



**ZONING PLAN OF COMMERCIAL MEASURING 0.25625 ACRE FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY OF AN AREA MEASURING 8.225 ACRES (LICENCE NO. 95 OF 2017 DATED 09/11/2017) UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR-36, BAHADURGARH BEING DEVELOPED BY GNEX REALTECH PVT. LTD. & ANOTHER.**

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



**ZONED AREA = 0.1656 ACRES**  
**\* ALL DIMENSIONS ARE IN METER.**

- Code referred in the clause is Haryana Building Code, 2017 amended from time to time.
  - SHAPE & SIZE OF SITE**  
The shape and size of site is in accordance with the demarcation plan shown as A to D as confirmed by DTP, Jhajjar vide Endst No. 4743 dated 08.12.2017.
  - LAND USE**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in appendix 'B' to the Draft Development Plan of Taraori, as amended from time to time, as applicable. Not less than 50% of the permissible FAR should be used for neighborhood shopping.
  - TYPE OF BUILDING PERMITTED AND LAND USE ZONES**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
- | Notation | Land use Zone   | Type of Building permitted/permissible structure  |
|----------|-----------------|---|
|          | Open Space Zone | Open parking, garden, landscaping features, underground services etc.                                 |
|          | Building Zone   | Building as per permissible land use in clause-III above and uses permissible in the open space zone. |
- SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
    - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
    - The proportion up to which the site can be covered with building of buildings on the ground floor and subsequent floors shall be 60% on the area of 0.25625 acre.
    - Maximum Permissible FAR shall be 150 on the area of 0.25625 acre.
  - HEIGHT OF BUILDING**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
    - The maximum height of the buildings shall be as Code 6.3 (3) (ii) and Code 6.3 (3) (vii).
    - The plinth height of building shall be as per Code 7.3.
    - All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-
 

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55	16
13	70	17
14	120	18
15	Above 120	20
    - If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (d) above.
  - PARKING**
    - 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.
    - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
  - APPROACH TO SITE**
    - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
    - The approach to the site shall be shown on the zoning plan.
  - BAR ON SUB-DIVISION OF SITE**  
Sub-division of the site shall not be permitted, in any circumstances.
  - BASEMENT**  
Basements within the building zone of the site shall be provided as per Code 6.3(3)(ii) and shall be constructed, used and maintained as per Code 7.16.

- APPROVAL OF BUILDING PLANS**  
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
- PLANNING NORMS**  
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- EXTERNAL FINISHES**
  - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
  - All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
  - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS**
  - Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
  - Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
  - If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.
- BUILDING BYE-LAWS**  
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- FIRE SAFETY MEASURES**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
  - Electric Sub Station/ generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief electrical Inspector, Haryana.
  - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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.
- GENERAL**
  - Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably enclosed.
  - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - Garbage collection center of appropriate size shall be provided within the site.
  - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

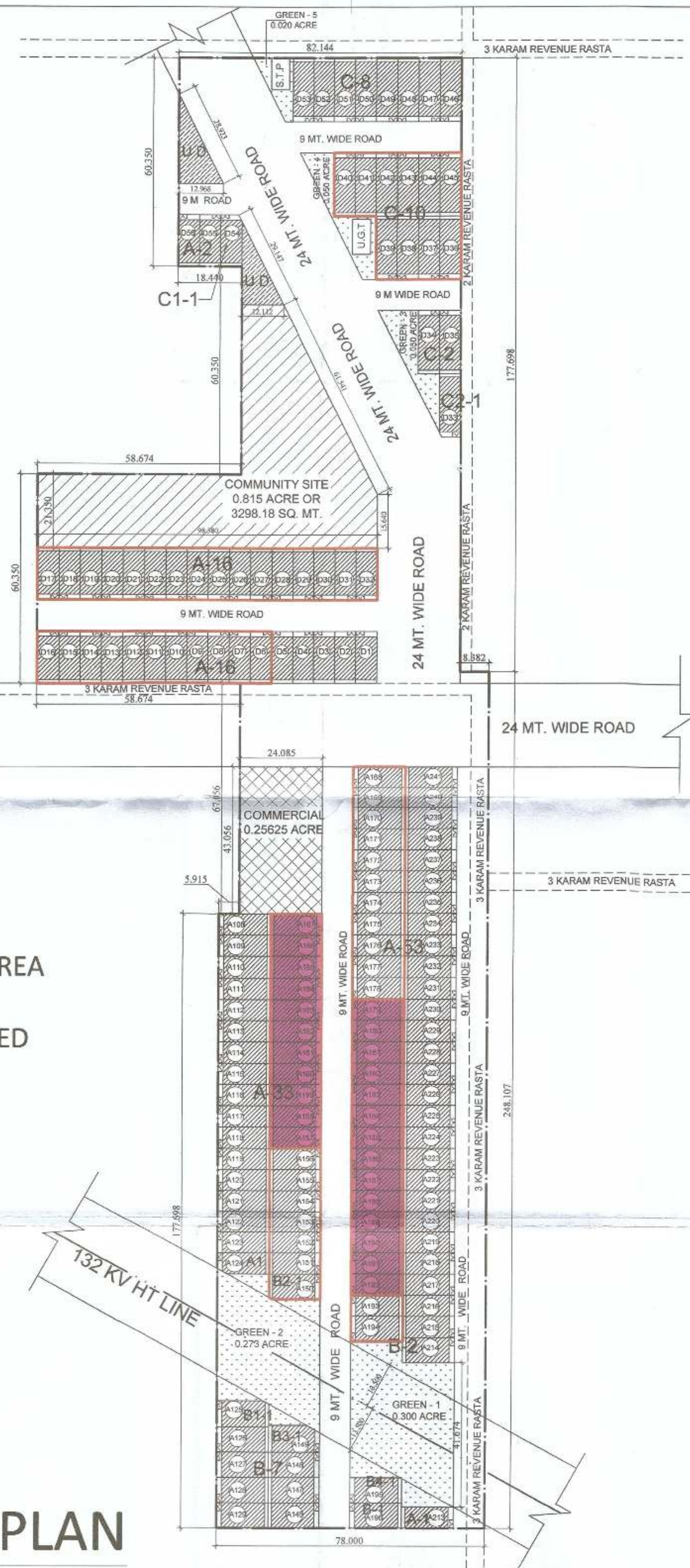
DRG. No. DTCP- 6395 Dated 22-03-2018

(RAM AVTAR) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DGTC (HR)

**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON THE LAND AREA MEASURING 8.225 ACRES (LICENCE NO 95 OF 2017 DATED 09.11.2017) IN SECTOR-36, BAHADURGARH BEING DEVELOPED BY GNEX REALTECH PVT. LTD.**

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

TYPE-A	TYPE-A1	TYPE-B	TYPE-B1	TYPE-B2
6.135 X 15.00	89.970 Sq.Mt	7.30 X 15.00	112.500 Sq.Mt	109.220 Sq.Mt
92.025 Sq.Mt		109.50 Sq.Mt		
TYPE-B3	TYPE-B4	TYPE-C	TYPE-C1	TYPE-C2
112.970 Sq.Mt	109.460 Sq.Mt	6.135 X 18.35	91.640 Sq.Mt	112.180 Sq.Mt
		112.577 Sq.Mt		



50% FREEZED AREA  
 15% MORTGAGED AREA



**ZONING PLAN**

**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
	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 within 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 (DOAV Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (to 3 Floor) (including stilt (544 Floor)) (in metres)
Upto 150 square metres	66%	Single Level	200%	15.00

(c) The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15 metres.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than three dwelling units shall be allowed on each plot.

**4. BAR ON SUB-DIVISION OF PLOT**

Sub-division & chabing 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. The cantilever projections as allowed in Haryana Building Code, 2017 shall 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 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 the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements within the building zone of the site shall be provided and shall be constructed, used and maintained as per the Haryana Building Code, 2017.

**11. RESTRICTION OF ACCESS FROM 45 METERS 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 Haryana Building Code - 2017  
 (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.  
 (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 widest 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. 19/04/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
 (iii) That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/04/2016-5 Power dated 14.03.2016, if applicable.  
 (iv) 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.

**NOTE :-**

Read this drawing in conjunction with the demarcation plan verified by D.T.P., Bahjar vide Encl no. 4713 dated 08.12.2017

DRG. NO. DTCP 6394 DATED 22-03-2018

(RAM AVTAR) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA HIMBOKAR) STP (M) HQ (JITENDER SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DGTCP (HR)

COMMUNITY SITE-

COMMUNITY SITE AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	RECTANGLE	70.786	21.350	1511.281
2.00	RECTANGLE	27.594	15.640	431.570
3.00	RECTANGLE	12.112	49.298	597.097
4.00	TRIANGLE	.5 x 65.008	27.594	758.945
<b>TOTAL AREA</b>				<b>3298.894</b>



GREEN-2 AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	RECTANGLE	15.000	36.653	549.795
2.00	RECTANGLE	15.000	36.483	547.245
3.00	TRIANGLE	.5 x 2.798	1.500	2.040
4.00	TRIANGLE	.5 x 1.004	0.500	0.251
5.00	TRIANGLE	.5 x 1.669	0.607	0.748
6.00	TRIANGLE	.5 x 8.827	2.104	4.026
<b>TOTAL AREA</b>				<b>1102.937</b>

GREEN-3 AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	TRIANGLE	.5 x 2.355	10.300	94.496
2.00	RECTANGLE	2.440	10.300	44.774
3.00	TRIANGLE	.5 x 2.440	4.900	5.963
4.00	RECTANGLE	8.135	4.900	20.465
5.00	TRIANGLE	.5 x 8.135	12.288	37.693
<b>TOTAL AREA</b>				<b>202.271</b>

GREEN-4 AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	TRIANGLE	.5 x 2.205	18.350	84.499
2.00	RECTANGLE	0.825	18.350	15.139
3.00	TRIANGLE	.5 x 2.205	18.350	84.459
4.00	RECTANGLE	3.800	18.350	71.382
<b>TOTAL AREA</b>				<b>265.482</b>

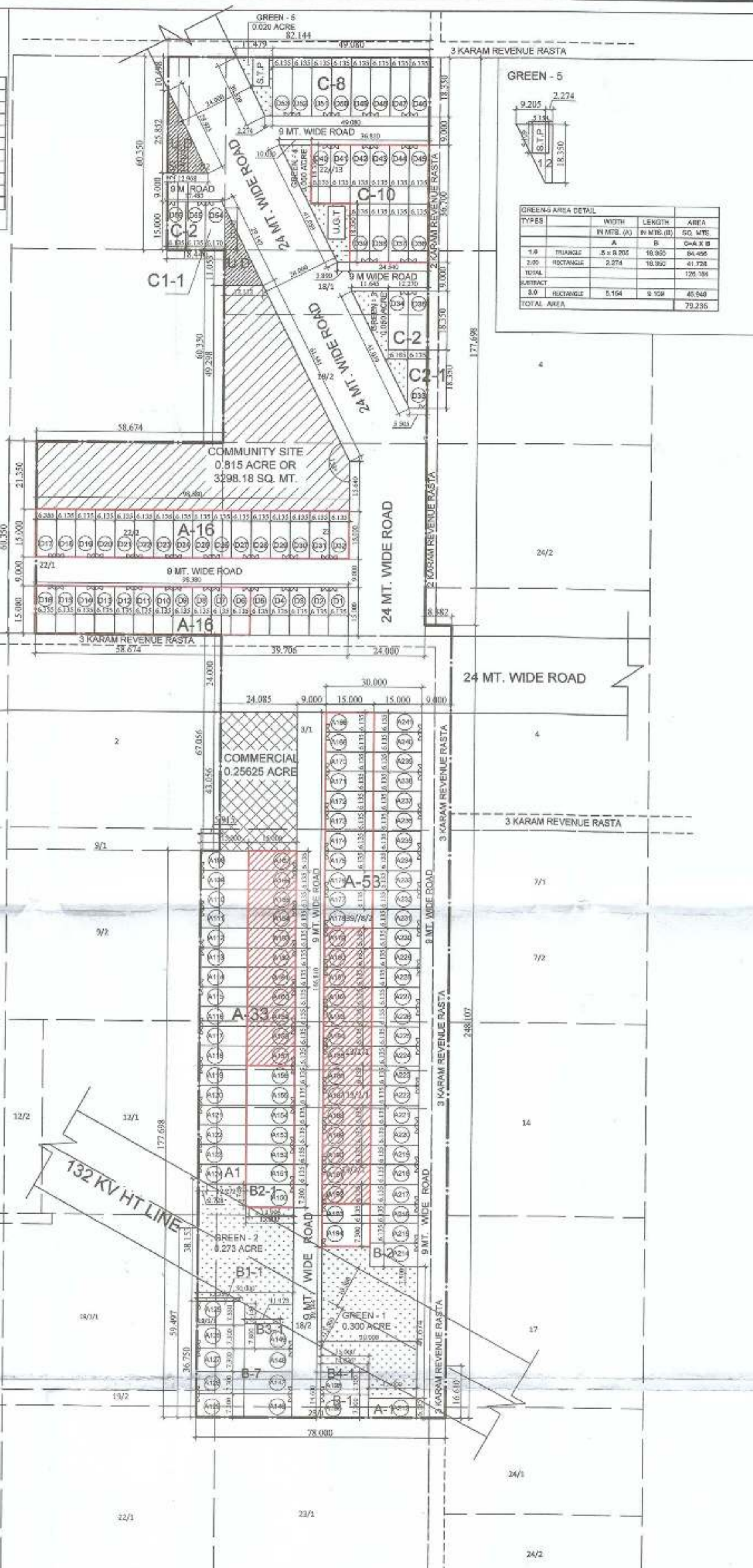
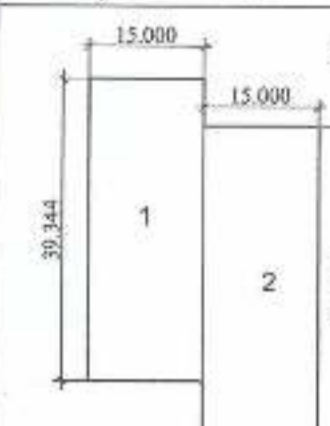
GREEN-5 AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	TRIANGLE	.5 x 9.205	18.350	84.499
2.00	RECTANGLE	2.374	18.350	43.578
3.00	RECTANGLE	5.154	9.100	46.890
<b>TOTAL AREA</b>				<b>174.967</b>

COMMERCIAL SITE-

COMMERCIAL SITE AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	RECTANGLE	24.085	43.056	1037.004
<b>TOTAL AREA</b>				<b>1037.004</b>



GREEN-1 AREA DETAIL				
TYPES		WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
		A	B	C=A X B
1.00	RECTANGLE	15.000	39.344	590.160
2.00	RECTANGLE	15.000	41.624	624.360
<b>TOTAL AREA</b>				<b>1214.520</b>



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AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	8.225 Acres	..... A
AREA UNDER U.D	=	0.077 Acre	..... B
<b>NET PLANNED AREA (A - B)</b>	=	<b>8.148 Acres</b>	<b>% age</b>
AREA UNDER COMMERCIAL	=	0.25625 Acres	3.145
AREA UNDER PLOTS	=	3.77099 Acres	46.281
TOTAL SALEBLE AREA	=	4.02724 Acres	49.426

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL AREA
A	6.135 x 15.000	92.025	119	10950.975 Sq.Mt
A1	DIMENSION SHOWN IN DRAWING		1	89.970 Sq.Mt
B	7.300 x 15.000	109.500	10	1095.000 Sq.Mt
B1	DIMENSION SHOWN IN DRAWING		1	112.500 Sq.Mt
B2	DIMENSION SHOWN IN DRAWING		1	109.220 Sq.Mt
B3	DIMENSION SHOWN IN DRAWING		1	112.970 Sq.Mt
B4	DIMENSION SHOWN IN DRAWING		1	109.460 Sq.Mt
C	6.135 x 18.350	112.577	22	2476.700 Sq.Mt
C1	DIMENSION SHOWN IN DRAWING		1	91.640 Sq.Mt
C2	DIMENSION SHOWN IN DRAWING		1	112.180 Sq.Mt
<b>TOTAL</b>			<b>158</b>	<b>15260.615 Sq.Mt</b>
			<b>OR</b>	<b>3.77099 Acres</b>

DENSITY CALCULATION

TOTAL DENSITY	=	158	x	13.50 @ Person's per Plot
	=	2133	÷	8.14800 Acres
	=	<b>261.782</b>	PPA	<b>Against 240 - 400 PPA permissible</b>

AREA UNDER GREEN

REQUIRED GREEN	=	0.611100 Acres	7.50% of Total area of the Scheme
<b>GREEN AREA PROVIDED</b>			
ORGANISED GREEN	=	GREEN-1	= 0.300 Acres
	=	GREEN-2	= 0.273 Acres
	=	GREEN-3	= 0.050 Acres
	=	GREEN-4	= 0.050 Acres
	=	GREEN-5	= 0.020 Acres
<b>TOTAL GREEN PROVIDED</b>	=	<b>0.692 Acres</b>	<b>8.49 %</b>

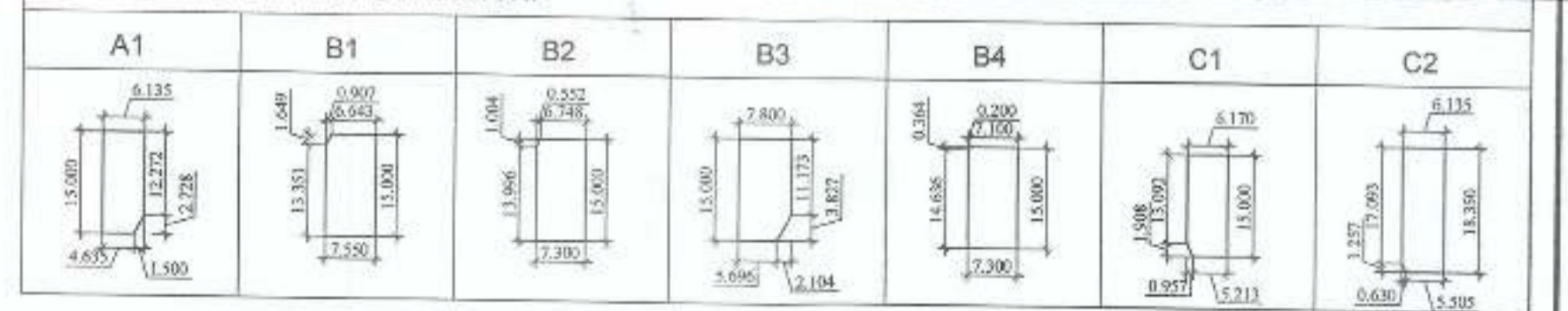
AREA FOR PROVISION OF COMMUNITY FACILITIES

REQUIRED AREA	=	0.815 Acres	10.00%
PROVIDED AREA	=	0.815 Acres	10.00%

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DETAIL OF 50% FREEZED AREA			DETAIL OF 15% (OUT OF 50%) MORTGAGED AREA		
Category	Total No of Plots	Total Area	Total No of Plots	Total Area in Sq.Mt	Rectangle // Killa No. and Area Detail
A	70	6441.750 Sq.Mt	25	2300.625 Sq.Mt	39//8/2 (1242.909 Sq. mt.), 39//13/1/1 (433.917 Sq. mt.), 39//13/2/1 (176.022 Sq. mt.), 39//13/3/1 (447.777 Sq. mt.)
B2	1	109.220 Sq.Mt	-	-	-
C	10	1125.773 Sq.Mt	-	-	-
<b>Total</b>	<b>81</b>	<b>7676.74 Sq.Mt</b>	<b>25</b>	<b>2300.625 Sq.Mt</b>	
	<b>OR</b>	<b>1.90 Acres</b>	<b>OR</b>	<b>0.57 Acres</b>	
	<b>OR</b>	<b>50.247 %</b>	<b>OR</b>	<b>15.06 %</b>	

IRREGULAR SIZE PLOT DIMENSION:-



PROJECT	ARCHITECT:	COMPANY:	ARCHITECT SIGNATURE	OWNER SIGNATURE
LAYOUT CUM DEMARCATION PLAN OF AFFORDABLE PLOTTED COLONY ON AN AREA MEASURING 8.225 ACRES FALLING SECTOR-36, BAHADURGARH, HARYANA BEARING LIC. NO. 95 DATED 09-11-2017	DESIGN FORUM INTERNATIONAL ARCHITECTURE • URBAN DESIGN • TOWN PLANNING •	GNEX INFRABUILD PVT. LTD. PERMANENT ADD. :- B-10, LAWRENCE ROAD, INDUSTRIAL AREA, DELHI - 110035 CORRESPONDENCE ADD. :- BUNGALOW NO. -11, BARAKHAMBA ROAD, NEW DELHI - 110001	<i>[Signature]</i> Ar. Anand Singh 21/11/2017	<i>[Signature]</i> BALWANT SINGH SD (HQ) <i>[Signature]</i> LALIT KUMAR DTP (HQ) <i>[Signature]</i> DEVENDRA NIMBOKAR STP (M) HQ <i>[Signature]</i> JITENDER SIHAG CTP (HR) <i>[Signature]</i> T.L. SATYAPRAKASH, IAS DGTCP (HR)
DATE: 29.11.2017	DRAWING TITLE:- LAYOUT CUM DEMARCATION PLAN	K-47, KAILASH COLONY, NEW DELHI -110048 PH. NO:- 011-46556600, FAX:- 011-46556601		
SCALE: 1:1000	NORTH			

DRG.No DGTCP 6393 DATED:- 22-03-2018