



ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 100.325 ACRES (LICENCE NO. 1 OF 2015 DATED 10/06/2015) IN SECTOR-88 & 89, FARIDABAD, BEING DEVELOPED BY FANTABLOUS TOWN PLANNERS PVT. LTD.

FOR THE PURPOSE OF RULE 89(B) AND 48(C) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES 1985.

1. USE ZONE:

The use shown in this zoning plan shall be allowed as restricted with the meaning mentioned in the table below and in other manner unless/where:

Use Zone	Permitted Use	Prohibited Use
Residential	Residential (R-1 to R-10)	Commercial, Industrial, Public Open Space, etc.
Public Open Space	Public Open Space	Commercial, Industrial, Residential, etc.
Residential/ Public Open Space	Residential, Public Open Space	Commercial, Industrial, etc.
Commercial	Commercial	Industrial, Residential, etc.
Community Building	Community Building	Industrial, Residential, etc.

USE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT (M. Minus and above)
Residential (R-1 to R-10)	3	14.5 Metres
Commercial (C-1 to C-10)	3	12 Metres

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, covering portion being left open in the form of an open space around the building as follows:-

Area of the Plot	Maximum permissible Building Coverage (%)	Minimum Permissible Floor Area Ratio (%)
Up to 100 sq. m.	30%	10%
100 to 200 sq. m.	35%	12%
200 to 500 sq. m.	40%	15%
500 to 1000 sq. m.	45%	18%
Over 1000 sq. m.	50%	20%

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 Plot	Maximum permissible Floor Area Ratio
Up to 100 sq. m.	1.00
100 to 200 sq. m.	1.20
200 to 500 sq. m.	1.50
500 to 1000 sq. m.	1.80
Over 1000 sq. m.	2.00

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT:

(i) GENERAL AND MIN. 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.

(ii) MIN. PLOT: Not more than two dwelling units shall be allowed on each plot.

(iii) GENERAL AND MIN. PLOT: Not more than two 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.

(iv) MIN. PLOT: Not more than one dwelling unit shall be allowed on each plot.

(v) GENERAL AND MIN. PLOT: Not more than one dwelling unit shall be allowed on each plot. However maximum number of dwelling units on each floor (i.e. ground floor) shall not exceed one dwelling unit.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the setback line as marked in residential layout plan or shown in other drawings. The setback line shall be as per clause number 3.3 & 4 above. The maximum permissible coverage shall be calculated considering the setback line as a multiple.

6. BUILDING SETBACK

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7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot (except 1000 sq. m. and above) as given in the table below:-

8. STILT PARKING

Stilt parking is allowed in 5 meters and above plots (as per policy bearing No. FAN/2015/2015/1/100 dated 06/01/2015). The minimum height of the area for 5 meters from the plot line 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 30 METERS WIDE OR MORE SECTION ROADS AND PUBLIC OPEN SPACES

The use of public open spaces, or drive access whatsoever, secondary or main shall be allowed only from north-south roads and open spaces.

11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL

(i) The boundary walls in front courtyard shall be built on road or an open space shall be constructed according to standard design as approved by the DSO/DC. (ii) The boundary wall in the rear courtyard shall be 100 mm more than 1.85 meters in height. (iii) The boundary wall in the rear courtyard shall be 100 mm more than 1.85 meters in height. (iv) The boundary wall in the rear courtyard shall be 100 mm more than 1.85 meters in height.

12. GATE AND GATEPOST

(i) Gate and gatepost shall be constructed as per approved standard design, at the location indicated on the site plan. (ii) The gate and gatepost shall be constructed as per approved standard design, at the location indicated on the site plan.

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 suitable collection point to be provided by the Corporation.

15. ACCESS

No gate or public building shall make an access from less than 10.00 meters wide road.

16. SOLAR WATER HEATING SYSTEM

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made installation in the building, whenever applicable before applying for construction certificate.

17. RAIN WATER HARVESTING SYSTEM

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

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NOTE :- FOR DIFFERENT TYPE OF PLOTS IN SINGLE ROW, SETBACKS WILL BE RETAINED AS GIVEN IN THE ZONING PLAN

DRG. NO. DG_TEP_2015_0005 DATED: 18-01-2015

DESIGNED BY: (Signature) CHECKED BY: (Signature) DRAWN BY: (Signature) DATE: (Signature)

DEVELOPER: (Signature) APPROVED BY: (Signature) DATE: (Signature)