



ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 2.653125 ACRES (LICENCE NO. OF 2018 DATED 09/07/2018) IN ALREADY LICENCE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 9.125 ACRES (LICENCE NO. 108 OF 2014 DATED 14.08.2014 & 29 OF 2016 DATED 27.12.2016) TOTAL AREA 11.778125 ACRES IN SECTOR-86, FARIDABAD BEING DEVELOPED BY ADORE REALTECH PVT. LTD. & OTHERS. **LC-3034 C.**

- I. FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (b) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.**
- II. SHAPE & SIZE OF SITE** - The shape and size of the affordable group housing colony is in accordance with the demarcation plan shown as 'A' to 'V' as confirmed by STP, Faridabad vide Memo. no. 3551 dated 04.06.2018.
- III. LAND USE** - The type of buildings use permitted in Affordable Group Housing Colony in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is 'Residential' as per the Haryana Building Code-2017.
- IV. TYPE OF BUILDING PERMITTED AND LAND USE ZONES** -
- The apartment of pre-defined size-range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
 - The carpet area of the apartments shall range from 28 Sqm. to 60 Sqm. in size.
 - The "net area" shall mean the net usable area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
 - The site shall be developed and building constructed thereon as indicated in and explained in the table below.
- | Notation | Land use zone | Type of building permitted/permissible structures. |
|----------|-----------------|---|
| | Open space zone | Open parking, garden, landscaping features, underground services etc. |
| | Building zone | Building as per permissible land use in clause-2 above and as permissible in the open space zone. |
- V. SITE COVERAGE AND FLOOR AREA RATIO (FAR)** -
- The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
 - The maximum coverage of ground floor shall be 50% on the area of 11.778125 acres.
 - The maximum commercial component shall be 4% of the net planned area i.e. 0.471 acre with an FAR of 175. The maximum FAR on the balance area i.e. 11.307 acres shall not exceed 225. However it shall not include Community buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.
- VI. HEIGHT OF BUILDING** - Unrestricted height of the building shall be allowed subject to the following:-
- The height of the buildings shall be unrestricted as provided in the Haryana Building Code, 2017 and further subject to clearance as prescribed in the Haryana Building Code, 2017.
 - The plinth height of building shall be minimum 0.45 meters and maximum 1.5 meters as prescribed in the Haryana Building Code, 2017.
 - All building block(s) shall be constructed so as to maintain an inter-site distance as per the provision of National Building Code, 2016, as given in the table below:-
- | S.No. | HEIGHT OF BUILDING (In meters) | SET BACKS / OPEN SPACE TO BE LEFT AROUND BUILDING(In meters) |
|-------|--------------------------------|--|
| 1 | 10 | 3 |
| 2 | 15 | 5 |
| 3 | 20 | 7 |
| 4 | 25 | 9 |
| 5 | 30 | 11 |
| 6 | 35 | 13 |
| 7 | 40 | 15 |
| 8 | 45 | 17 |
| 9 | 50 | 19 |
| 10 | 55 | 21 |
| 11 | 60 | 23 |
| 12 | 65 | 25 |
| 13 | 70 | 27 |
| 14 | 75 | 29 |
| 15 | 80 | 31 |
| 16 | 85 | 33 |
| 17 | 90 | 35 |
| 18 | 95 | 37 |
| 19 | 100 | 39 |
| 20 | 105 | 41 |
| 21 | 110 | 43 |
| 22 | 115 | 45 |
| 23 | 120 | 47 |
| 24 | 125 | 49 |
| 25 | 130 | 51 |
| 26 | 135 | 53 |
| 27 | 140 | 55 |
| 28 | 145 | 57 |
| 29 | 150 | 59 |
| 30 | 155 | 61 |
| 31 | 160 | 63 |
| 32 | 165 | 65 |
| 33 | 170 | 67 |
| 34 | 175 | 69 |
| 35 | 180 | 71 |
| 36 | 185 | 73 |
| 37 | 190 | 75 |
| 38 | 195 | 77 |
| 39 | 200 | 79 |
| 40 | 205 | 81 |
| 41 | 210 | 83 |
| 42 | 215 | 85 |
| 43 | 220 | 87 |
| 44 | 225 | 89 |
| 45 | 230 | 91 |
| 46 | 235 | 93 |
| 47 | 240 | 95 |
| 48 | 245 | 97 |
| 49 | 250 | 99 |
| 50 | 255 | 101 |
| 51 | 260 | 103 |
| 52 | 265 | 105 |
| 53 | 270 | 107 |
| 54 | 275 | 109 |
| 55 | 280 | 111 |
| 56 | 285 | 113 |
| 57 | 290 | 115 |
| 58 | 295 | 117 |
| 59 | 300 | 119 |
| 60 | 305 | 121 |
| 61 | 310 | 123 |
| 62 | 315 | 125 |
| 63 | 320 | 127 |
| 64 | 325 | 129 |
| 65 | 330 | 131 |
| 66 | 335 | 133 |
| 67 | 340 | 135 |
| 68 | 345 | 137 |
| 69 | 350 | 139 |
| 70 | 355 | 141 |
| 71 | 360 | 143 |
| 72 | 365 | 145 |
| 73 | 370 | 147 |
| 74 | 375 | 149 |
| 75 | 380 | 151 |
| 76 | 385 | 153 |
| 77 | 390 | 155 |
| 78 | 395 | 157 |
| 79 | 400 | 159 |
| 80 | 405 | 161 |
| 81 | 410 | 163 |
| 82 | 415 | 165 |
| 83 | 420 | 167 |
| 84 | 425 | 169 |
| 85 | 430 | 171 |
| 86 | 435 | 173 |
| 87 | 440 | 175 |
| 88 | 445 | 177 |
| 89 | 450 | 179 |
| 90 | 455 | 181 |
| 91 | 460 | 183 |
| 92 | 465 | 185 |
| 93 | 470 | 187 |
| 94 | 475 | 189 |
| 95 | 480 | 191 |
| 96 | 485 | 193 |
| 97 | 490 | 195 |
| 98 | 495 | 197 |
| 99 | 500 | 199 |
| 100 | 505 | 201 |
| 101 | 510 | 203 |
| 102 | 515 | 205 |
| 103 | 520 | 207 |
| 104 | 525 | 209 |
| 105 | 530 | 211 |
| 106 | 535 | 213 |
| 107 | 540 | 215 |
| 108 | 545 | 217 |
| 109 | 550 | 219 |
| 110 | 555 | 221 |
| 111 | 560 | 223 |
| 112 | 565 | 225 |
| 113 | 570 | 227 |
| 114 | 575 | 229 |
| 115 | 580 | 231 |
| 116 | 585 | 233 |
| 117 | 590 | 235 |
| 118 | 595 | 237 |
| 119 | 600 | 239 |
| 120 | 605 | 241 |
| 121 | 610 | 243 |
| 122 | 615 | 245 |
| 123 | 620 | 247 |
| 124 | 625 | 249 |
| 125 | 630 | 251 |
| 126 | 635 | 253 |
| 127 | 640 | 255 |
| 128 | 645 | 257 |
| 129 | 650 | 259 |
| 130 | 655 | 261 |
| 131 | 660 | 263 |
| 132 | 665 | 265 |
| 133 | 670 | 267 |
| 134 | 675 | 269 |
| 135 | 680 | 271 |
| 136 | 685 | 273 |
| 137 | 690 | 275 |
| 138 | 695 | 277 |
| 139 | 700 | 279 |
| 140 | 705 | 281 |
| 141 | 710 | 283 |
| 142 | 715 | 285 |
| 143 | 720 | 287 |
| 144 | 725 | 289 |
| 145 | 730 | 291 |
| 146 | 735 | 293 |
| 147 | 740 | 295 |
| 148 | 745 | 297 |
| 149 | 750 | 299 |
| 150 | 755 | 301 |
| 151 | 760 | 303 |
| 152 | 765 | 305 |
| 153 | 770 | 307 |
| 154 | 775 | 309 |
| 155 | 780 | 311 |
| 156 | 785 | 313 |
| 157 | 790 | 315 |
| 158 | 795 | 317 |
| 159 | 800 | 319 |
| 160 | 805 | 321 |
| 161 | 810 | 323 |
| 162 | 815 | 325 |
| 163 | 820 | 327 |
| 164 | 825 | 329 |
| 165 | 830 | 331 |
| 166 | 835 | 333 |
| 167 | 840 | 335 |
| 168 | 845 | 337 |
| 169 | 850 | 339 |
| 170 | 855 | 341 |
| 171 | 860 | 343 |
| 172 | 865 | 345 |
| 173 | 870 | 347 |
| 174 | 875 | 349 |
| 175 | 880 | 351 |
| 176 | 885 | 353 |
| 177 | 890 | 355 |
| 178 | 895 | 357 |
| 179 | 900 | 359 |
| 180 | 905 | 361 |
| 181 | 910 | 363 |
| 182 | 915 | 365 |
| 183 | 920 | 367 |
| 184 | 925 | 369 |
| 185 | 930 | 371 |
| 186 | 935 | 373 |
| 187 | 940 | 375 |
| 188 | 945 | 377 |
| 189 | 950 | 379 |
| 190 | 955 | 381 |
| 191 | 960 | 383 |
| 192 | 965 | 385 |
| 193 | 970 | 387 |
| 194 | 975 | 389 |
| 195 | 980 | 391 |
| 196 | 985 | 393 |
| 197 | 990 | 395 |
| 198 | 995 | 397 |
| 199 | 1000 | 399 |
| 200 | 1005 | 401 |
| 201 | 1010 | 403 |
| 202 | 1015 | 405 |
| 203 | 1020 | 407 |
| 204 | 1025 | 409 |
| 205 | 1030 | 411 |
| 206 | 1035 | 413 |
| 207 | 1040 | 415 |
| 208 | 1045 | 417 |
| 209 | 1050 | 419 |
| 210 | 1055 | 421 |
| 211 | 1060 | 423 |
| 212 | 1065 | 425 |
| 213 | 1070 | 427 |
| 214 | 1075 | 429 |
| 215 | 1080 | 431 |
| 216 | 1085 | 433 |
| 217 | 1090 | 435 |
| 218 | 1095 | 437 |
| 219 | 1100 | 439 |
| 220 | 1105 | 441 |
| 221 | 1110 | 443 |
| 222 | 1115 | 445 |
| 223 | 1120 | 447 |
| 224 | 1125 | 449 |
| 225 | 1130 | 451 |
| 226 | 1135 | 453 |
| 227 | 1140 | 455 |
| 228 | 1145 | 457 |
| 229 | 1150 | 459 |
| 230 | 1155 | 461 |
| 231 | 1160 | 463 |
| 232 | 1165 | 465 |
| 233 | 1170 | 467 |
| 234 | 1175 | 469 |
| 235 | 1180 | 471 |
| 236 | 1185 | 473 |
| 237 | 1190 | 475 |
| 238 | 1195 | 477 |
| 239 | 1200 | 479 |
| 240 | 1205 | 481 |
| 241 | 1210 | 483 |
| 242 | 1215 | 485 |
| 243 | 1220 | 487 |
| 244 | 1225 | 489 |
| 245 | 1230 | 491 |
| 246 | 1235 | 493 |
| 247 | 1240 | 495 |
| 248 | 1245 | 497 |
| 249 | 1250 | 499 |
| 250 | 1255 | 501 |
| 251 | 1260 | 503 |
| 252 | 1265 | 505 |
| 253 | 1270 | 507 |
| 254 | 1275 | 509 |
| 255 | 1280 | 511 |
| 256 | 1285 | 513 |
| 257 | 1290 | 515 |
| 258 | 1295 | 517 |
| 259 | 1300 | 519 |
| 260 | 1305 | 521 |
| 261 | 1310 | 523 |
| 262 | 1315 | 525 |
| 263 | 1320 | 527 |
| 264 | 1325 | 529 |
| 265 | 1330 | 531 |
| 266 | 1335 | 533 |
| 267 | 1340 | 535 |
| 268 | 1345 | 537 |
| 269 | 1350 | 539 |
| 270 | 1355 | 541 |
| 271 | 1360 | 543 |
| 272 | 1365 | 545 |
| 273 | 1370 | 547 |
| 274 | 1375 | 549 |
| 275 | 1380 | 551 |
| 276 | 1385 | 553 |
| 277 | 1390 | 555 |
| 278 | 1395 | 557 |
| 279 | 1400 | 559 |
| 280 | 1405 | 561 |
| 281 | 1410 | 563 |
| 282 | 1415 | 565 |
| 283 | 1420 | 567 |
| 284 | 1425 | 569 |
| 285 | 1430 | 571 |
| 286 | 1435 | 573 |
| 287 | 1440 | 575 |
| 288 | 1445 | 577 |
| 289 | 1450 | 579 |
| 290 | 1455 | 581 |
| 291 | 1460 | 583 |
| 292 | 1465 | 585 |
| 293 | 1470 | 587 |
| 294 | 1475 | 589 |
| 295 | 1480 | 591 |
| 296 | 1485 | 593 |
| 297 | 1490 | 595 |
| 298 | 1495 | 597 |
| 299 | 1500 | 599 |
| 300 | 1505 | 601 |
| 301 | 1510 | 603 |
| 302 | 1515 | 605 |
| 303 | 1520 | 607 |
| 304 | 1525 | 609 |
| 305 | 1530 | 611 |
| 306 | 1535 | 613 |
| 307 | 1540 | 615 |
| 308 | 1545 | 617 |
| 309 | 1550 | 619 |
| 310 | 1555 | 621 |
| 311 | 1560 | 623 |
| 312 | 1565 | 625 |
| 313 | 1570 | 627 |
| 314 | 1575 | 629 |
| 315 | 1580 | 631 |
| 316 | 1585 | 633 |
| 317 | 1590 | 635 |
| 318 | 1595 | 637 |
| 319 | 1600 | 639 |
| 320 | 1605 | 641 |
| 321 | 1610 | 643 |
| 322 | 1615 | 645 |
| 323 | 1620 | 647 |
| 324 | 1625 | 649 |
| 325 | 1630 | 651 |
| 326 | 1635 | 653 |
| 327 | 1640 | 655 |
| 328 | 1645 | 657 |
| 329 | 1650 | 659 |
| 330 | 1655 | 661 |
| 331 | 1660 | 663 |
| 332 | 1665 | 665 |
| 333 | 1670 | 667 |
| 334 | 1675 | 669 |
| 335 | 1680 | 671 |
| 336 | 1685 | 673 |
| 337 | 1690 | 675 |
| 338 | 1695 | 677 |
| 339 | 1700 | 679 |
| 340 | 1705 | 681 |
| 341 | 1710 | 683 |
| 342 | 1715 | 685 |
| 343 | 1720 | 687 |
| 344 | 1725 | 689 |
| 345 | 1730 | 691 |
| 346 | 1735 | 693 |
| 347 | 1740 | 695 |
| 348 | 1745 | 697 |
| 349 | 1750 | 699 |
| 350 | 1755 | 701 |
| 351 | 1760 | 703 |
| 352 | 1765 | 705 |
| 353 | 1770 | 707 |
| 354 | 1775 | 709 |
| 355 | 1780 | 711 |
| 356 | 1785 | 713 |
| 357 | 1790 | 715 |
| 358 | 1795 | 717 |
| 359 | 1800 | 719 |
| 360 | 1805 | 721 |
| 361 | 1810 | 723 |
| 362 | 1815 | 725 |
| 363 | 1820 | 727 |
| 364 | 1825 | 729 |
| 365 | 1830 | 731 |
| 366 | 1835 | 733 |
| 367 | 1840 | 735 |
| 368 | 1845 | 737 |
| 369 | 1850 | 739 |
| 370 | 1855 | 741 |
| 371 | 1860 | 743 |
| 372 | 1865 | 745 |
| 373 | 1870 | 747 |
| 374 | 1875 | 749 |
| 375 | 1880 | 751 |
| 376 | 1885 | 753 |
| 377 | 1890 | 755 |
| 378 | 189 | |