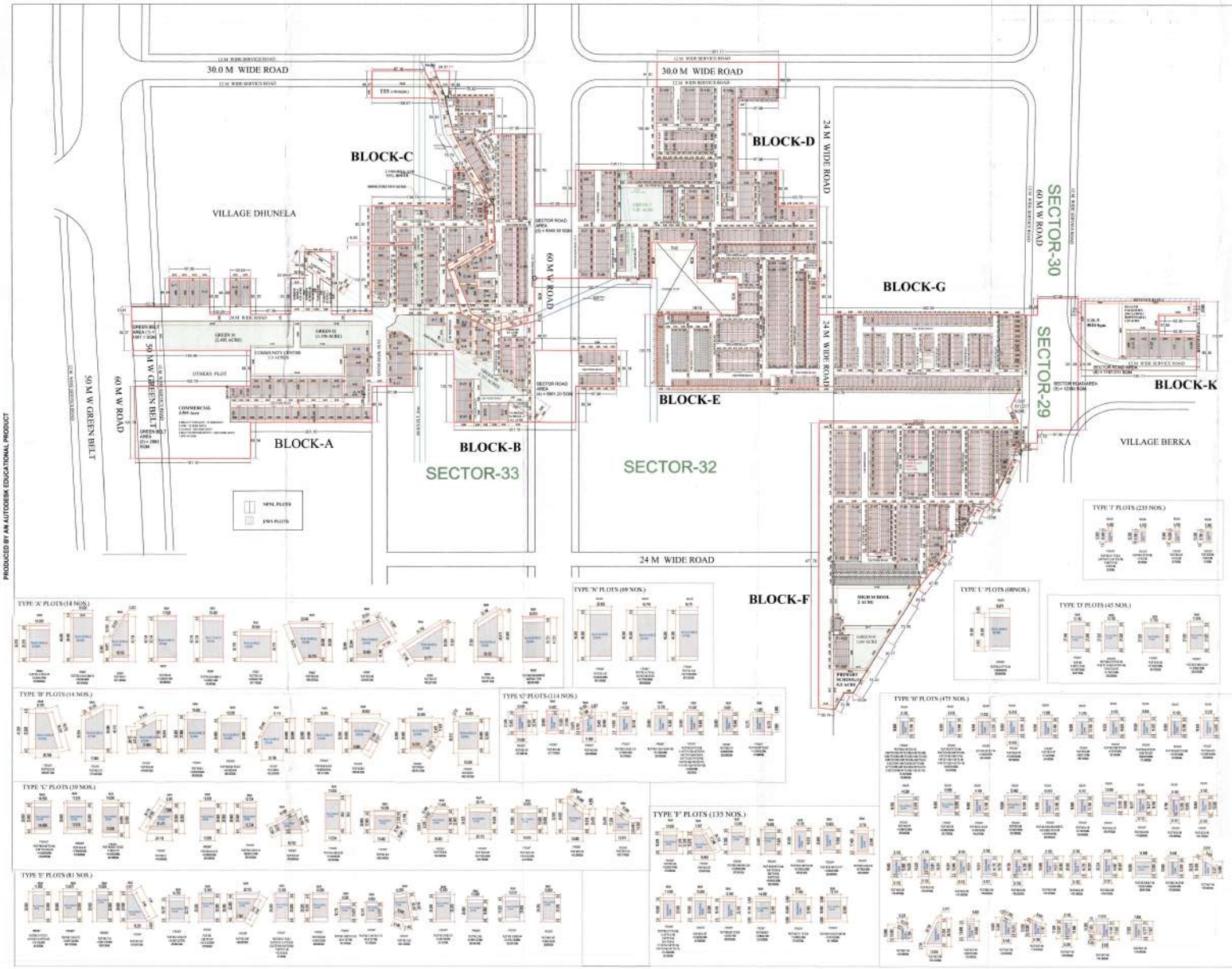

TYPE 'A' PLOTS (14 NOS.)

TYPE 'B' PLOTS (14 NOS.)

TYPE 'C' PLOTS (39 NOS.)

TYPE 'E' PLOTS (81 NOS.)

TYPE 'N' PLOTS (09 NOS.)

TYPE 'C' PLOTS (114 NOS.)

TYPE 'F' PLOTS (135 NOS.)

TYPE 'L' PLOTS (08NOS.)

TYPE 'J' PLOTS (235 NOS.)

TYPE 'D' PLOTS (45 NOS.)

TYPE 'H' PLOTS (475 NOS.)

ZONING PLAN FOR RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 128.4583 ACRES (LICENSE NO. 54 OF 2014 DATED 20.06.2014 & LICENSE NO. 28 OF 2015 DATED 23.12.2016) IN SECTOR 29,30,32 AND 33 SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY M/S ST. PATRICKS REALTY 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 utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Revision	Permissible use of land on the portion of the plan marked in column 1	Type of building permissible on land marked in column 1
1	2	3
	Road	Road furniture as approved (Note)
	Public open space	Toilet block only for landscape features
	Residential Buildable Zone	Residential buildings
	Commercial	As per building/zoning regulations as the approved materials for such site
	Community building	As per building/zoning regulations as for apartment materials for such site

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, FAR AND MAXIMUM PERMISSIBLE HEIGHT (INCLUDING STILT/PARKING):

(a) Any building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and shown as such.

(b) The Maximum permissible ground coverage, basement or A/C plant maximum permissible height (including stilt parking) for the area of the site mentioned in column 2, according to the use below:-

Use zone	Ground coverage (Maximum)	Permissible FAR	Maximum permissible height (including stilt and 4 floors)	Maximum permissible height (including stilt and 4 floors) in Meters
RESIDENTIAL	50%	Actual area	4500	15.00
COMMERCIAL	50%	Actual area	4500	15.00
COMMUNITY BUILDING	50%	Actual area	4500	15.00
GREEN BELT	10%	Actual area	1500	5.00
OTHERS PLOT	50%	Actual area	4500	15.00

The ground floor can be utilized by the owner/developer for parking, lobby, services, electric substation, transformer room, DG set room, fire control room, security cabin, guard room, toilet block, pump room, meter room, garbage collection point, etc. as per requirement.

Note:-
(i) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be allowed on top floor.
(ii) The FAR shall be subject to grant of approval of charges as approved by the Government from time to time.
(iii) The stilts are permitted parking purpose in residential when of all uses, subject to the condition that maximum permissible height of building shall not exceed 21 metres.

3. PERMISSIBLE NUMBER OF DWELLING UNIT OR CAGE IN PLOT:

(a) residential and hotel: N.A.(1)
(b) Not more than three dwelling units shall be allowed on each plot as per Haryana Building Code, 2017. However in case of plots having number of dwelling units as mad floor i.e. Ground/First/ Third shall not exceed two dwelling units. (1)(2) N.A.(1)(3)
In case of plots having 4 (four) storeys (Ground, First, Second Coverage), number of dwelling units, numbers of floors and height shall be as per the same Building Code 2017 instructions issued by the Department, from time to time.

4. Use conditions / conditions/ Additional Uses:-

(a) Any plot shall be use as other measures uses under one ownership may be combined to form a single plot except DWELLING plots, subject to the following conditions:-
(i) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. Development Works:-

Building within the colonies and land given shall be constructed only within the parts of which are marked as residential buildable zone or cluster number 1 above. The additional projections as allowed in Haryana Building Code 2017 shall project into the setback 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. CITY PARKING:-
ECS parking is allowed in all basic plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The stilts and the permissible for any purposes other than parking.

8. PARKING:-
Adequate parking spaces, covered, open or in the basement (stilt) shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
(i) As per circulation & the vehicles belonging to the plot shall be parked outside the plot area.

9. HEIGHT (UH):-
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

10. BASEMENT:-
Single level basements within the building parts of the site shall be permitted as per Code 5.8.5(3)(a) and shall be constructed and maintained as per Code 7.32 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR WIDER SECTOR ROADS AND PUBLIC OPEN SPACES:-
In the case of plots which abut on the 45 metres or more wide sector roads and other which view on public open spaces, no direct access will be given. Access/entry or exit shall be allowed from the planned road like planned lanes, open roads and open spaces.

12. BOUNDARY WALL:-
The boundaries wall shall be constructed as per Code 7.6.
(i) Boundary wall between the plots and the public road or on open space shall be constructed accordingly to standard design as approved by the DTCP. The boundary wall in this case shall not be of height not more than 1.80 metres or height in case of corner plots. Boundary walls shall be rounded off at curb corners by a radius as given below:-
(i) 1.5 meters Radius for 9 mtr. wide roads
(ii) 3.0 meters Radius for 12 mtr. roads
(iii) 4.5 meters Radius for 18 mtr. roads or 24 mtr. roads
(iv) 7.5 meters Radius for roads above 45 mtr. roads
(ii) The owner height and if fencing, is permitted to be constructed on boundary wall (1.5 mtr. in all) , so that the wall area can be utilized for parking.

13. GATES AND GATE POST:-
Gate and gate post shall be made valid as per approved standard design, at the position indicated on the zoning plan.

14. No additional number gate of recessed design not exceeding 1.20 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 service road and public open spaces.

15. DEPOSIT OF FEES IN RESPECT OF THE PLOT:-
The premises number and postal address shall be written in dry green shown for this purpose on the standard design of this plan as per approved design.

16. GARBAGE COLLECTION POINT:-
It also shall further shall make adequate provision for garbage collection in its own plot and make available in engineering Provision if the feasible collection point to be provided by this scheme.

17. WATER:-
No plot or public building will derive an annual from more than 10.00 meters wide road.

18. The community building/buildings shall be constructed by the Colonizer / Owner as per provisions of the Haryana Development and Regulation of Urban Areas (amendment and validation) (Act No. 41 of 2016) failing which the said area shall vest with the Government.

19. Deleted.

20. That the advertisement and display fees leviable/ACD as per the provisions of the Notification No. ECE-1/2015/23 Dated 11.5.2015 issued by Ministry of Environment and Forest, Government of India, before starting the construction of Advertisement works or else.

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

22. That the Developer/owner shall use only light diverting fenestrations & LED lamps for internal lighting as well as campus lighting.

23. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. HSPCB/RW-III Dated 22.10.2014 regarding Rain Water Harvesting Measures in Commercial Complexes, Institutions, Housing Complexes etc.

24. That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Renewable Energy Department vide Endst/Misc/HN, 28/R/2016 Power dated 19.08.2016.

25. That the colonizer/owner shall comply to the applicable rules of Solar Photovoltaic Power Plant as per the provisions of under No. 5/55/2009 (Power) dated 22.05.2015 issued by Haryana Government Renewable Energy Department.

NOTE:-
Read this drawing in conjunction with the Schematics plan verified by DTP, Gurgaon vide Endst no. Dtp 698 dated 22/03/2017.

DRC No. DTP - 5849 dated 22-07-2019

(BALWANT SINGH) SDO(HQ) | (S K SEHRAWAT) DTP(HQ) | (DEVENDRA MARDIKAR) STP(M) HQ | (KAMAL KUMAR) CTP(HR) | (T.L. Satyaprakash, IAS) DTCP(HR)

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