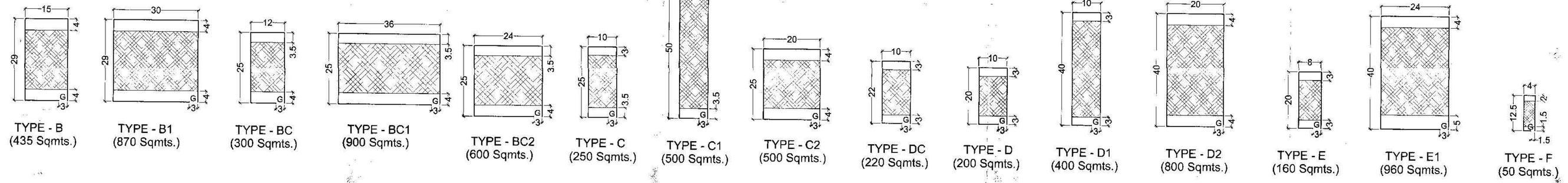

LEGEND

1.	TRF	TRANSFORMER
2.	OHT	OVER HEAD TANK
3.	UGT	UNDER GROUND TANK

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY ON AREA MEASURING 50.73125 ACRES (LICENSE NO. 90 OF 2009 DATED 30-12-2009) IN SECTOR 25 & 26 DISTRICT REWARI BEING DEVELOPED BY M/S GURUTEK ESTATE PVT LTD.

FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES 1965.

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	Residential building.
	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
	COMMUNITY BUILDINGS	As per supplementary zoning plan to be approved separately for each site.

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING

The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard:-

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FOR RESIDENTIAL ZONE.	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a.) For the first 225 sqm. of the total area of the site.	60% of such portion of the site.	55% of such portion of the site.
b.) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	40% of such portion of the site.	35% of such portion of the site.
c.) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqm	35% of such portion of the site.	25% of such portion of the site.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT

The maximum permissible F.A.R. and maximum permissible height on the area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a) For the first 209 sqm. of the total area of the site	1.45	12 Meters
b) For the next 91 sqm. of the area i.e. between 209 sqm and 300 sqm	1.00	12 Meters
c) For the next 120 sqm. of the area i.e. between 301 sqm. and 420 sqm.	0.95	12 Meters
d) For the remaining area beyond 420 sqm.	0.80	12 Meters

Note :- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

5. SUB-DIVISION/ COMBINATION OF PLOTS.

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPNL plots, subject to the following conditions:-

a) The site coverage and No. of dwelling units shall be as per II and III above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

6. SPACE ABOUT BUILDING

All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey allowed on the plot as marked in column 1 of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

AREA OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential main	3	12 Meters

8. PLINTH LEVEL

Unless otherwise specified by the Director General, Plinth Height in the case of the building intended to be used for Human Habitation shall not be less than 30 cms. above the road level and in the case of the other buildings it shall not be less than 15 cms.

9. RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 30 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.

10. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC:

a) Such boundary walls which abut upon a road or an open space and such portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the Director General. On the remaining sides, boundary walls, if constructed, shall be 1.83 meters in height.

b) Not withstanding the height of the boundary wall given in sub clause (a) above but subject to the provision of sub clause (c) below, the height of hedges and fences shall not exceed 1.83 mtrs.

c) Not withstanding the boundaries of the plot as sold, 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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters

d) Not withstanding (a),(b) & (c) above, if in the opinion of the Director General, at any junction the visibility is effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

11. 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.

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. 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 tow able collection point to be provided by the colonizer.

14. ACCESS

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

15. SOLAR WATER HEATING SYSTEM

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be make operational in the building, wherever applicable before applying for an occupation certificate.

16. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

17. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

18. The colonisier/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

19. That the community buildings shall be constructed within a period of three years. The time period of three years for construction of the community sites shall be start from the issuance of this sanction letter of this zoning plan. In case of failure to consruct with in such three years period,the Government may take over the community site in accordance with the provisions of Section 3 (3) (a) (iv) of the Act No. 8 of 1975.

Note -Read this drawing in conjunction with the demarcation plan verified by D.T.P. Rewari Vide Endst. No. 7242 Dated 21.10.2011.

Drg. No. DG,TCP ...2911... DATED:- ...30-11-2011...

(SUNITA SETHI) DTP(HQ)

(J.S. REDHU) CTP(HR)

(T.C.GUPTA ,IAS) DG,TCP (HR)