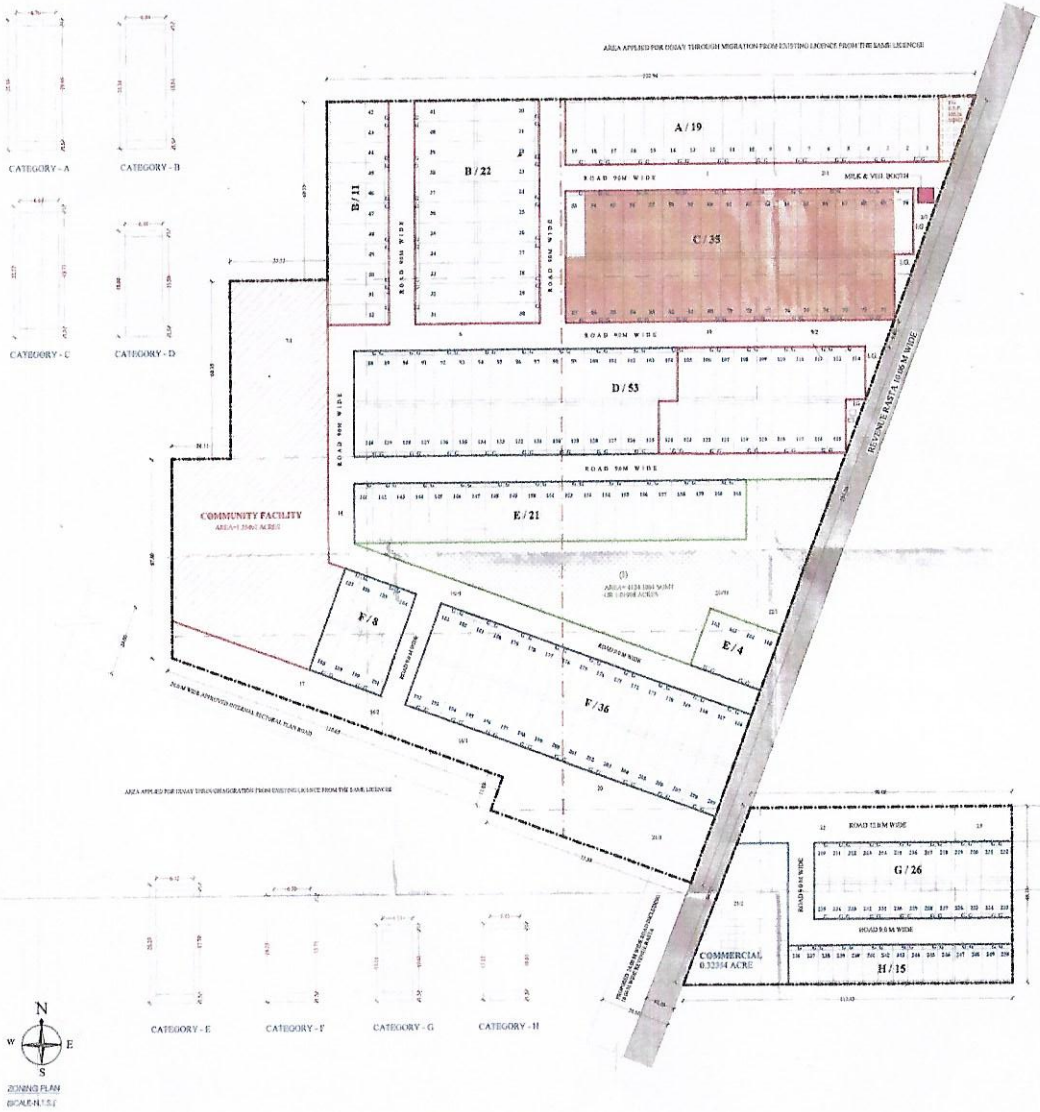
ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA OVER AN AREA MEASURING 13.54375 ACRES (LICENCE NO.40 OF 2018 DATED 12.06.2018) IN THE REVENUE ESTATE OF VILLAGE RAWALAN, SECTOR -42, AMBALA CANTT., DISTRICT AMBALA (HARYANA), BEING DEVELOPED BY M/S HERMAN PROPERTIES PVT. LTD. & OTHERS.

FOR PURPOSE OF CHAPTER 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



ZONING PLAN
SCALE-N.T.S.

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.
	2	3
	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.
	Community facilities	To be used for community facilities buildings.

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 portions of the site marked as buildable zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column 1, according to the tale below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including Stilt (G+4 Floor)) (in metres)
Upto 150 square metres	60%	Single Level	200%	15.00

(c) The stilts are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than three dwelling units shall be allowed on each plot.

4. **BAR ON SUB-DIVISION OF PLOT**

Sub-division & stubbing 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. 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 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**

(a) 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.

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 basement within the building zone of the site are allowed as per Code 6.3(iii)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. **RESTRICTION OF ACCESS FROM 45 MTS. 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 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 Code 7.5.
(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 DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 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 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 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 numbers 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 arrangements 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 meters wide road.

17. **GENERAL**

(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 10/8/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 20/54/2005-5Power dated 23.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

Note :-

(1.) 50% Residential plotted area freezed shown thus

(2.) Allotment of residential plots covering saleable area (excluding 50% area frozen by the department) shall be undertaken in the first phase by the licensee/colonizer. However, the colonizer shall also carry out development works simultaneously on this area also.

(3.) 15% Residential plotted area mortgaged shown thus

(4.) Read this drawing in conjunction with the demarcation plan verified by D.T.P., Ambala vide endst no 2027 dated 04.10.2018

DRAWING NO. DTCP 6936 DATED 27.03.2019

(RAM MEHAN) JD (HQ)	(SANJAY SAINI) ATP (HQ)	(VIJENDER SINGH) DTP (HQ)	(SINGH) DTP (JC & V) HR	(JITENDER KHAG) CVO (HR)	(C. MAKRAND PANDURANG, IAS) DTCP (HR)