

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON THE LAND MEASURING 7.6060 ACRES (LICENCE NO. 105 OF 2017 DATED 19.12.2017) IN SECTOR-1, DHARUHERA BEING DEVELOPED BY AVANCER PROPERTIES PVT. LTD.

FOR PURPOSE OF CHAPTER 1.2 (KCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS 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 marked in column 1.	Type of building permissible on land marked in column 1.
1	Permissible use of land on the portion marked in column 1.	3
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 with in the portion of the site marked as buildable zone as explained above, and nowhere else. The Maximum permissible ground coverage, basement, F.A.R (D.D.A.Y 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 upto 150 square meters	Maximum Permissible Floor Area Ratio (Including stilt [(5x4 Floor)]) (In.meters)	Maximum Permissible Height [(G+3 Floor)] (In.meters)
Up to 150 square meters	66%	Single Level
	200%	Basement Permissible (FAR)

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

(c) Permissible number of dwelling unit on each plot

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

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

Sub-division & clubbing of the plots shall not be permitted in 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 the Haryana Building Code, 2017.

11. **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.

12. **BOUNDARY WALL**

(a) The boundary wall shall be constructed as Haryana Building Code - 2017.

(b) The boundary wall in front 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:-

(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 wicket gate of standard design exceeding 1.5 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. **GARAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garage 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 9.00 meters wide road.

17. **GENERAL**

(i) That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(ii) That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/22/2005-5-power dated 21.03.2015 issued by Haryana Government Renewable Energy Department, if applicable.

(iii) That the collector/owner shall comply with the directions issued wide notification no. 13/6/2016-5P dated 31.03.2016 issued by Haryana government renewable energy department, if applicable.

NOTE :- Read this drawing in conjunction with the demarcation plan verified by D.T.P., Rewari vide Enst no. 5314 dated 04.12.2018.

ARCHPOINT

HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.

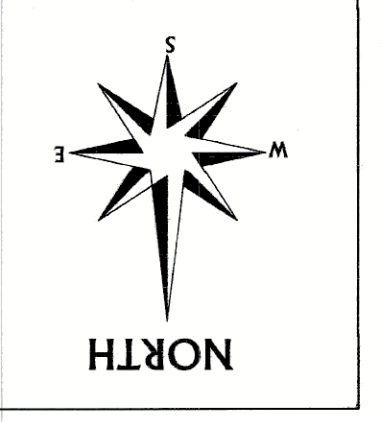
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC

HOUSE NO. 208, SECTOR - 14 WEST, MILK COLONY BHANAS, CHANDIGARH

- 160014, E - MAIL :- ARCHITECT.BANSAJIA@GMAIL.COM

DRG. NO. DTCP 06-0-3-19 DATED 06-0-3-19

NEHA CHANDEL (NEHA CHANDEL) (DINESH KUMAR) (NARENDER KUMAR) (DTP HQ) (DEVENDRA NIMBOKAR) (STP HQ) (JITENDER SHING) (CTP (HR)) (K. MAKAND PANDURANG, IAS) (DTPC (HR))



50% FREEZED PLOTS

TYPE-10	TYPE-11	TYPE-7	TYPE-8	TYPE-9	TYPE-4	TYPE-5	TYPE-6	TYPE-1	TYPE-2	TYPE-3
10.08 1.50 1.00	10.35 1.50 1.00	14.58 1.50 1.00	14.00 1.50 1.00	12.585 1.50 1.00	14.82 1.50 1.00	14.82 1.50 1.00	14.82 1.50 1.00	21.18 1.50 1.00	17.03 1.50 1.00	15.54 1.50 1.00
7.31 1.50 12.35	7.58 1.50 12.35	12.08 1.50 12.32	11.50 1.50 10.085	12.585 1.50 10.085	12.32 1.50 12.32	12.32 1.50 12.32	12.32 1.50 12.32	18.68 1.50 13.04	14.53 1.50 13.04	13.04 1.50 13.04
88.519 Sq.Mt	88.455 Sq.Mt	87.98 Sq.Mt	80.981 Sq.Mt	70.919 Sq.Mt	6.00 X 15.00	6.215 X 14.82	5.705 X 14.82	90.00 Sq.Mt	92.096 Sq.Mt	84.539 Sq.Mt
6.035 X 14.58	5.785 X 14.00	5.635 X 12.585	6.035 X 14.58	5.785 X 14.00	6.00 X 15.00	6.215 X 14.82	5.705 X 14.82	6.99 X 21.18	6.06 X 17.03	5.935 X 15.54
148.037 Sq.Mt	103.192 Sq.Mt	92.22 Sq.Mt	148.037 Sq.Mt	103.192 Sq.Mt	148.037 Sq.Mt	103.192 Sq.Mt	92.22 Sq.Mt	148.037 Sq.Mt	103.192 Sq.Mt	92.22 Sq.Mt

