

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com

Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-1905/JD(RA)/2023/ 41595 Dated 08/12/23

To

**Lion Infradevelopers LLP,**

Ocus Technopolis, 2<sup>nd</sup> Floor, tower-B,  
TDF, 01-08, Golf Course Road,  
Sector-54, Gurugram.

**Subject: Approval of demarcation plan and Zoning Plan for Affordable Residential Plotted Colony (Under DDJAY-2016) for the balance area measuring 12.50 acres and Commercial site area measuring 0.50 acre part of the colony (Licence No. 188 of 2023 dated 15.09.2023) in Sector-6, Sohna being developed by Lion Infradevelopers LLP.**

Please find enclosed a copy of the approved demarcation plan of aforesaid Affordable Residential Plotted Colony (Under DDJAY-2016) bearing Drawing no. DTCP-9853 dated 08.12.2023 and Zoning Plan for the same bearing Drawing no. DTCP-9854 dated 08.12.2023 and zoning plan of Commercial site bearing Drawing no. DTCP-9855 dated 08.12.2023. Further, you shall transfer the land falling under proposed 24.0 mtr wide internal circulation road of the Sector within 30 days from the issuance of this zoning plan.

DA/As above.

(R.S. Batth)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1905/JD (RA)/2023/\_\_\_\_\_ Dated \_\_\_\_\_

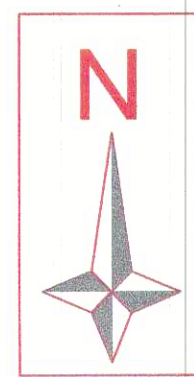
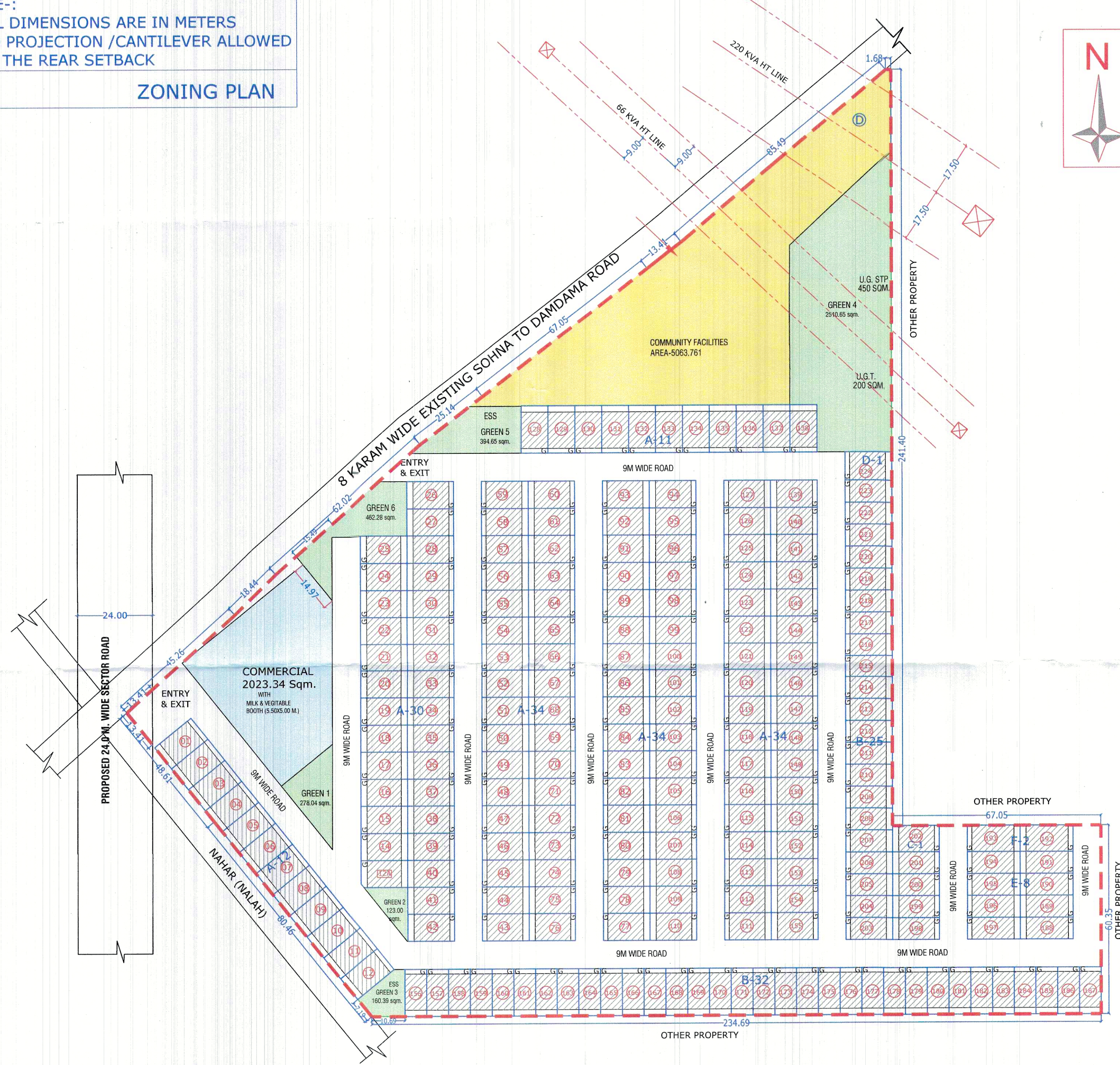
A copy alongwith a copy of above said each approved zoning plan and demarcation plan is forwarded to the following for information and necessary action: -

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. PM, IT for updating the same on the Website of the Department.  
DA/as above.

(R.S. Batth)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

NOTE:-  
 1. ALL DIMENSIONS ARE IN METERS  
 2. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK

ZONING PLAN



**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 12.50 ACRES (LICENCE NO. 188 of 2023 ) IN SECTOR-06, DISTRICT GURUGRAM VILLAGE SOHNA BEING DEVELOPED BY Nitika Propmart Pvt. Ltd, Smt. Sukhpalli W/o SH. Satbir Singh, Sh. Jatin Lohia S/o SH. Ravinder Singh Lohia, SH. M.R.LOHIA S/o SH. Phool singh Lohia and Smt. Satyawati W/o Sh. M.R.LOHIA IN COllaboration with LION INFRADEVELOPERS. LLP.**

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 utilized 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 Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

| Plot Area              | Maximum Permissible Ground Coverage | Permissible Basement | Maximum Permissible Floor Area Ratio (FAR) | Maximum permissible Height (in.meters) |
|------------------------|-------------------------------------|----------------------|--|--|
| Upto 150 square metres | 75%                                 | Single Level         | 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

- a) No's of dwelling unit permitted on each plot : 3 (Three)
- b) Provided that in case the decision to keep in abeyance the approval of stilt+4 dwelling units dated 23.02.2023 is revoked by the competent Authority and building plan approvals for such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling Units.

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. Balcony of a width of maximum 1.80m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

8. 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.

9. PLINTH LEVEL

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

10. BASEMENT

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

11. 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.

12. 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 upto 125 sq. meters.
  - iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
- (d) 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.

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 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 9.00 meters wide road.

1. 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 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 the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (iv) Fire safety protection measures shall be regulated by Haryana fire service Act,2009, as amended from time to time.
- (v) rain water harvesting 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. 7613 dated 29.09.2023.

DRG. NO. DTCP 9954 DATED 05/12/23

|  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
|  |   |  |  |  |  |  |
| TYPE-A (plot no 01 to 12)<br>8.65 x 15.00 =129.75 sqm.   | TYPE-A (plot no 12A)<br>AREA =129.22 sqm.         | TYPE-A (plot no 14 to 155)<br>8.65 x 15.00 =129.75 sqm.  | TYPE-B (plot no 156 to 187)<br>7.00 x 15.00 =105.00 sqm. | TYPE-E (plot no 188 to 191)<br>7.00 x 17.03 =119.21 sqm. | TYPE-F (plot no 192 to 193)<br>8.35 x 17.03 =142.20 sqm. | TYPE-E (plot no 194 to 197)<br>7.00 x 17.03 =119.21 sqm. |
|  |   |  |  |  |  |  |
| TYPE-B (plot no 198 to 201)<br>7.00 x 15.00 =105.00 sqm. | TYPE-B (plot no 202)<br>8.35 x 15.00 =125.25 sqm. | TYPE-B (plot no 203 to 223)<br>7.00 x 15.00 =105.00 sqm. | TYPE-D (plot no 224)<br>9.05 x 15.00 =135.75 sqm.        |  |  |  |

(RAM AVTAR BASSI)  
JD (HQ)

(SANJAY NARANG)  
ATP (HQ)

(R.S.BATHI)  
DTP (HQ)

(HITESH SHARMA)  
STP (M) HQ

(P.P. SINGH)  
HR

(AMIT KHATRI IAS)  
DTCP (HR)