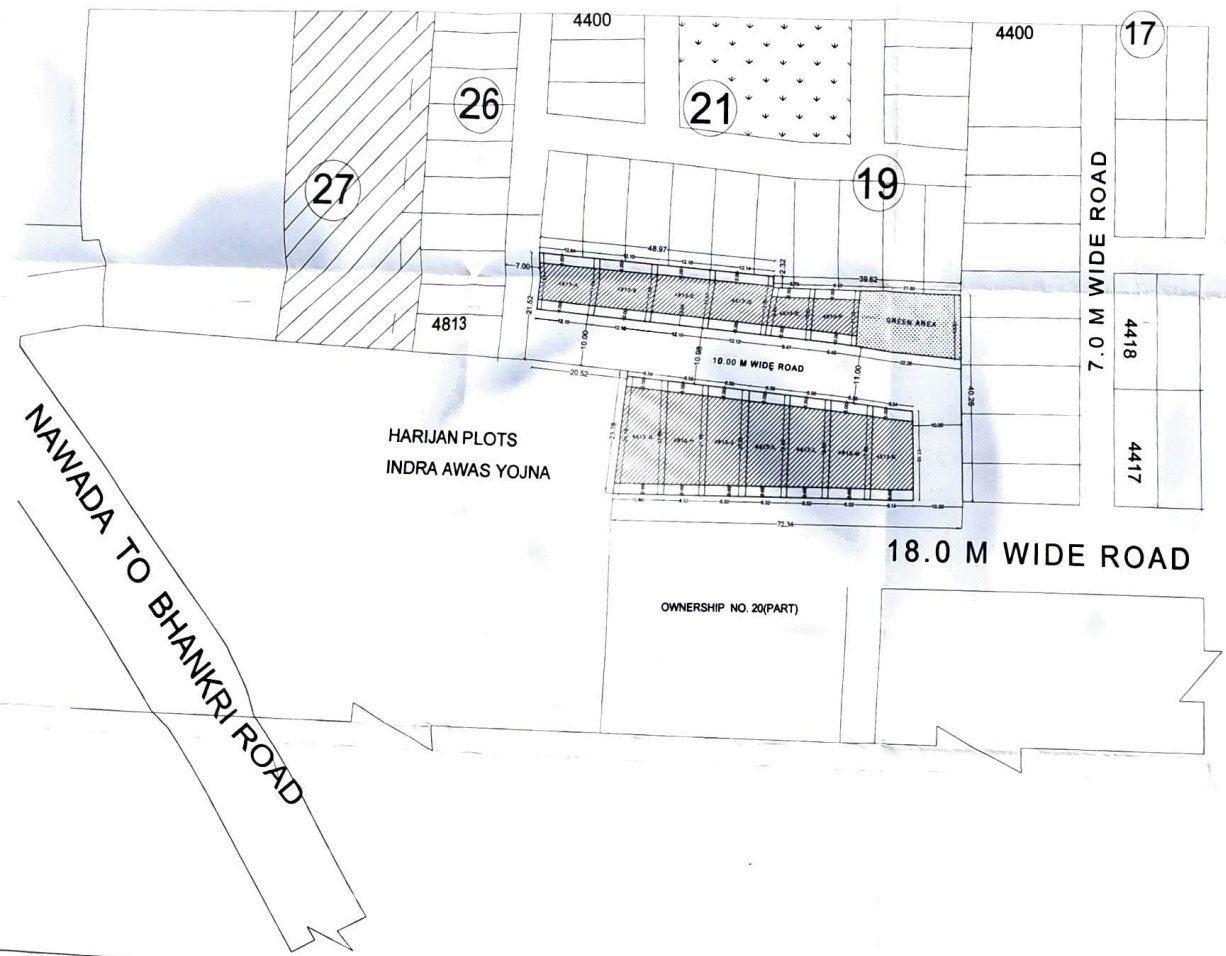

DEMARCATION CUM ZONING PLAN FOR REVISED LAYOUT PLAN OF OWNERSHIP NO.- 20 (part) AND 21 (part) T.P SCHEME NO.- 03 (part), SECTOR- 49, FARIDABAD BELONGING TO M/S ACHIEVERS'S BUILDERS PVT. LTD. APPROVED BY GOVT. VIDE ITS MEMO NO.- DULB/CTP/TP SCHEME/2024/4856 DATED- 05-11-2024

FOR THE PURPOSE OF THE HARYANA BUILDING CODE, 2017 & THE HARYANA MUNICIPAL CORPORATION ACT- 1994

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 col. 1	Type of building permissible on land marked in col. 1
1.	2.	3.
	ROAD	Road furniture at approved places
	PUBLIC OPEN SPACE	To be used only for landscape features
	RESIDENTIAL	Residential building

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 table below:-

Plot Size Category	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Additional Permissible (FAR)	Total Permissible (FAR)	Maximum Permissible Height (Grd. Floor) Including stilt (Stilt/Floor) (In Metre)
1.	2.	3.	4.	5.	6.	7.
Up to 100 sq. meters	75%	SINGLE LEVEL	165%	0.89%	2.64%	16.50
Above 100 upto 250 sq.mt.	75%	SINGLE LEVEL	145%	1.19%	2.64%	16.50
Above 250 upto 500 sq.mt.	60%	SINGLE LEVEL	150%	1.19%	2.40%	16.50
Above 500 upto 800 sq.mt.	50%	SINGLE LEVEL	120%	1.20%	2.40%	16.50
Above 800 upto 1000 sq.mt.	50%	SINGLE LEVEL	100%	1.40%	2.40%	16.50
The rate of additional permissible FAR is as per policy vide memo no. : MRC - 2250-ULB-VOL-II-AYF/02006-2TCP DATED 28-04-2022						

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017 :-

Note :-
a. In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.
b. The additional FAR is allowed on payment of charges as approved by the Government from time to time.
c. The stilts are permitted parking purpose in residential plots of all sizes, subject to conditions that maximum permissible height of building shall not exceed 16.50 meters.

3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
a. GENERAL PLOTS
Not more than three dwelling units shall be allowed on each plot as per Haryana Building Code 2017 However maximum number of dwelling units on each floor i.e. Ground/First shall not exceed two dwelling units.

4. **SUB-DIVISION/COMBINATION OF PLOTS.**
a. No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot , subject to following conditions:-
b. The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. **BUILDING SETBACK**
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall be project beyond the portion marked as residential buildable 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 given in table at 2(b).

7. **STILT PARKING**
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 meters 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. Adequate parking spaces, covered, open or in the basement/stilt shall be provided for vehicles of users and occupants, within the site as per code 7.1 of the Haryana Building Code 2017.
b. In no circumstance, the vechile(s) belonging to the plot shall be parked outside the plot area.

9. **PLINTH LEVEL**
The plinth height of the building shall not be less than 45 cms. above the road level as per 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. **BOUNDARY WALL:**
a. The boundary wall shall be constructed as per code 7.5.
b. The boundary walls in front courtyard shall not be more than 1.20 meters in height. 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:-
- 0.5 meters radius for plots opening on to open space.
- 1.0 meters radius for E.W.S plots.
- 1.5 meters radius for 125 sq.meters to 420 sq. meters.
- 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.

13. **GATE AND GATE POST**
a. Gate and gate post shall be constructed as per approved standard design.
b. An additional wicket gate of standard design not exceeding 1.15 meters 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 provisions 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. **GENERAL**
a. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
b. That the colonizer/owner shall use only light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
c. That the colonizer/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.
d. That Colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by the Haryana Government Renewable Energy Department vide notification no. 19/4/2016-5 Power dated 14.03.2016.
e. 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.

AREA SCHEDULE

TOTAL AREA OF LAND BELONGING TO M/S ACHIEVERS BUILDERS PVT.LTD = 3258.48 SQ.M. (OWNERSHIP NO. 20 & 21)

TOTAL AREA OF LAND AS PER MEASUREMENT/DEMARCATION AT SITE = 3392.915 SQ.M.

PERMISSIBLE PLOTTED AREA @ 60% OF THE TOTAL LAND (3392.915 SQ.M.) = 2036.748 SQ.M.

PLOTTED AREA AT SITE = 2036.72 SQ.M.

AREA UNDER PLOTS :-

AREA UNDER PLOT NO.- 4813-A = $\left(\frac{(12.00+12.00)}{2}\right)$ X $\left(\frac{(12.00+12.00)}{2}\right)$ = 143.36 SQ.M.

AREA UNDER PLOT NO.- 4813- B = 12.10 X $\left(\frac{(11.00+12.00)}{2}\right)$ = 142.53 SQ.M.

AREA UNDER PLOT NO.- 4813-C = 12.10 X $\left(\frac{(11.00+12.00)}{2}\right)$ = 144.897 SQ.M.

AREA UNDER PLOT NO.- 4813-D = $\left(\frac{(12.12+12.14)}{2}\right)$ X $\left(\frac{(12.07+12.28)}{2}\right)$ = 147.561 SQ.M.

AREA UNDER PLOT NO.- 4813-E = $\left(\frac{(8.70+9.67)}{2}\right)$ X $\left(\frac{(9.50+10.53)}{2}\right)$ = 93.484 SQ.M.

AREA UNDER PLOT NO.- 4813-F = $\left(\frac{(9.62+9.65)}{2}\right)$ X $\left(\frac{(11.52+11.33)}{2}\right)$ = 108.3135SQ.M.

AREA UNDER PLOT NO.- 4813-G = $\left(\frac{(9.98+10.50)}{2}\right)$ X $\left(\frac{(20.78+21.00)}{2}\right)$ = 213.96 SQ.M.

AREA UNDER PLOT NO.- 4813-H = $\left(\frac{(8.36+8.52)}{2}\right)$ X $\left(\frac{(21.00+21.00)}{2}\right)$ = 183.52 SQ.M.

AREA UNDER PLOT NO.- 4813-J = $\left(\frac{(8.36+8.52)}{2}\right)$ X $\left(\frac{(21.00+20.28)}{2}\right)$ = 178.89 SQ.M.

AREA UNDER PLOT NO.- 4813-K = $\left(\frac{(8.36+8.52)}{2}\right)$ X $\left(\frac{(20.28+19.49)}{2}\right)$ = 169.86 SQ.M.

AREA UNDER PLOT NO.- 4813-L = $\left(\frac{(8.36+8.52)}{2}\right)$ X $\left(\frac{(18.49+18.59)}{2}\right)$ = 163.02 SQ.M.

AREA UNDER PLOT NO.- 4813-M = $\left(\frac{(8.36+8.52)}{2}\right)$ X $\left(\frac{(18.59+17.89)}{2}\right)$ = 156.19 SQ.M.

AREA UNDER PLOT NO.- 4813-N = $\left(\frac{(8.36+8.36)}{2}\right)$ X $\left(\frac{(17.89+17.89)}{2}\right)$ = 154.06 SQ.M.

TOTAL PLOTTED AREA = 1997.445 SQ.M.

PERCENTAGE OF PLOTTED AREA = $\frac{1997.445}{3392.915}$ X 100 = 58.871 %

AREA UNDER OPEN SPACE = 3392.915 - 1997.445 = 1395.47 SQ.M. = 41.129%

AREA UNDER GREEN AREA = $\left(\frac{(21.50+22.28)}{2}\right)$ X $\left(\frac{(11.32+13.03)}{2}\right)$ = 266.40 SQ.M. = 7.85 %

AREA UNDER ROADS = 1395.47 - 266.40 = 1129.07 SQ.M. = 33.277%

NORTH :

DRG. NO.- MCF/CTP/2025/ 1400

DATE 01.4.2025

DRAWN BY

CHECKED BY

SENIOR TOWN PLANNER

CHIEF TOWN PLANNER

COMMISSIONER

MUNICIPAL CORPORATION FARIDABAD