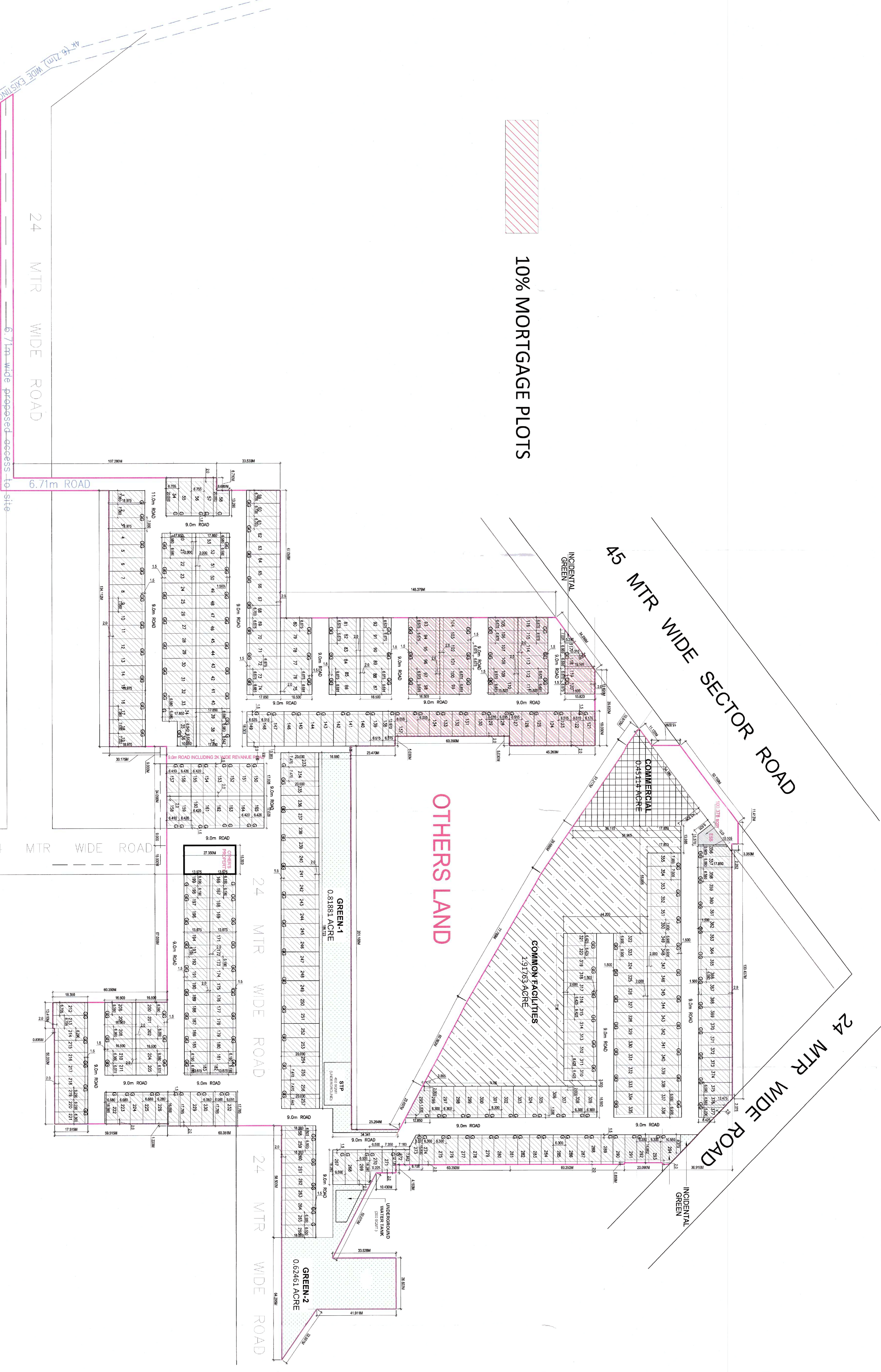


- NOTE:-
1. ALL DIMENSIONS AREA IN METERS
  2. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SET BACK



**DEMARICATION-CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) AREA MEASURING 19.175 ACRES (LICENSE NO. 32 OF 2024 DATED 28.02.2024) IN SECTOR-1, PATAUDI DISTRICT-GURUGRAM BEING DEVELOPED BY SH. SURAJ BHAN S/O SH DHARAM PAL & OTHERS IN COLLABORATION WITH TULA REALTORS PVT.LTD.**

**FOR PURPOSE OF CODE 1.2 (XCV) & 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 column 1	Type of building permissible on land marked in column 1.	3. Road furniture at approved places.
1.	Road	Road furniture at approved places.	
	Public open space	To be used only for landscape features.	
	Residential Buildable Zone	Residential building.	
	Commercial	As per supplementary zoning plan to be approved separately for each site.	

2. **PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
  - (a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
  - (b) The planning parameter to be adopted is as below:-

Plot Area upto 150 square meters	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
	75%	Single Level	200%	16.5

3. **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 units is revoked by the competent Authority and building plan approvals for such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling units.

4. **BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.
5. **BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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 plots. The clear height of the stilt shall be 2.40 metres 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**  
Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .  
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

DRG. NO. DTCP/10207 DATED 23/05/2024

RAJESH DUTT (JD/HO) RAJAN CHAUDHARY (ATP/HO) ASHISH SHARMA (DTP/HO) HITESH SHARMA (SIP/HO) P. K. SINGH (CSP/HO) AMIT KHATRI (JAS) DTCP(HR)