

Memo No. ZP-1334/JD (SP)/2019/ 25424 Dated 11-10-19

To


✓ Aegis Skyhigh Housing Corporation Pvt. Ltd.,
Regd. Office : 41, Randhir Lale, Karnal,
Haryana- 132001.

Subject :- Approval of Zoning Plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna- 2016 over an area measuring 5.975 acres (licence no. 88 of 2018 dated 14.12.2018) falling in the revenue estate of Village Budha Khera, Sector-32, Karnal being developed by M/s Aegis Housing Corporation Pvt. Ltd.

Reference: - Your application dated 27.06.2019.

Please find enclosed approved copy of zoning plan of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna- 2016 over an area measuring 5.975 acres (licence no. 88 of 2018 dated 14.12.2018) bearing drawing No. 7211 dated 07.10.2019 in Sector-32, Karnal on the subject cited above for information.

DA : As above



(Priyam Bhardwaj)
District Town Planner, (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh

Endst.No. ZP-1334/JD (SP)/2019/ _____ Dated _____

A copy along with copy of approved zoning plan of subject site is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula
2. District Town Planner, Karnal

DA : As above


(Priyam Bhardwaj)
District Town Planner, (HQ)
O/o Director, Town and Country Planning,
Haryana, Chandigarh

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA ON LAND MEASURING 5.975 ACRES (LICENCE NO 88 OF 2018) IN SECTOR-32, DISTRICT KARNAL BEING DEVELOPED BY AEGIS SKYHIGH HOUSING CORPORATION PVT. LTD

FOR PURPOSE OF CODE 1.2 (KCVI) & 6.1 (I) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME

II. 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 name 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 1.
1	Road	Road furniture at approved places.
2	Public open space	To be used only for landscape features.
3	Residential Buildable Zone	Residential building.
4	Commercial	As per supplementary zoning plan to be approved separately for each site.

III. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILLT 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.
 (b) The Maximum permissible ground coverage, basement, F.A.R (ODJAY Policy dated 08.02.2016) and maximum permissible height / including stillt 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 (G+3 Floor) (including stillt (S+4 Floor)) (in meters)
Up to 150 sq. mt.	66%	Single Level	200%	15.00

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

IV. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

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

V. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted any circumstances.

VI. 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 as residential buildable zone.

VII. 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.

VIII. STILLT PARKING

Stillt parking is allowed in all sizes plots. The clear height of the stillt shall be 2.40 metres from the pith level and below the bottom of the beam. The stillt will not be permissible for any purpose other than parking.

IX. 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.

X. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

XI. 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.

XII. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which about on the 45 meters or more wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

XIII. BOUNDARY WALL

(a) The boundary wall shall be constructed as per Code 7.5.
 (b) The boundary walls in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DTPC. 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.

XIV. 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 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.

XV. 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.

XVI. 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 colonier.

XVII. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

XVIII. GENERAL

(i) The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
 (ii) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
 (iii) That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
 (iv) That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P., Karnal vide Memo No. 2759/CC-7 dated 26.07.2019.

DRG. NO. DTCP 7211 DATED 07-10-19

(SATYA PAL) JD (HQ) (RAHUL SINGLA) ATP (HQ) (PRIVAM BHARDWAJ) DTP (HQ) (DEVENDRA NINGOGRAJ) STP (M.) HQ (ATTENDER SHAG) CP (HR) (K. MAKRAND PANURANG, JAS) DTCP (HR)



TYPE - A	TYPE - B	TYPE - C	TYPE - D	TYPE - E
SIZE = 6.039 x 12.192 Nos. of Plot = 104	SIZE = 6.197 x 12.100 Nos. of Plot = 42	SIZE = 7.365 x 12.100 Nos. of Plot = 01	SIZE = 7.376 x 15.088 Nos. of Plot = 04	SIZE = 6.039 x 12.622 Nos. of Plot = 11

NOTE:- THE PLOTS NO. 5, 25, 26, 27, 28, 29, 30, 31, 32, 43, 44, 45, 56, 57, 58, 69, 70, 71, 82, 83, 84, 95, 96, 97, 109, 110, 111, 120, 121, 122, 133, 134, 135 (33NO.) ARE FREEZED TILL THE 11 KV HT LINE SHIFTED AT SITE.

FREEZED PLOTS ARE SHOWN THUS
 MORTGAGED PLOTS ARE SHOWN THUS

