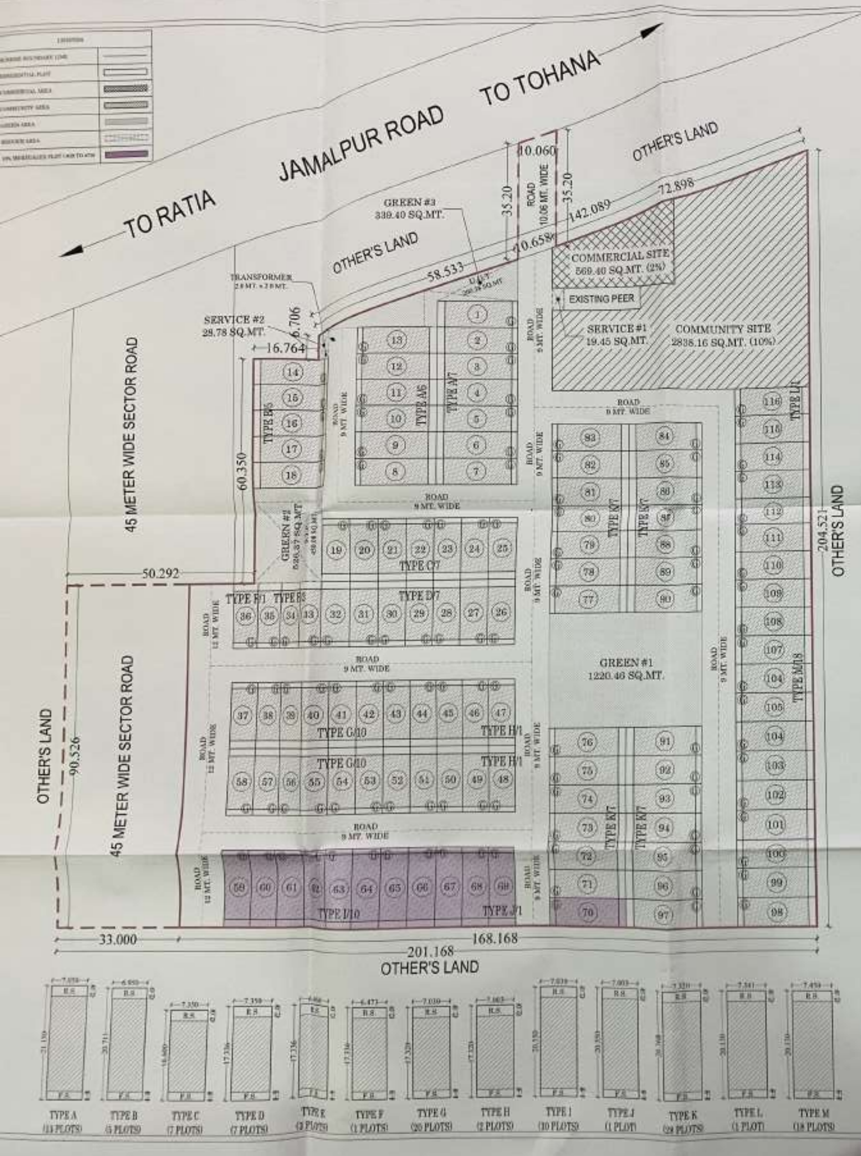

ZONING PLAN

FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) FOR AN AREA MEASURING 6.864 ACRES IN VILLAGE TOHANA, TEHSIL TOHANA, DISTRICT FATEHABAD BEING DEVELOPED BY M/S TILAK COTTON INDUSTRIES.

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

1) **LAND USE**
The site shall be used as residential [illegible] in accordance with the permission of change of land use granted and its use for any other purpose shall not be permitted in any case.

2) **PERMISSIBLE GROUND COVERAGE, FAR & HEIGHT OF BUILDING**
The permissible ground coverage, far & height of the building shall be as per the following.

SR. NO.	PLOT AREA SLABS	MAXIMUM PERMISSIBLE GROUND COVERAGE	PERMISSIBLE BASEMENT	MAXIMUM PERMISSIBLE FLOOR AREA RATIO (FAR)	MAXIMUM PERMISSIBLE HEIGHT (G+3 FLOORS) (INC. STILT (S+4 FLOORS)) (IN METERS)
1.	Upto 150 sq.m.	75%	Single Level	200%	16.50

The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that the maximum height of the building shall not exceed 16.5 meters as per the terms & conditions of policy circulated vide memo no. Misc-2339-III.B-II-A/7/5/2006-2TCP dated 25.04.2022.
*Any violation of the permissible ground coverage limit as indicated in the table above shall be non compliance.

3) **PERMISSIBLE NUMBER OF DWELLING UNITS ON EACH PLOT**
a) No's of dwelling unit permitted on each plot : 3 (Three)
b) Provided that in case of decision dated 23.02.2023 to keep in abeyance the approval of Stilt+4 dwelling units is revoked by the Competent Authority & Building Plans approvals for such Stilt + 4 floors is allowed, the no of dwelling units permitted on each plot shall stand restored to 4 (floors) dwelling units.

4) **PLOT SETBACK**

SR. NO.	AREA OF PLOT (IN SQ.MT.)	MINIMUM FRONT SETBACK (IN METERS)	MINIMUM REAR SETBACK (IN METERS)
1.	Upto 75 sq.mt.	1.0	1.2
2.	Above 75 to 150 sq.mt.	1.5	2.0
3.	Above 150 to 250 sq.mt.	2.0	2.0
4.	Above 250 sq.mt.	3.0	3.0

5) **CANTILEVERED ROOF & CHAJJA PROJECTIONS**
Balcony of a width of maximum 1.00 meters in front side of a plot can be permitted within the plot, provides the width of a balcony do not exceed half of the width of setback.

6) **SUB-DIVISION OF PLOT**
The plot shall not be sub-divided under any circumstances for any other use.
* No balcony beyond the rear zoning shall be permitted.

7) **SPACE AROUND BUILDING**
Only within the portion of the site marked residential building & shall not project beyond the portion of the site indicated as such.
All building other than boundary wall & gates shall be constructed.

8) **PARKING**
The parking of vehicles may be done by removing the front boundary wall & no vehicles shall be parked on road in any case.

SR. NO.	AREA OF PLOT (IN SQ.MT.)	NO OF ECS
1.	Above 100 to 250 sq.mt.	1.5 ECS for each floor
2.	Upto 100 sq.mt.	0.5 ECS for each floor

Note: 1 ECS = 12.50sq.mt. to be indicated in car bay size of 2.5mt. x 5.0mt. in residential plots only.

9) **STILT & BASEMENT**
a) Stilt may be provided for parking.
b) Single level basement shall be allowed within the zoned area & the use of the basement shall be specified in the building plans as per the Haryana Building Code, 2017.
c) Stilt parking shall be mandatory upon construction of 3rd / 4th floors in towns falling under Low Potential Category (Fatehabad), for other towns in the state, stilt parking shall be mandatory upon construction of 4th floor, this shall be with prospective effect. For the approval of building plans for all new construction of vacant plots or where a plot is proposed to be reconstructed upon de novo.

10) **PLINTH LEVEL**
Unless otherwise specified by the director, plinth height in the case of the building intended to be used for human habitation shall not be less than 45 cms above the road level & such plinth shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

11) **RESTRICTION OF ACCESS FROM 30 METER WIDE OR MORE SECTOR ROAD & PUBLIC OPEN SPACES**
In case the plot which abuts 30 meters or more wide sector roads & plot which abuts on public open space. No direct access whatsoever secondary or main shall be allowed into the plot from such road & open space.

12) **SIGHT DISTANCE, BOUNDARY WALL, HEDGES & FENCES, ETC.**
a) Such boundary walls which abut upon a road or an open spaces & such portion of front walls which lie between the road & the front building line shall be constructed according to standard design as approved by the Commissioner Municipal Corporation, Fatehabad, on the remaining side, boundary wall such 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 & fences shall not exceed 1.83 meters.
c) Not withstanding the boundaries of the plot as shown in case of corner plot. Boundary walls shall be rounded off at such corner by a 2.0 meter radius for plot.
d) Not withstanding (a), (b) & (c) above, if in the opinion of the Executive Officer Municipal Corporation, Tohana, at any junction the visibility is effected by any construction, plantation, etc. the owner shall comply with any directions as that he had from him.
e) 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**
a) Gate 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) **STAIRCASE**

SR. NO.	TYPE OF BUILDING		MINIMUM PERMISSIBLE CLEAR WIDTH OF STAIRCASE (IN METERS)	MINIMUM PERMISSIBLE TREAD OF STAIRCASE (IN METERS)	MINIMUM PERMISSIBLE RISER OF STAIRCASE (IN METERS)
1.	Residential	upto 16.5 meters height (residential plotted)	0.9	0.25 (without nosing)	0.19

15) **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.

16) **GARBAGE COLLECTION POINT**
The plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the townable collection point.

17) **ACCESS**
No plots or public building will derive an access from less than 9.00 meters wide road.

18) **SOLAR WATER HEATING SYSTEM**
The use of Solar Water Heating System & installation of Solar Power Plant as per terms specified by Hareda & installation of Solar Power Plant as per instruction dated 12.10.2015 is/are mandatory & shall be made operational in the building wherever applicable before applying for an occupation certificate.

19) **RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system as per Urban Development Department Notification No. 1/2/2002-2e-1, dated 13.12.2002 shall be applicable.

20) The owner shall use only Light Emitting Diode (LED) fittings for internal lighting as well as campus lighting.

21) **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 strictly comply with the directions issued vide Notification No. 19/4/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
c. That the colonizer/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.
d. Fire safety protection measures shall be regulated by Haryana fire service Act, 2009 as amended from time to time.
e. Rain water harvesting shall be provided as per HBC-2017 (if applicable).
f. For clarification in matters of any interpretation of rules & zones regulations the decision of D.U.L.B. shall be final.

DRAWING NO. D.U.L.B/CTP/2023/55 DATED 10-10-2023

NT	ATP	STP	CTP	DIRECTOR URBAN LOCAL BODIES HRY. [illegible]