

**ZONING PLAN OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 82.218 ACRES (LICENCE NO 35 OF 2009 DATED 11.07.2009) IN SECTOR-26, REWARI BEING DEVELOPED BY M/S B.M.GUPTA DEVELOPERS PVT. LTD. AND OTHERS**

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

**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 2.
1	ROAD	Road furniture at approved places.
2	PUBLIC OPEN SPACE	To be used only for landscape features.
3	RESIDENTIAL	Residential building.
4	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
5	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 table, 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 area of the site.	60% of such portion of the site.	50% of such portion of the site.
b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	40% of such portion of the site.	30% of such portion of the site.
c) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqm.	25% of such portion of the site.	25% of such portion of the site.

**3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT**

The maximum permissible F.A.R. and maximum permissible height on the area of the site mentioned in column 1 of the schedule given below shall be as shown in column 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a) For the first 200 sqm. of the area of the site	1.45	12 Meters
b) For the next 80 sqm. of the area i.e. between 200 sqm and 280 sqm.	1.00	12 Meters
c) For the next 120 sqm. of the area i.e. between 280 sqm. and 400 sqm.	0.95	12 Meters
d) For the remaining area beyond 400 sqm.	0.80	12 Meters

Note :- In case of permissible ground coverage as permitted in the rule 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**

Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/Floor shall not exceed two dwelling units. In case of plot having in F.V.S category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

**5. SUB-DIVISION/COMBINATION OF PLOTS**

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/AWS plots, subject to the following conditions:-

- The area coverage and No. of dwelling units shall be as per 2 and 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building shall proper beyond the portion of the site indicated as such.

**7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**

The maximum height and number of storey allowed on the plot as marked in column 1 of the following table shall be as indicated therein, subject to the maximum permissible F.A.R.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential main	3	12 Meters

**8. PLINTH LEVEL**

Unless otherwise specified by the Director General, Plinth Height in the case of the building intended to be used for Human Habitation shall not be less than 30 cm. above the road level and in the case of the other buildings it shall not be less than 15 cm.

**9. RESTRICTION OF ACCESS FROM 30 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 30 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.

**10. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.**

a) Each boundary wall which abut upon a road or an open space and each portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the Director General. On the remaining side, boundary walls, if constructed, shall be 1.83 meters in height.

- Notwithstanding the height of the boundary wall given in sub clause (a) above but subject to the provision of sub clause (c) below, the height of hedges and fences shall not exceed 1.83 meter.
- Notwithstanding the boundary of the plot as sold, in case of corner plots, boundary walls shall be rounded off at each 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 R.V.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.
- Notwithstanding (a), (b) & (c) above, if in the opinion of the Director General, at any junction the visibility is affected by any construction, plantation etc. the corner shall comply with any direction on the subject from time to time.

**11. 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 vehicular gate of standard design not exceeding 1.13 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.

**12. DISPLAY OF POSTAL NUMBER OF THE PLOT**

The premise 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.

**13. 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 rear side collection point to be provided by the contractor.

**14. ACCESS**

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

**15. SOLAR WATER HEATING SYSTEM**

The use of solar water heating system as per annex specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation licence.

**16. RAIN WATER HARVESTING SYSTEM**

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

The contractor shall obtain the clearance/NOC as per the provisions of the Notification No. G.O. 1533/03 Dated 1.8.2003 issued by Ministry of Environment and Forest, Government of India before starting the construction/erection of development works at site.

18. The contractor/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

19. That the community buildings shall be constructed within a period of three years from the date of issue of this zoning plan. In case of failure to construct within such three years period, the Government may take over the community site in accordance with the provisions of Section 3 (2) (a) of the Act No. 8 of 1975.

Note - Read this drawing in conjunction with the demarcation plan verified by D.T.P. Rewari Vid. Endst. No. 3357 dated 12.07.2010.

DRG. NO. D.G.T.C.P. 2614

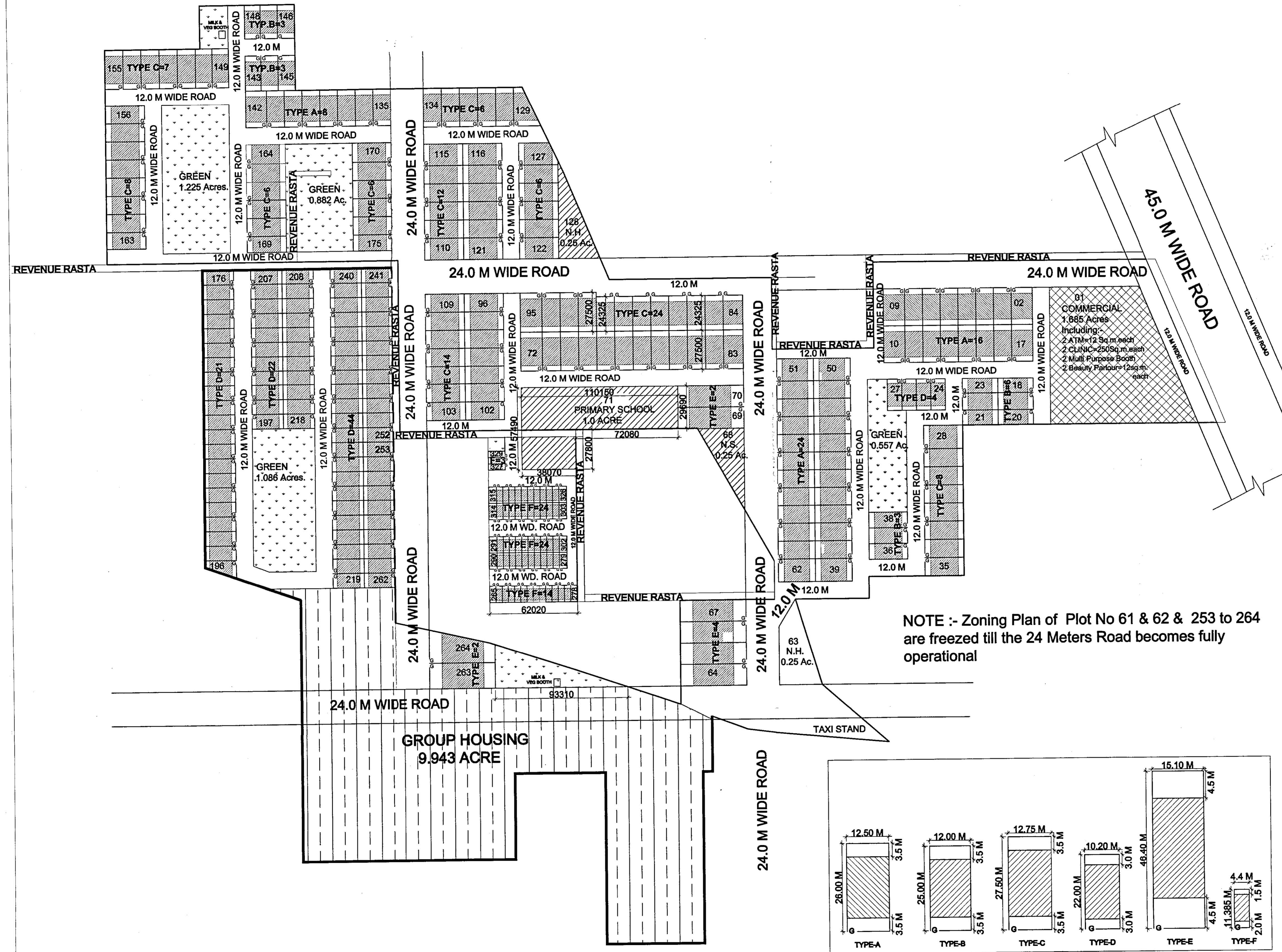
DATED: 15.7.2011

*(Signature)*  
 (SUNTA SINGH)  
 DTP (HR)

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 CTP(HR)

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**NOTE :- Zoning Plan of Plot No 61 & 62 & 253 to 264 are freedzed till the 24 Meters Road becomes fully operational**

