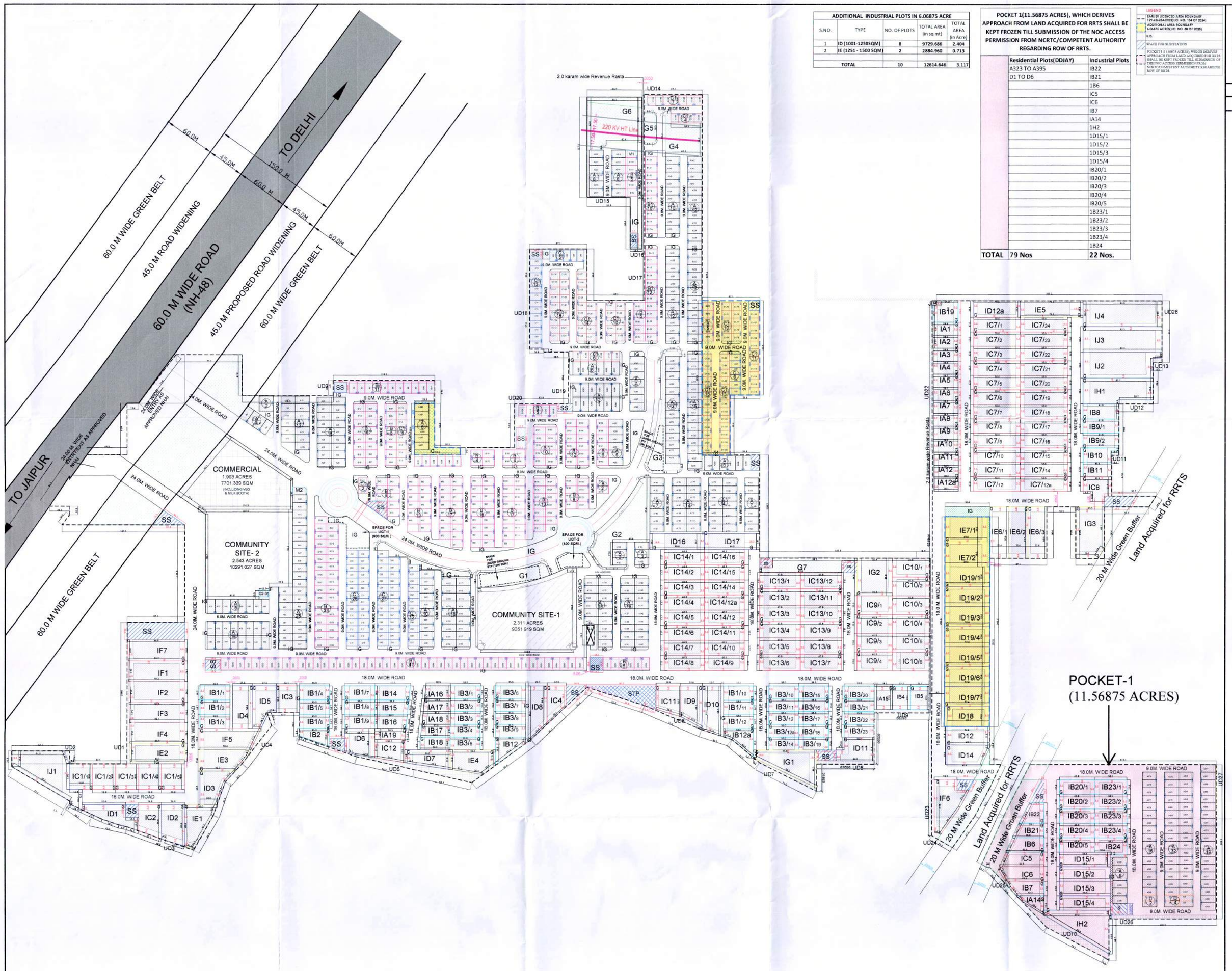
ADDITIONAL INDUSTRIAL PLOTS IN 6.06875 ACRE				
S.NO.	TYPE	NO. OF PLOTS	TOTAL AREA (in sq mt)	TOTAL AREA (in Acre)
1	ID (1001-1250SQM)	8	9729.686	2.404
2	IE (1251 - 1500 SQM)	2	2884.960	0.713
TOTAL		10	12614.646	3.117

POCKET 1(11.56875 ACRES), WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC ACCESS PERMISSION FROM NCRTC/COMPETENT AUTHORITY REGARDING ROW OF RRTS.

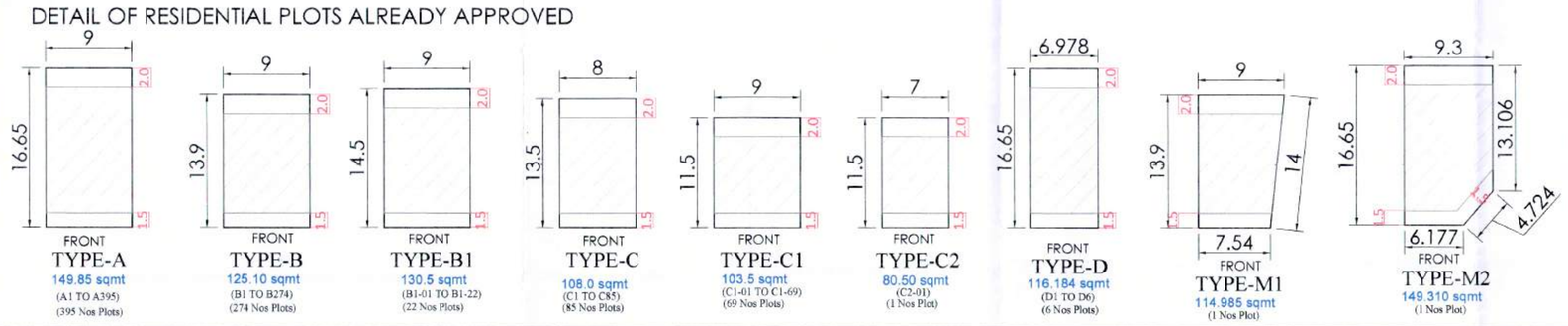
	Residential Plots(DD/AY)	Industrial Plots
	A323 TO A395	IB22
	D1 TO D6	IB21
		IB6
		IC5
		IC6
		IB7
		IA14
		1H2
		1D15/1
		1D15/2
		1D15/3
		1D15/4
		IB20/1
		IB20/2
		IB20/3
		IB20/4
		IB20/5
		1B23/1
		1B23/2
		1B23/3
		1B23/4
		1B24
TOTAL	79 Nos	22 Nos.

LEGEND

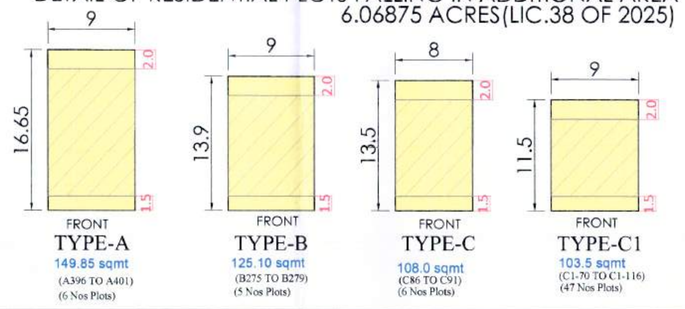
- EARLIER LICENCED AREA BOUNDARY 135.46(DEACHED)LIC. NO. 104 OF 2024
- ADDITIONAL AREA BOUNDARY 6.06875 ACRES(LIC. NO. 38 OF 2025)
- U.D.
- SPACE FOR SUB STATION
- POCKET 1(11.56875 ACRES), WHICH DERIVES APPROACH FROM LAND ACQUIRED FOR RRTS SHALL BE KEPT FROZEN TILL SUBMISSION OF THE NOC ACCESS PERMISSION FROM NCRTC/COMPETENT AUTHORITY REGARDING ROW OF RRTS



DETAIL OF RESIDENTIAL PLOTS ALREADY APPROVED



DETAIL OF RESIDENTIAL PLOTS FALLING IN ADDITIONAL AREA 6.06875 ACRES(LIC.38 OF 2025)



DEMARCATION -CUM-ZONING PLAN OF INDUSTRIAL COLONY HAVING AREA 135.725 ACRES BERING LICENSE NO.-104 OF 2024 DATED:01/08/2024 (129.65625 ACRES) & LICENSE NO.-38 OF 2025 DATED:25/03/2025(6.06875 ACRES) IN THE REVENUE ESTATE OF VILLAGE SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, BEING DEVELOPED BY SIGNATUREGLOBAL (INDIA) LTD.

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

ZONING CLAUSES FOR INDUSTRIAL PLOTS

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.
	Industrial	Industrial
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Public Utility Sites	Utilities such as water tanks, Electric Sub station, Sewage treatment plants as approved in service plan estimates
	Commercial	As per supplementary zoning plan to be approved separately for each site
	Community buildings	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, F.A.R and maximum permissible height of the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended from time to time):-

Note:-
The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/ Development Agency.

3. SUB-DIVISION / COMBINATION OF PLOTS.

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
i) The site coverage shall be as per clause number 2 above.
ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as Industrial buildable zone.

5. PARKING:

(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code,2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

6. PLINTH LEVEL:

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

7. BASEMENT:

Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

8. 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.

9. 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). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iii). 2.0 meters. Radius for plots above 420 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.

10. 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.

11. 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.

12. 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 coloniser.

13. ACCESS

No plot or public building will derive an access from less than 15 meters wide road.

14. The community building/buildings shall be constructed by the Coloniser / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

15. General:-

(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
(iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(iv) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
(v) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
(vi) Fire safety measures shall be regulated by Haryana Fire service Act, 2009 as amended from time to time as per provisions of Haryana Building Code-2017, Chapter 7.17(1).
(vii) The norms applicable for data centre as mentioned in the note F, Inserted in code 6.3(3) (iv)(f).

ZONING CLAUSES FOR RESIDENTIAL PLOTS(DD/AY)

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.
	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 Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	14.5

(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 14.5 metres as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-UL5/75/2006-2TCP dated 25-04-2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. misc-349/2019/7/03/2019/2TCP dated 07.03.2019

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 DTCP. 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 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. 15/6/2016-5P 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. 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 service Act,2009,as amended from time to time.
(v) Rain water harvesting shall be provided as per HBC-2017(if applicable)

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurugram vide Endst no. 3127 dated 07.04.2025

DRG. NO. DTCP 11047 DATED 30-04-25

(PARVEEN KUMAR) SD(HQ)	(SANDEEP KUMAR) ATP (HQ)	(RAKESH BANSAL) DTP(HQ)	(VIJENDER SINGH) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)