a) That the colonizer/owner shall use only light emitting diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 2292/2005-Spower dated 21.03.2016 issued by Haryana Government.
- (c) That the colonizer/owner shall strictly comply with the directions issued under Notification No. 19/6/2015-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (d) Fire water harvesting shall be provided as per Haryana Building Code, 2017.
- (e) Fire safety measures shall be provided as per Haryana Building Code, 2017.
- (f) Act, 2008, as amended from time to time.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Panipat vide order no- 1377 dated 29.08.2023.

DRG. NO. DSTCP / 9581 / DATED 11-09-2023



ALL DIMENSIONS ARE IN METERS.

(MANSINDER KUMAR) JD (HQ)
(YATAN CHAUDHARY) ATP (HQ)
(DIYAYA DOGRA) DTP (HQ)
(SANJAY KUMAR) STP (HQ)
(RISHI) (HQ)
(T.L. SATYAPRAKASH TAS) DSTP (HQ)