

**REVISED ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJANA-2016) OVER AN AREA MEASURING 24.74375 ACRES (LICENCE NO 195 OF 2022 DATED 29.11.2022) IN SECTOR 79,79B,GURUGRAM BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.**

**FOR PURPOSE OF CODE 1.2 (R-01) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.**

1. The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and in 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 2.
a.	Road	Road furniture at approved places.
b.	Public open space	To be used only for landscape features.
c.	Residential Building Zone	Residential building.
d.	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. **MAXIMUM PERMISSIBLE GROUND COVERAGE, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING**  
 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.  
 The Planning parameter to be adopted is as below:-

Plot Area (sq.meters)	Maximum Permissible Ground Coverage (%)	Maximum Permissible FAR	Maximum Permissible Height (in meters)
Up to 350 square meters	75%	200%	15.3

(c) The stills are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.3 meters as per the terms and conditions of policy concluded vide memo no. HBC-2509-10318-10319-10320-2107 dated 25.09.2022.

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

(a) The number of dwelling units shall be determined on the basis of the floor area of the plot as approved by the competent Authority and building plan approvals of such plots shall stand restored to 4 (Four) dwelling unit.

4. **BAR ON SUB-DIVISION OF PLOT**  
 Sub-division & clubbing of the plots shall not be permitted under any circumstances.

5. **BUILDING SETBACK**  
 Building other than boundary wall and gates shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else. The rear setback of the building shall be as per the provisions of Haryana Building Code, 2017.

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 sites 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 circumstances, the vehicles belonging to the plot shall be parked outside the plot area.

9. **PLANTING**  
 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) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. **RESTRICTION ON ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
 In the case of plots which are about the 45 meters or more wide sector roads and 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**  
 The boundary wall shall be constructed as per Code 7.5.  
 (a) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to the provisions of Haryana Building Code - 2017, as amended from time to time.  
 (b) 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) 1.50 meters Radius for plots above 150 sq. meters.  
 (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) Additional widest 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 shall provide 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 collector.

16. **ACCESS**  
 No plot or public building will derive an access from less than 9.00 meters wide road.

17. **GENERAL**  
 (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
 (ii) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
 (iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/22/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
 (iv) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.  
 (v) Rain water harvesting shall be provided as per HBC-2017 (if applicable)

Note: The drawings in conjunction with the demarcation plan verified by D.F.P. GURUGRAM vide Encl No. 4684 Dated 14.02.2023

DWG. NO. DDTCP- 9814 DATED 17-11-2023

*(Signature)*  
 P. S. AGNIHOTRI  
 CHIEF ENGINEER  
 GURUGRAM  
 HARYANA



0.68125 ACRES LAND SHOWN AS FREETED IN 24.74375 ACRES LICENCED LAND UNDER 'DEEN DAYAL JAN AWAS YOJANA - 2016'.

NOTES:  
 1. ALL DIMENSIONS ARE IN METERS.  
 2. NO PROJECTION/ CANTILEVER ALLOWED IN THE REAR SET BACK.