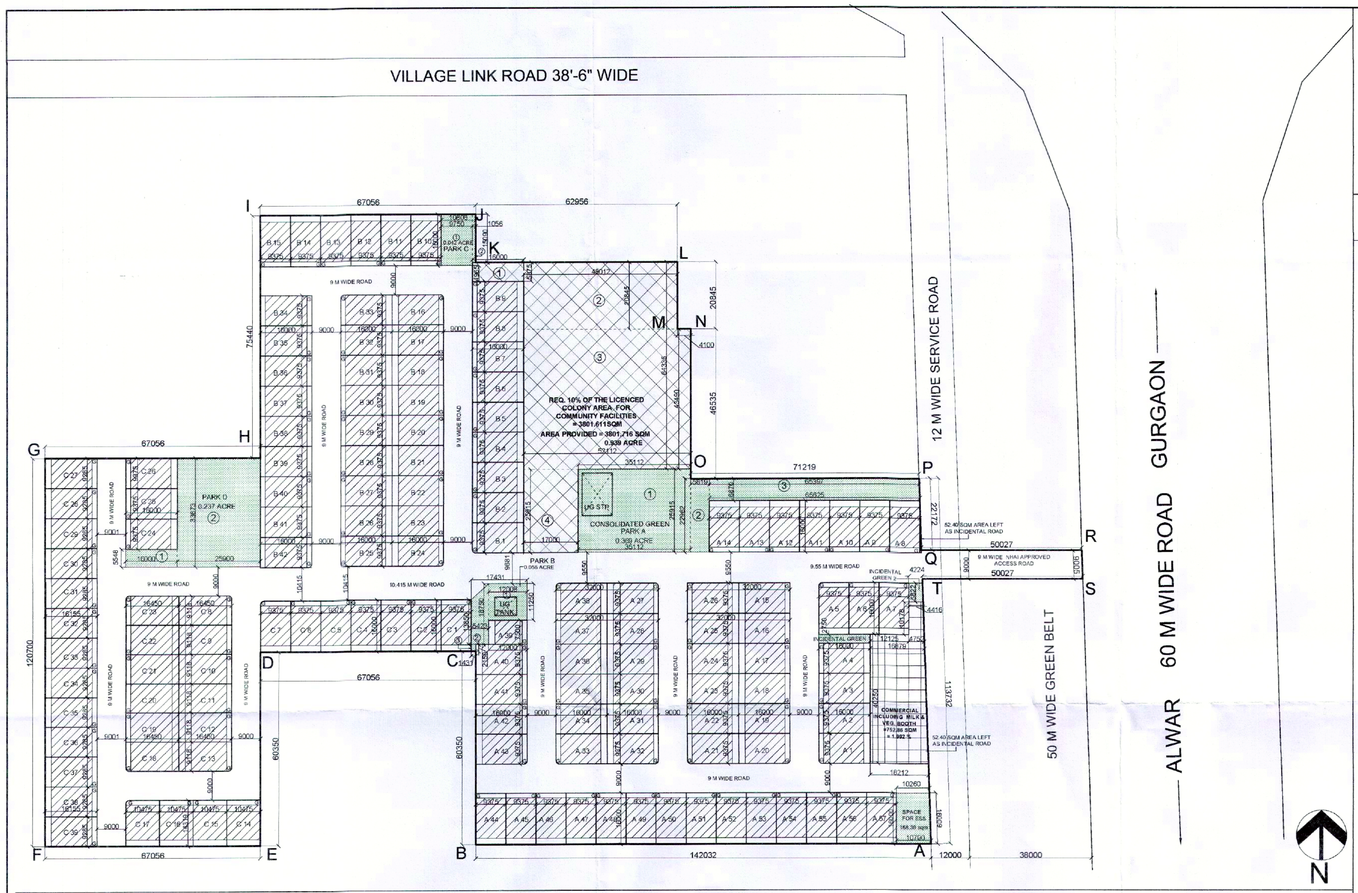

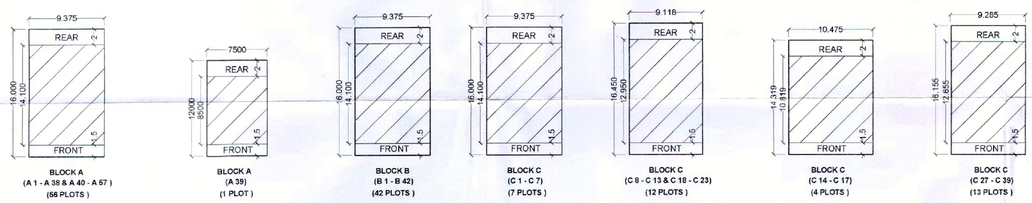

DEMARCATION CUM ZONING PLAN OF AAFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA- 2016) MEASURING 9.394 ACRE (LICENCE NO. 197 OF 2022 DATED 29.11.2022) IN SECTOR 2, SOHNA, GURUGRAM BEING DEVELOPED BY SANTUR BUILDERS PVT. LTD. AND OTHERS.

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:

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.
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.

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 portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement, F.A.R 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 (S+4 Floor)) (in.metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(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 16.5 metres as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL- III- ULB/7/5/2006- 2tcp dated 25-04-2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

a). No's of dwelling unit on each plot : 4 (Four)

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

(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 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 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 DG,TCP. The boundary wall in the rear courtyard shall not be more than 1.80 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 upto 125 sq. meters.
iii). 1.50 meters Radius for plots above 125 sq. meters to 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) 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 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 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 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, i if applicable.

(iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

(iv) Fire safety protection measures shall be regulated by Haryana fire services Act, 2009, as amended from time to time.

(v) Rain Water havesting shall be provided as per HBC- 2017, if applicable.

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst no.11544 dated 02.12.2014.

DRG. NO. DTCP 10776 DATED 15-01-2025

(RAM AVTAR BASSI) JD(HQ)	(YAJAN CHAUDHARY) ATP(HQ)	(SUNENA) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(JITENDER SIHAG) CTP (HR)	(AMIT KHATRI, IAS) DTCP(HR)