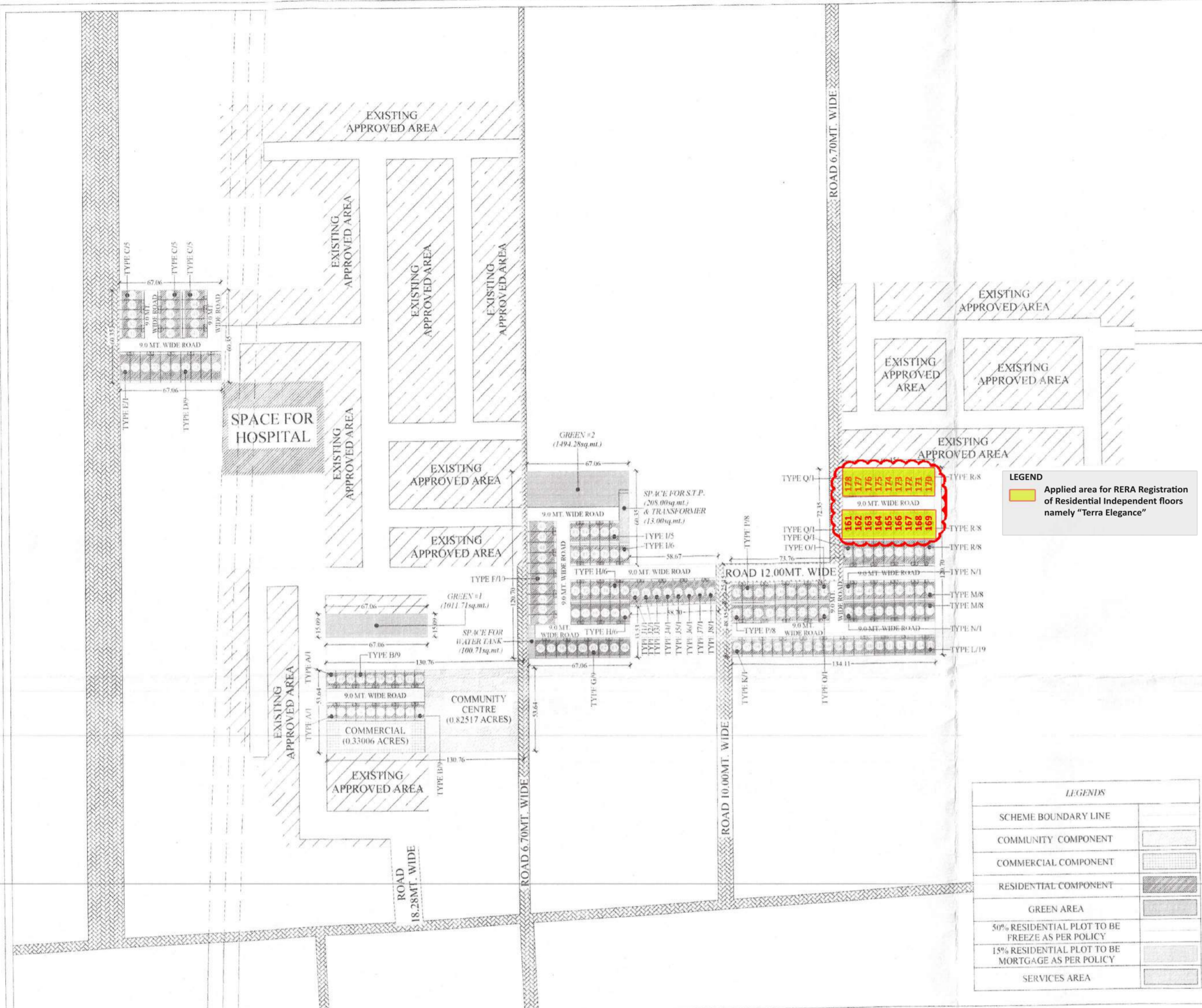


ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED HOUSING TOWN PLANNING SCHEME (UNDER DEEN DAYAL JAN AWAS YOJNA POLICY 2016) AREA MEASURING 8.25125 ACRES (APPROVED VIDE MEMO NO. \_\_\_\_\_ DATED \_\_\_\_\_) AT BALUDA ROAD, SOHNA, DISTRICT GURUGRAM  
 Enclt No DULB/CTP/TP-solma/2020/3399 Dt. 20-05-2020  
 FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (I) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

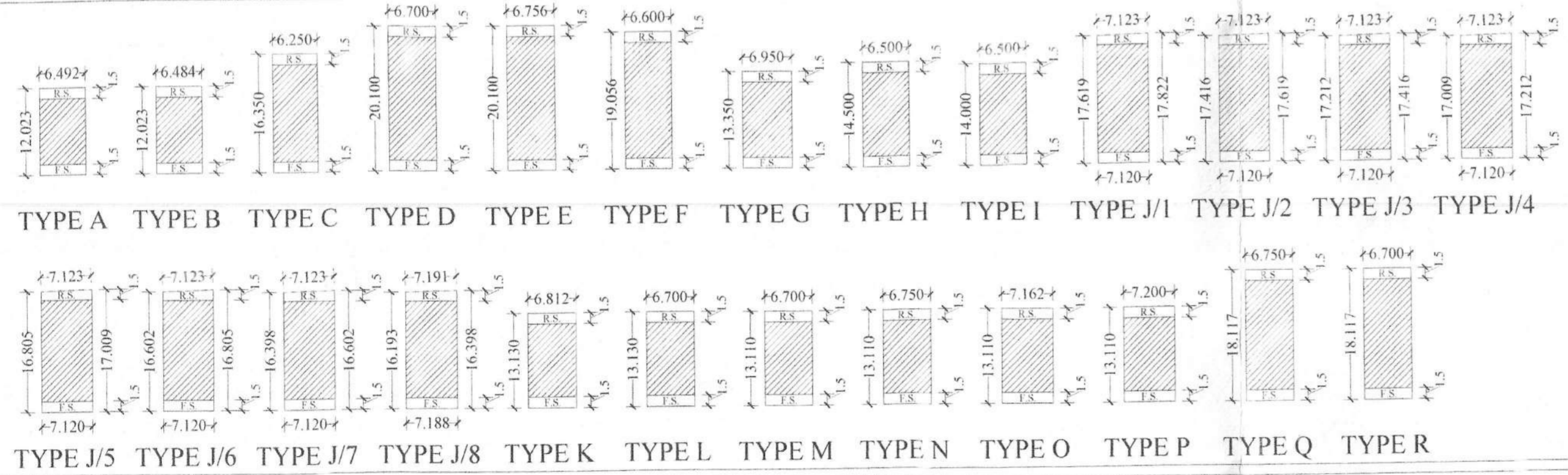


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**LEGEND**  
 Applied area for RERA Registration of Residential Independent floors namely "Terra Elegance"

**LEGENDS**

SCHEME BOUNDARY LINE	
COMMUNITY COMPONENT	
COMMERCIAL COMPONENT	
RESIDENTIAL COMPONENT	
GREEN AREA	
50% RESIDENTIAL PLOT TO BE FREEZE AS PER POLICY	
15% RESIDENTIAL PLOT TO BE MORTGAGE AS PER POLICY	
SERVICES AREA	



- 1) **USE ZONE**  
 The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below & 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
Road	Road	Road furniture at approved places
Public open space	Public open space	To be used only for landscape features
Residential Buildable zone	Residential Buildable zone	Residential building
Commercial	Commercial	As per supplementary zoning plan to be approved separately for each site
- 2) **MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR & MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
  - a. The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above & nowhere else.
  - b. The maximum permissible ground coverage, basement, F.A.R. (DDJAY policy dated 08.02.2016) & 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 (G+3 floor) Including stilt (S+4 floor) (in meters)
Upto 150 square meters	66%	Single Level	200%	15.00 or with NOC of Fire Department upto 16.5 meter
  - c. The stilt parking is permitted for parking purpose in residential plots of all sizes, subject to condition that maximum permissible height of building shall not exceed 15 meters.
- 3) **PERMISSIBLE NUMBER OF DWELLING UNITS ON EACH PLOT**  
 Not more than four dwelling units shall be allowed on each plot, as per terms & conditions of policy circulated vide memo no. misc-149/2019/7/03/2019/2TCP dated 07/03/2019.
- 4) **BAR ON SUB-DIVISION OF PLOT**  
 Sub-division & clubbing of the plots shall not be permitted in any circumstances.
- 5) **BUILDING SET BACK**  
 Building other than boundary wall & gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential buildable zone.
- 6) **HEIGHT OF THE BUILDING & PERMISSIBLE NUMBER OF STOREY**  
 The maximum height & number of storey shall be allowed on the plot as per provision 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 meters from the plinth level & 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 provision of Haryana Building Code, 2017, as amended from time to time.
  - b. In no circumstances, 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) & shall be constructed, used & maintained as per Code 7.16 of the Haryana Building Code, 2017.
- 11) **RESTRICTION OF ACCESS FROM 45 METERS 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 & 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 wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
  - c. In case of corner plots, boundary wall shall be rounded off at such corner by a radius as given below:
    - i. 0.5 meter radius for plots opening on to open space.
    - ii. 1.0 meter radius for plots.
  - 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 & GATE POST**
  - a. Gate & gate post shall be constructed as per approved standard design, at the portion 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 & side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road & public open space.
- 14) **DISPLAY OF POSTAL NUMBER OF THE PLOT**  
 The permises 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 & 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 meter wide road.
- 17) **GENERAL**
  - i. The Rain Water Harvesting System shall be provides as per Code 8.1 of the Haryana Building Code, 2017.
  - ii. That the developer / owner shall ensures the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
  - iii. That the owner shall strictly comply with the Code 8.3 of enforcement of the Energy Conservation Building Codes (E.C.B.C.)
  - iv. That the owner shall ensure the installation of Light Emitting Diode Lamps (LED) for its building.

NOTE:  
 Read this drawing in conjunction with the layout plan bearing no. DULB/CTP/2020/06 dated 16.03.2020

DRG. NO. DULB/CTP/2020/07 Dated 18.03.2020.

SD  
 ATP  
 DTP  
 STP  
 13/3/20  
 CTP  
 DIRECTOR GENERAL  
 URBAN LOCAL BODIES, HARYANA