



**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) AREA MEASURING 11.906 ACRES (LICENCE NO. 20 OF 2017 DATED 15/05/2017) IN SECTOR-45, KARNAL BEING DEVELOPED BY CHD DEVELOPERS LIMITED .**

**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.

Marking	Permissible use of land on the portion of the plot marked as	Type of building permissible on land marked as
(Symbol)	Road	Exact furniture at approved places.
(Symbol)	Public open space	To be used only for landscape features.
(Symbol)	Residential habitable zone	Residential building
(Symbol)	Commercial	As per supplementary zoning plan to be approved separately for each site.

**2. MAXIMUM PERMISSIBLE GROUND COVERAGE, HEIGHT AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STEEP TERRACING**

(a) The building or buildings shall be constructed only with in the portion of the site marked as habitable zone as explained above, and there shall be.

(b) The maximum permissible ground coverage, basement, F.A.R (FCR) Policy dated 08.03.2012 and maximum permissible height / including all terracing on the ground shall be as indicated in the table below.

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible height (in Feet) (including 08.04 Floor) (in meters)
Up to 100 square metres	60%	Single level	200%	10.00
Up to 150 square metres	60%	Single level	200%	10.00

(c) The plots are zoned for residential purposes in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 meters.

**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 & trading 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 habitable zone (as indicated above). The setback provisions as allowed in Haryana Building Code, 2017 shall apply to the building other than residential habitable 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. CLEAR HEIGHT**

Clear height shall be allowed in all cases plots. The clear height of the CR shall be 2.40 metres from the ground level and below the bottom of the beam. The CR 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.

(a) In no circumstances, the vehicles belonging to the plot shall be parked outside the plot area.

**9. FLOOR LEVEL**

The floor height of building shall be as per Code No. 7.1 of the Haryana Building Code, 2017.

**10. FENCEMENT**

Single level basement within the building zone of the site shall be provided as per Code 4.5.18(B) and shall be constructed, used and maintained as per Code 2.1.1 of the Haryana Building Code, 2017.

**11. RESTRICTION OF ACCESS FROM ALLEYS, WALKS OR WIDE SECTION ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 40 metres or more wide section 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 wall in front of the plot shall be provided as per Code 4.5.18(B) and shall be constructed, used and maintained as per Code 2.1.1 of the Haryana Building Code, 2017.

**13. GATE AND GATE POST**

(a) Gate and gate post shall be constructed as per approved structural design, as the location indicated on the zoning plan.

(b) An additional wider gate of standard design or exceeding 1.50 metre width shall 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 spaces.

**14. DISPLAY OF PLOT NUMBER OF THE PLOT**

The plot 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 trouble collection points to be provided by the authority.

**16. ACCESS**

No part of public building will derive an access from less than 3.00 metres wide road.

**17. SIGNAGE**

(a) That the colonnade/verandah shall use only light reflecting (white) signs for external lighting as well as Common lighting.

(b) That the colonnade/verandah shall comply with the direction issued vide Notification No. 10/2009-04 dated 12.03.2010 issued by Haryana Government towards Energy Department as notified in 10/2009-04 dated 12.03.2010.

(c) That the colonnade/verandah shall ensure the installation of Solar Power Panel as per provisions of Haryana Power Policy, 2016 issued by Haryana Government towards Energy Department as notified in 10/2009-04 dated 12.03.2010.

(d) That the colonnade/verandah shall ensure the installation of Solar Photovoltaic Power Panel as per the provisions of order No. 11/2012/2005-Sheet dated 21.03.2012 issued by Haryana Government towards Energy Department, A.P. & R.

**NOTE**

Head office drawings in conjunction with the documentation as verified by D.P.F., Karnal vide Circular No. 1047 dated 08.08.2017.

DATE: 15/05/2017

DRG NO: DCP/2017/1000

SCALE: 1:1000

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