

DEMARCATON CUM REVISED ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NEW INTEGRATED LICENSE POLICY AN AREA MEASURING - 10.05625 ACRE (LICENCE NO. 171 OF 2023 DATED:- 24-08-2023) IN SECTOR-99A, GURUGRAM, HARYANA BEING DEVELOPED BY M/S SPITI TOWNSHIP LLP. AND OTHERS IN COLLOBRATION WITH M/S SPITI TOWNSHIP 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 col. 1	Type of building permissible on land marked in col. 1.
1.	2.	3.
—	Road	Road furniture at approved places.
□	Public Open Space	To be used only for landscape features & ancillary services.
▨	Residential Buildable Zone	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. 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 build able zone as explained above, and nowhere else.
 (b) The maximum permissible FAR of the colony is 1.25 as per policy dated 11.05.2022.
 (c) The Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot area upto square metres	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Height (G+3 Floor) (Including all G+4 Floor) (in metres)	FAR (Permissible)	THE PERMISSIBLE GROUND COVERAGE HAS BEEN REVISED AND ACCORDINGLY PROVIDED VIDE MEMO NO.MS-233/SLB/VOL-14/RTI/2023-27/CP DATED 25/04/2022
upto 100 square metres	75%	Single Level	upto 16.50 M	2.64%	THE RATE OF ADDITIONAL PURCHASABLE FAR AS PER POLICY VIDE MEMO NO.MS-236/2018/ND (20/07/2018)-27/CP DATED 02/03/2018
upto 100 to 250 square metres	75%	Single Level	upto 16.50 M	2.64%	
Above 250 upto 350 square metres	65%	Single Level	upto 16.50 M	2.64%	
Above 350 upto 500 square metres	65%	Single Level	upto 16.50 M	2.64%	
Above 500 upto 1000 square metres	65%	Single Level	upto 16.50 M	2.64%	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- Notes:-**
 a) 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 subsequent floor.
 b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
 c) The stills are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters or with prior approval of Fire Office above 16.5 meters.

3. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EWS/79711 plots, subject to the following conditions:-
 The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. 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 dated 23.02.2023 to keep in abeyance the approval of stilt+4 dwelling unit is revoked by the competent authority and building plan approvals for such stilt+4 is allowed, the no's of dwelling unit permitted on each plot shall stand restored to 4 (Four) dwelling unit.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential build able zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential build able 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. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters 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) 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 the Haryana Building Code, 2017.
 (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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:

Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the Haryana Building Code, 2017.
 (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 DGTC, Haryana. The boundary wall in the rear courtyard/setback 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 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) The owner/applicant if desires, is permitted to 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 12.00 meters wide road.

17. General:-

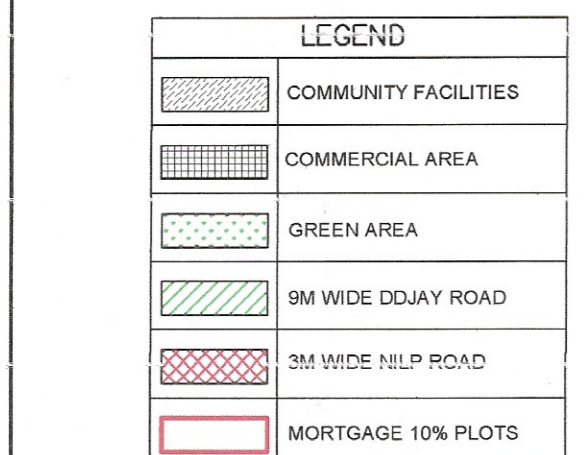
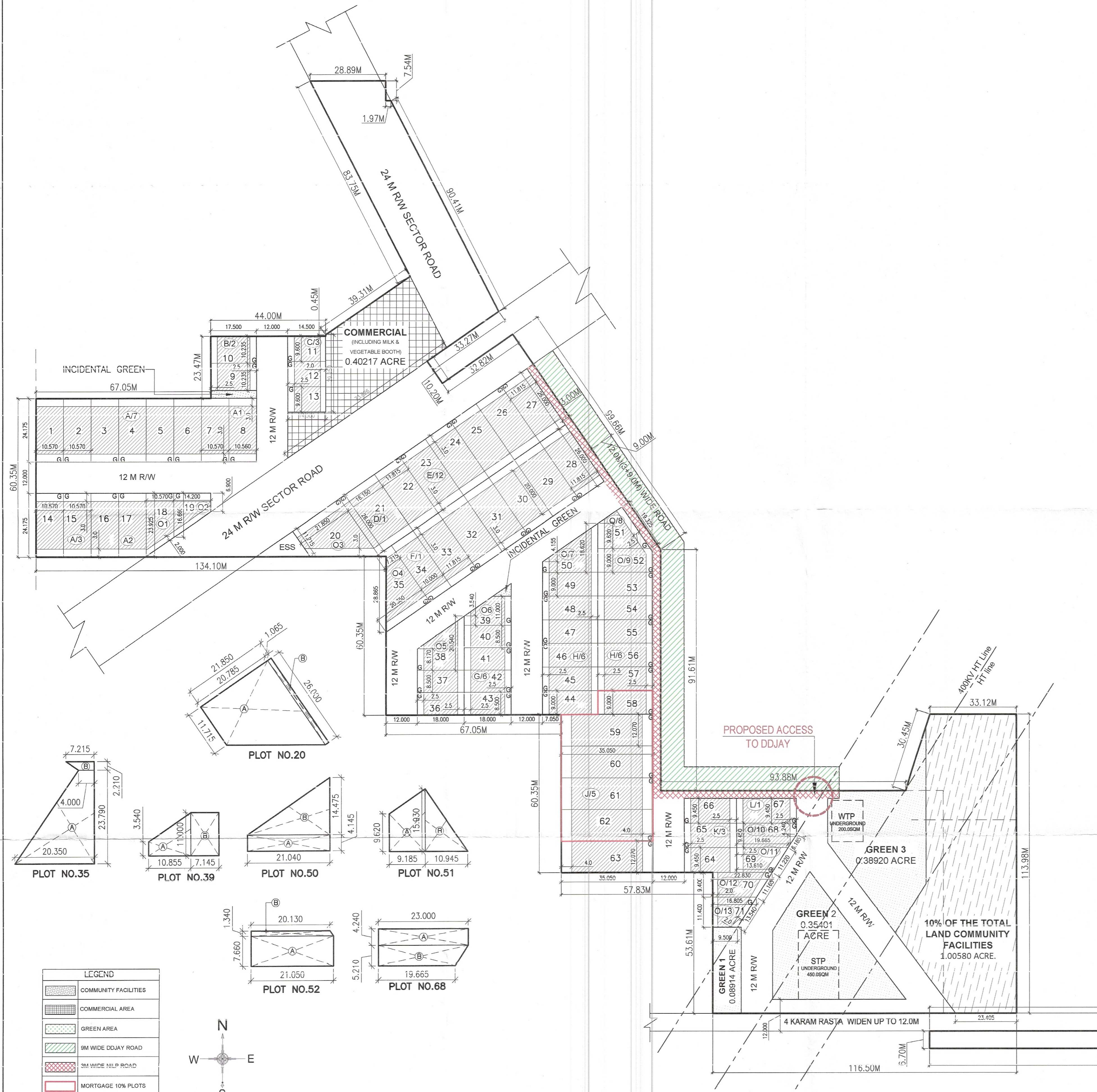
- (a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 (b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 (c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 (d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
 (e) Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.

NOTES:-
 Read this drawing in conjunction with the layout cum demarcation plan verified by D.T.P. GURUGRAM vide Endst no. 593 dated : 18/01/24

DRG. NO. DGTC 10070 DATED 19.02.24

(VARENDER KUMAR) AD (HQ) (YAJAN CHAUDHARY) ATP (HQ) (ASHISH SHARMA) DTP (HQ) (HITESH SHARMA) STP (HQ) (P.P.SINGH) CTP (HR) (AMIT KHATRI-IAS) DTCP (HR)

NOTE : THAT NO CONSTRUCTION SHALL BE RAISED IN THE ROW OF 400 KV HT LINE.



LEGEND

- COMMUNITY FACILITIES
- COMMERCIAL AREA
- GREEN AREA
- 9M WIDE DDJAY ROAD
- 3M WIDE MILP ROAD
- MORTGAGE 10% PLOTS

