



ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF SECTORS - 21, 22, 23 & 25 AREA MEASURING - 174.373 ACRES (LICENSE NO.256 OF 2007 DATED 07.11.2007, LICENSE NO. 100 OF 2014 DATED 13.8.2014 IN AMBALA BEING DEVELOPED BY VATIKA LTD. AND OTHERS.

FOR THE PURPOSE OF RULE 38(MII) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. USE ZONE:-

The land below 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 2
Road	Road	Road furniture at approved places.
Public open space	Public open space	To be used only for landscape features.
Residential Buildable Zone	Residential	Residential building.
Commercial	Commercial	As per supplementary zoning plan to be approved separately for each site.
Community buildings	Community buildings	As per supplementary zoning plan to be approved separately for each site.

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:-

The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard:-

Area of the site	Maximum permissible coverage on ground for Residential Zone	Maximum Permissible coverage on First Floor
a) For the first 225 sqm. of the total area of the site	80% of each portion of site	50% of each portion of site
b) For the next 225 sqm. (i.e. portion of the area between 225 sqm. and 450 sqm.)	40% of each portion of site	35% of each portion of site
c) For the remaining portion of the site (i.e. for the portion of the area exceeding 450 sqm.)	35% of each portion of site	25% of each portion of site

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO:-

The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the site	Maximum permissible Floor Area Ratio
a) For the first 209 sqm. of the total area of the site	1.45
b) For the next 91 sqm. of the area (i.e. between 209 sqm. and 300 sqm.)	1.00
c) For the next 120 sqm. of the area (i.e. between 301 sqm. and 420 sqm.)	0.85
d) For remaining area beyond 420 sqm.	0.80

Note:- 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.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPFL PLOTS

Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units.

(b) EWS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.

5. 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 except EWS/ NPFL plots, subject to the following condition:-
- (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.

6. 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. The cantilever projections as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules, 1965 shall project beyond the portion marked as residential buildable zone.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
RESIDENTIAL (6 Marla and above)	SHR + 3	14.5 Meters
Residential below 6 Marla (except EWS plots)	3	12 Meters

8. STILT PARKING

Stilt parking is allowed in 6 marla and above size plots as per policy bearing No. Misc-382-E/8/2/13-2TCP dated 06.03.2013. 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.

9. PLINTH LEVEL

The plinth height of building shall not be less than 30 cms. above the road level.

10. 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.

11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL.

- a) 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.
- b) 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). 1.0 meters Radius for E.W.S. plots.
 - iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
 - iv). 2.0 meters Radius for plots above 420 sq. meters

12. 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.

13. 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.

14. 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.

15. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

16. SOLAR PHOTOVOLTAIC POWER PLANT:-

The owner shall ensure the installation of solar photovoltaic power plant as per provision of Notification No. 22 / 52 / 2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department.

17. RAIN WATER HARVESTING SYSTEM.

The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

18. SOLAR PHOTOVOLTAIC POWER PLANT:-

The owner will ensure the installation of solar photovoltaic power plant as per provision of Notification No. 22 / 52 / 2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department.

19. The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No.S.O.1533(E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

20. The coloniser/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

21. 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.

NOTES:- Read this drawing in conjunction with the demarcation plan verified by DTP, Ambala vide endst. no. 1947 dated 10.10.2014.

DRG. NO. DG, TCP 5132 DATED 17/04/2015

(RAM MEHAR) JDIHQ (BALWANT SINGH) SD(HQ) (OM PARKASH) ATP (HQ) (P. SINGH) DTP (HQ) (JASWANT SINGH) STP (M/HQ) (DILBAG SINGH SHAG) CTP (HR) (ARUN KUMAR GUPTA, IAS) DG, TCP (HR)

For VATIKA LIMITED
Authorised Signatory