

ZONING PLAN FOR RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 137.55675 ACRES (LICENCE NO.185 OF 2007 DATED 11.06.2007 & 103 OF 2017 DATED 08.12.2017) IN SECTOR-26 & 27, SONEPAT, HARYANA BEING DEVELOPED BY JAI KRISHNA ARTEC JV.

FOR THE PURPOSE OF CHAPTER 1.2(cvi) AND 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME

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. 2.
ROAD		Road furniture at approved places.
PUBLIC OPEN SPACE		To be used only for landscape features.
RESIDENTIAL		Residential building.
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 within the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The maximum permissible ground coverage, basement, FAR and maximum permissible height/ including stilt parking in the area of the site mentioned in columns 1, according to the table below:-

Plot area	Maximum permissible ground coverage	Permissible Basement	Maximum permissible Height (G+3 Floor)	Maximum permissible Height (Including Stilt (S+4 Floor)) (in metres)	Additional FAR	RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO NO-HSFC 2266 / 2016-18853 DATED 06/09/2016
1	2	3	4	5	6	
Upto 75 Sq. Mtrs.	66%	Single Level	16.5m	15.00	0.33%	
Above 75 to 100 Sq. Mtrs.	66%	Single Level	16.5m	15.00	0.33%	
Above 100 to 250 Sq. Mtrs.	66%	Single Level	14.5m	15.00	0.33%	
Above 250 to 300 Sq. Mtrs.	60%	Single Level	12.5m	15.00	0.55%	
Above 350 to 500 Sq. Mtrs.	60%	Single Level	12.0m	15.00	0.60%	
Above 500 to 1000 Sq. Mtrs.	60%	Single Level	10.0m	15.00	0.80%	

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

Notes:
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 tiered floor.
b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
c) The stilt is permitted parking space 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**
(a) **GENERAL AND NPPL 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 floor shall not exceed two dwelling units.
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 Haryana Building Code 2017 and instructions issued by the Government, from time to time.

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 except EWS/NPPL plots, subject to the following conditions:
(i) 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 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 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 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) Adequate parking spaces, covered, open or in the basement / stilt 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 circumstances, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. **PLINTH LEVEL**
The plinth height of 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(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 METRES 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 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 DGTPC. 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 EWS 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
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front 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 walled 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.

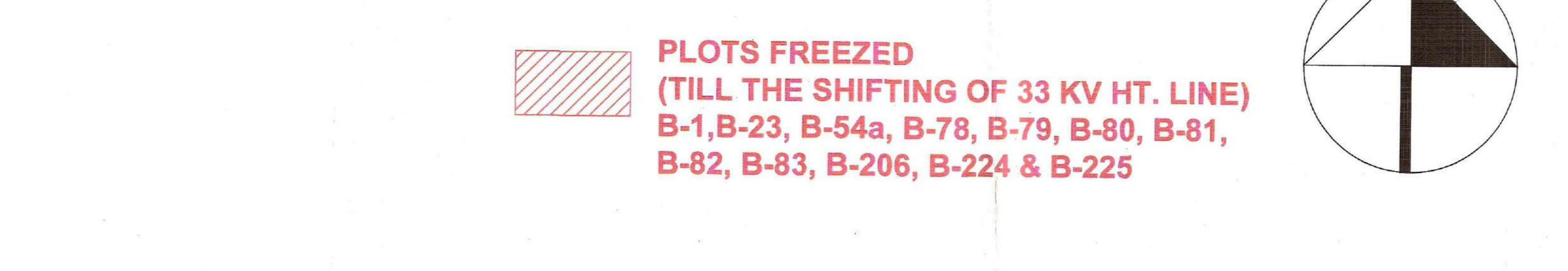
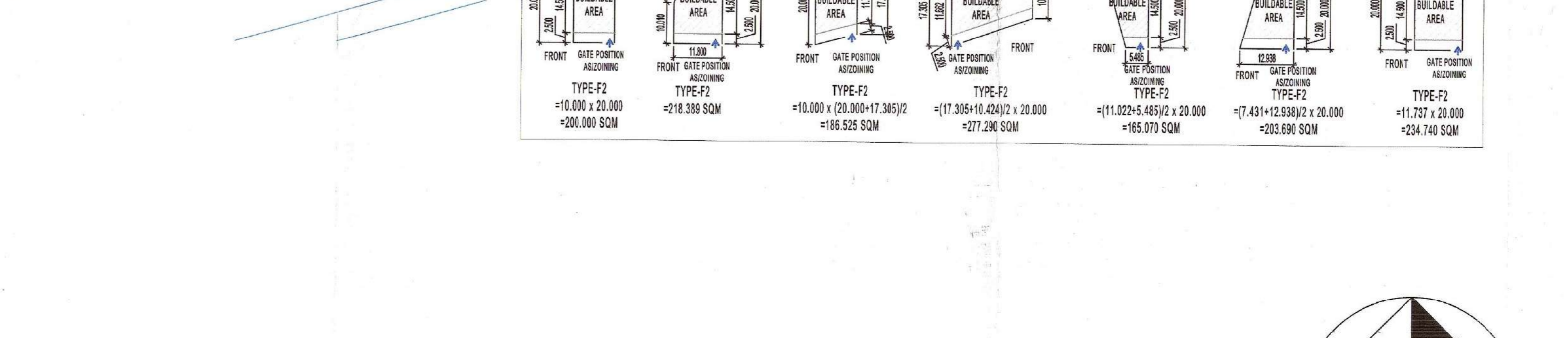
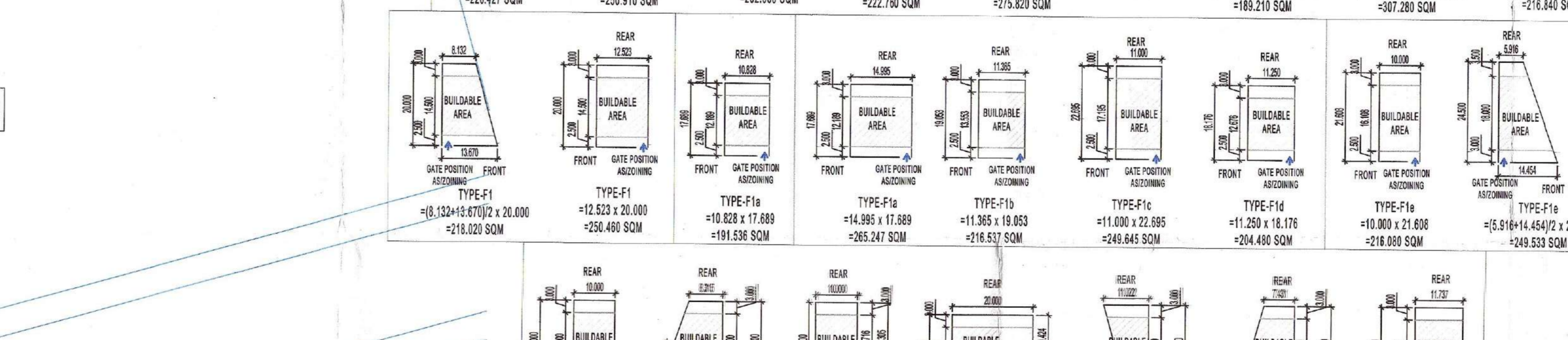
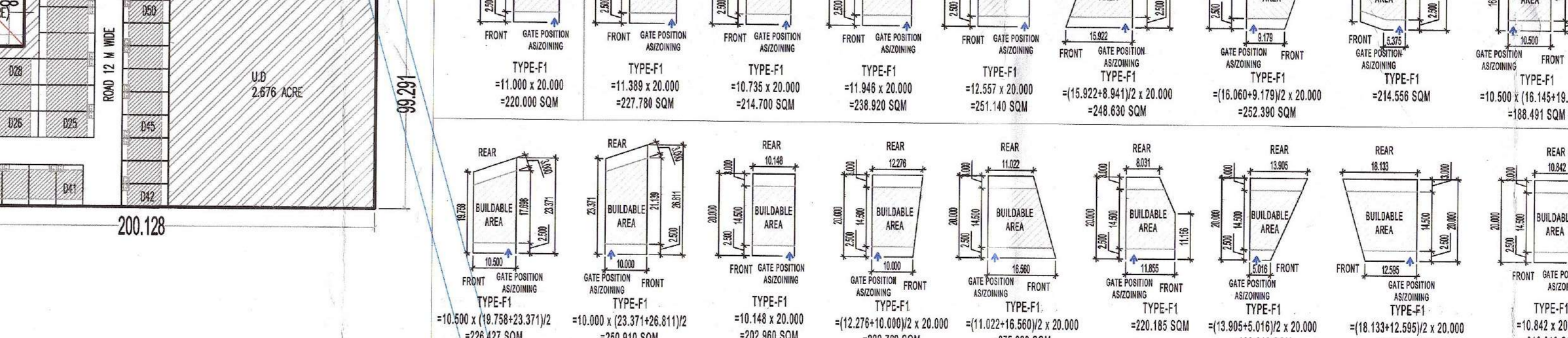
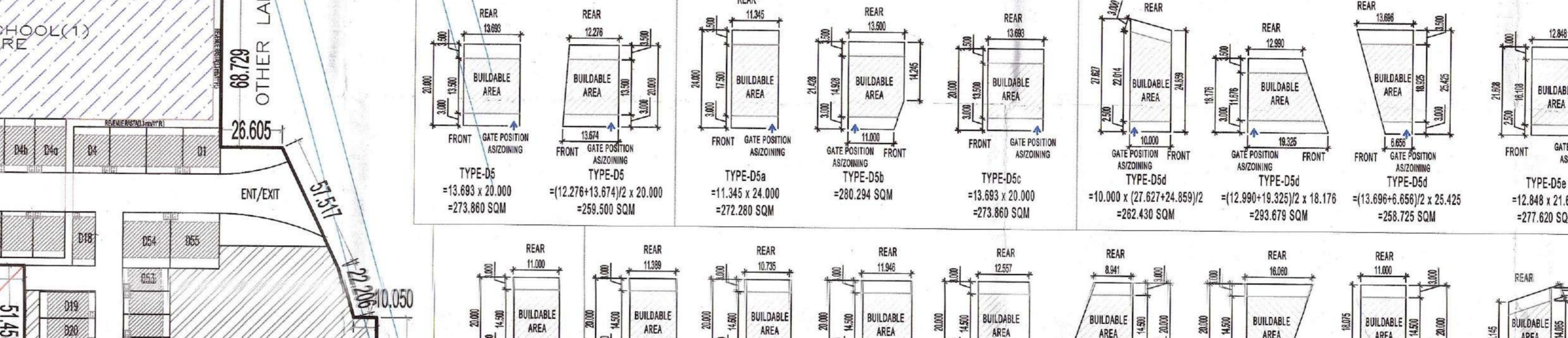
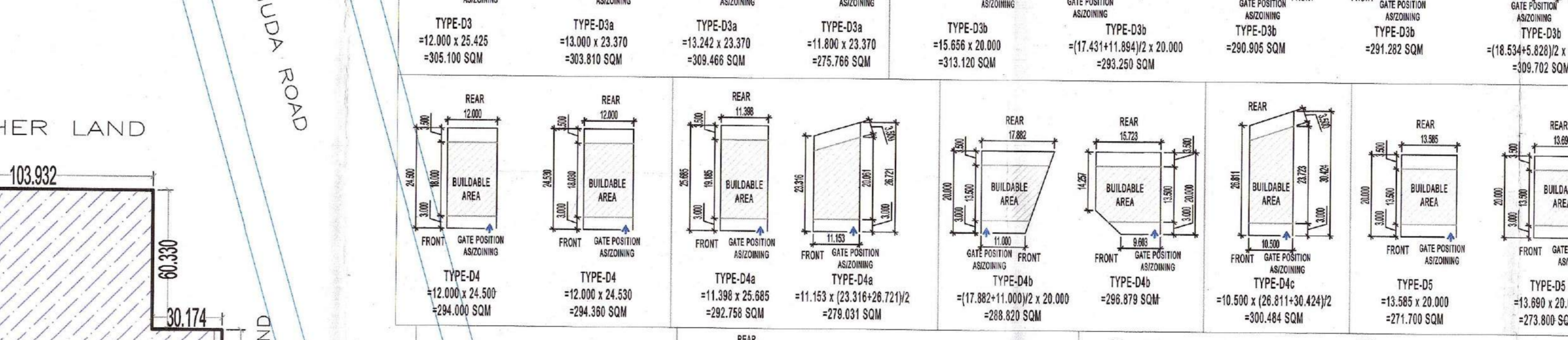
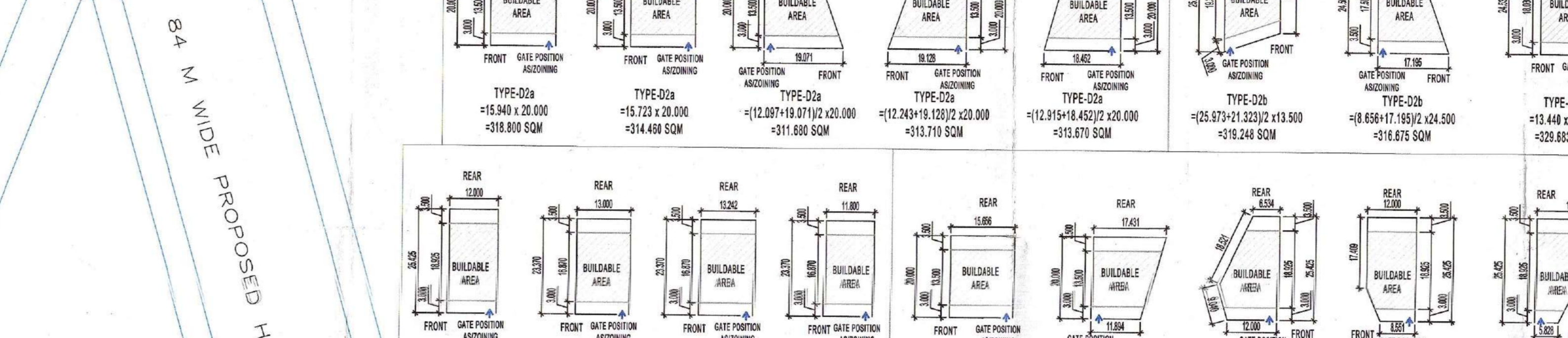
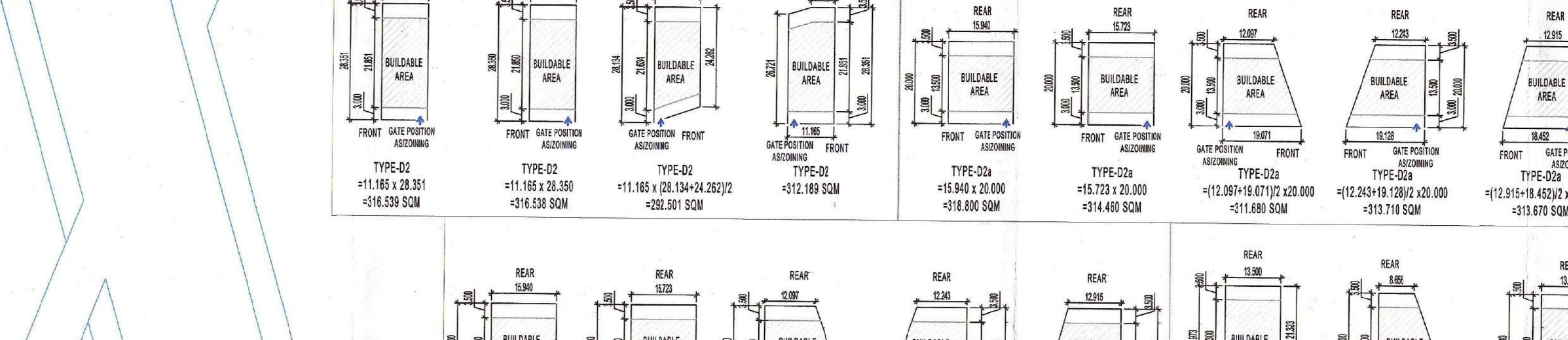
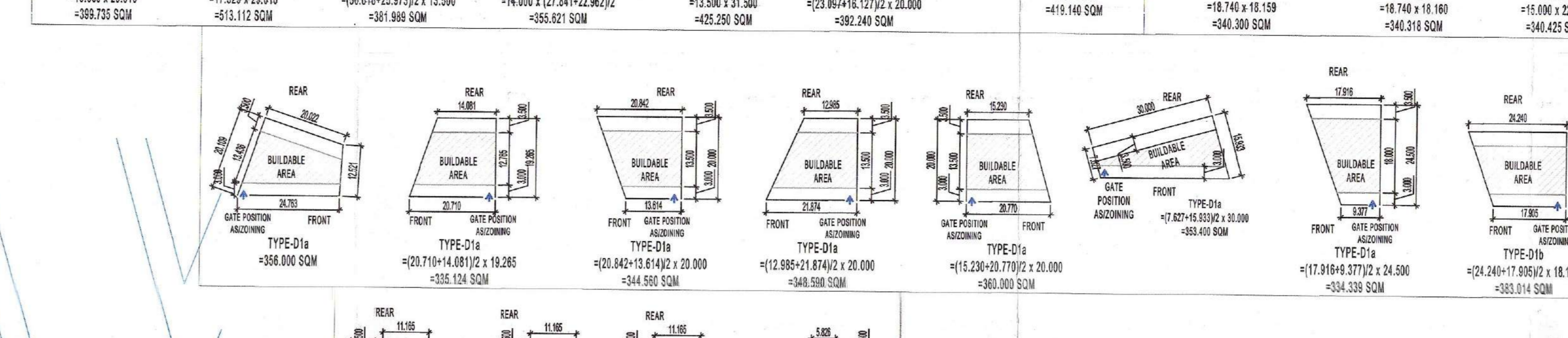
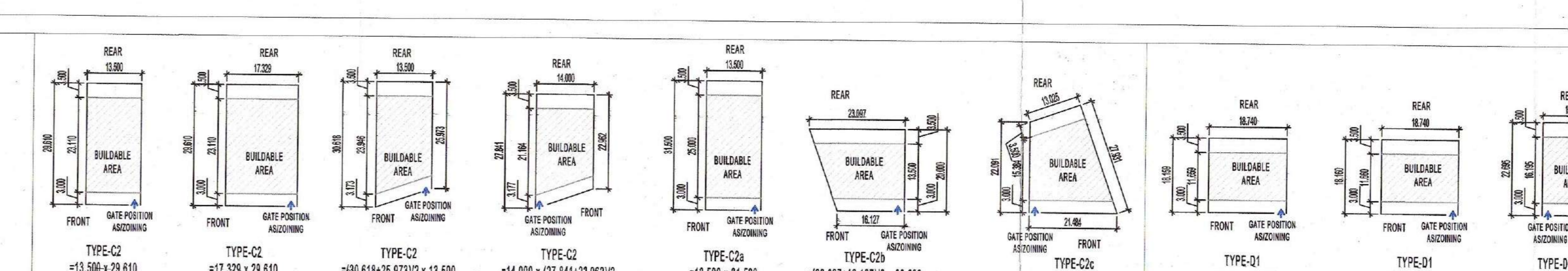
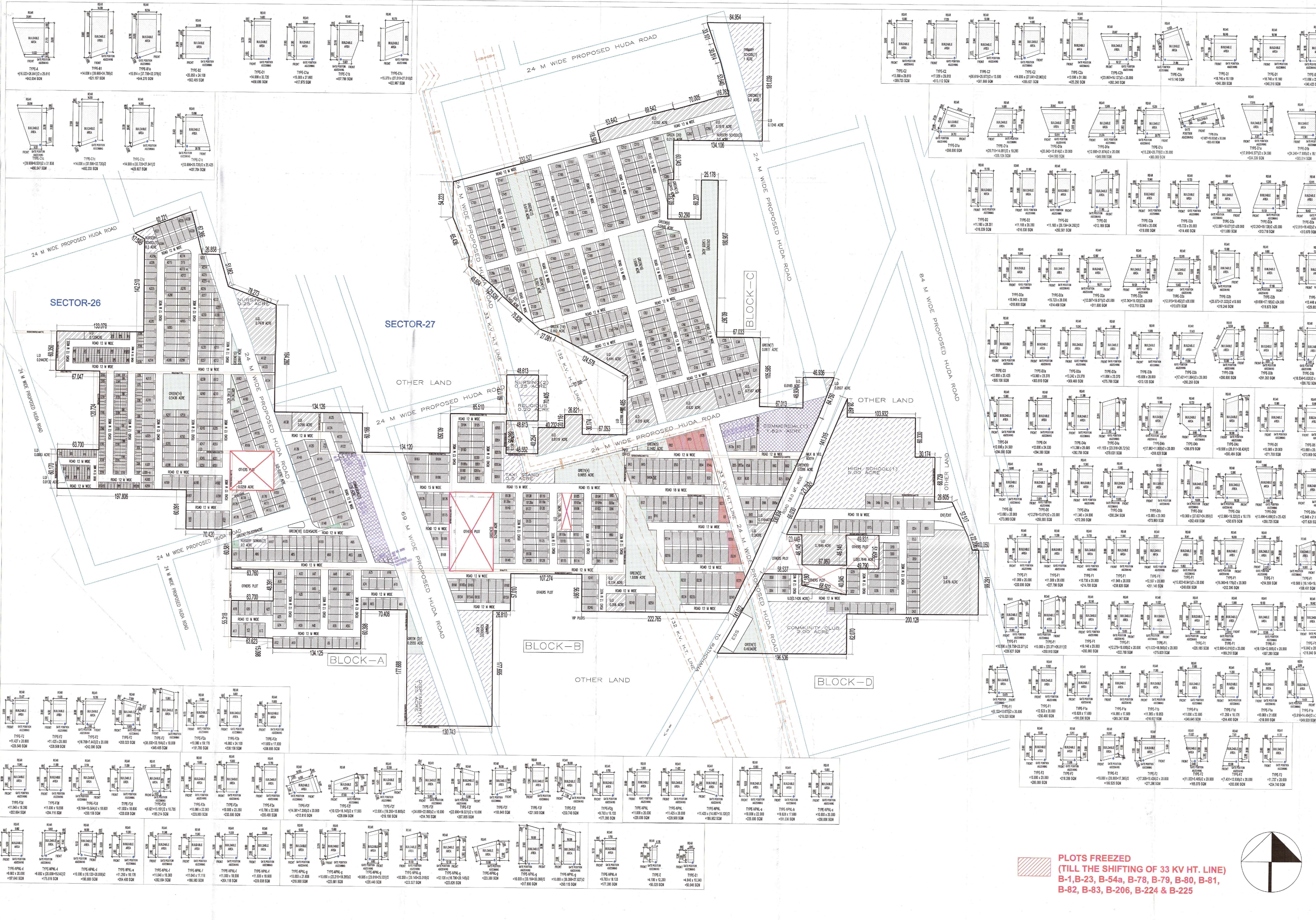
14. **DISPLAY OF POSTAL NUMBER OF THE PLOT**
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

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 collector.

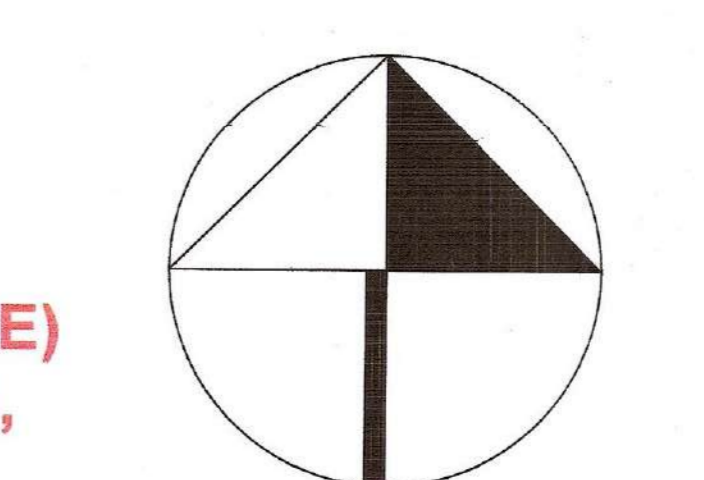
16. **ACCESS**
No plot or public building will derive an access from less than 12.00 meters wide road.

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

18. **GENERAL**
(i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.05.2006 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 interior lighting as well as Campus lighting.
(iv) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SF Dated 23.03.2016 issued by Haryana Government Renewable Energy Department.
(v) 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. 15/4/2016-SF Power dated 14.03.2016.
(vi) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SF Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.



PLOTS FREEZED (TILL THE SHIFTING OF 33 KV HT. LINE)
B-1, B-23, B-54a, B-78, B-79, B-80, B-81, B-82, B-83, B-206, B-224 & B-225



DRG. NO. DGTPC E439 DATED 04-5-2018

(LAJIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) (HQ) (JITENDER SHAG) CTP (HR) (K. MAKRAND PAOURANG IAS) DG,TPC (HR)

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ)