

FOR PURPOSE OF CODE 1 (R20X) & 6 (I1) 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.

Zone	Color	Symbol	Notes
R20X	Yellow	Single house symbol	Residential Zone
I1	Green	Industrial symbol	Industrial Zone

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT: F.A.R. AND MAXIMUM PERMISSIBLE HEIGHT/STORY
STILT FLOORING

a. The building on a plot shall be constructed only within the portion of the site marked as buildable zone as explained above, and no other portion of the site shall be built over.
b. The maximum permissible ground coverage, basement, F.A.R. (DRAFTY Policy dated 08/02/2018) and maximum permissible height/including stilt parking on the area of the site mentioned in column 4 according to the table below.

Zone	Max. G.C.	Max. Basement	Max. FAR	Max. Height	Max. Stories
R20X	30%	1.00m	1.50	2.40m	3
I1	40%	1.50m	2.00	3.60m	4

c. The stilt or permitted parking purpose in residential plots of all sizes subject the condition their maximum permissible height of building shall not exceed 15 meters.
3. PERMISSIBLE NUMBER OF DWELLING UNITS OF EACH PLOT
Not more than three dwelling units shall be allowed on each plot.

4. BAS ON SUB DIVISION OF PLOT
Sub division and clubbing of the plot shall not be permitted in 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 clause number 1 above. The controller projections as allowed in The Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

6. HEIGHT OF BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of storey shall be allowed on the plot as per provision of Haryana Building Code 2017.

7. STILT FLOORING

Stilt parking is allowed in all size plots. The clear height of the stilt shall be 2.40 meters 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 provision of Haryana Building Code 2017, as amended from time to time.
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 be as per code No. 7.3 of the Haryana Building Code 2017.

10. BASEMENT

Single level basements within the building zone of the site shall be provided as per code 6.31(X)(a) and shall be constructed, land nominated as per code 7.16 of the Haryana Building Code 2017.

11. RESTRICTION OF ACCESS FROM 45m WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plot which abut on the 45m or more wide sector road 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 per Code 7.5.
b. The boundary wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG, ICP. The boundary wall in the rear courtyard shall not be more than 1.50m in height.
c. In case of corner plots, boundary wall shall be rounded off at such corner by radius as given below:
1.0m Radius for plots opening on to open space.
d. The owner/applicants 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. The gate and gate post shall be provided design not exceeding 1.50m width and not be allowed in the front and side boundary wall provided further they gate shall be allowed on the rear boundary wall or toward the sector road and public open spaces.
14. DISPLAY OF POSTAL NUMBERS OF THE PLOT
The permit number and postal address shall be written at the space shown for the purpose as the standard design of the gates 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 of the taxable collection point to be provided by the collector.
16. ACCESS
The plot or public building will desire an access from less than 9.00m wide road.

17. GENERAL

a. That the collector/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as external lighting.
b. That the collector/owner shall strictly comply with the direction issued vide Notification No. 19/16/2016-SP dated 31/03/2016 issued by the collector/owner shall ensure the installation of solar power plant as per provision of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department on 19/4/2016-SP. From dated 14/03/2017 onwards, the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order no. 22/12/2005-SP dated 14/03/2016 issued by Haryana Government Renewable Energy Department, if applicable.

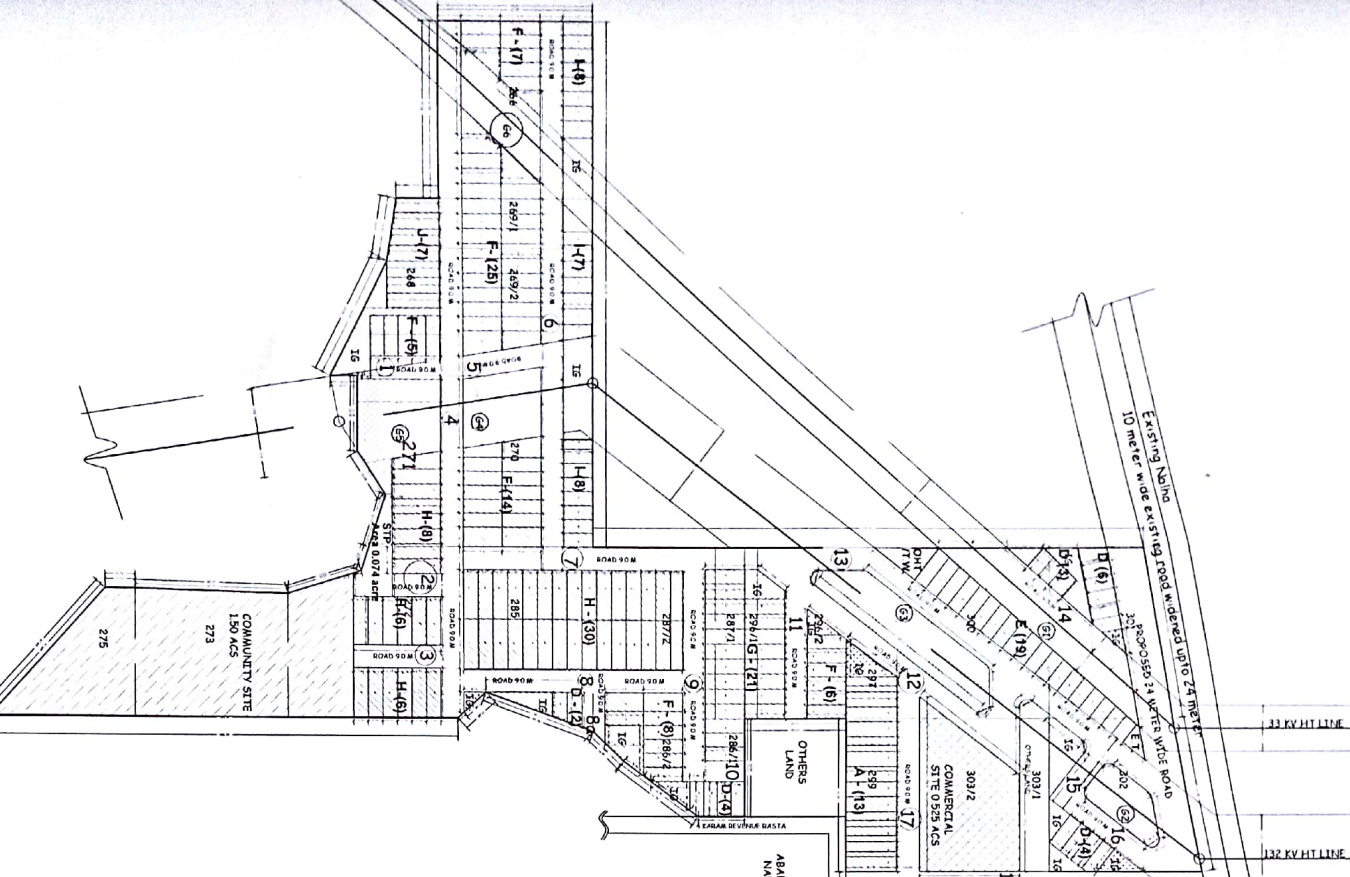
ZONING LAYOUT

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A REGISTERED ARCHITECT
REG. NO. 101/2018

SCALE: DATE: 01.11.2018
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NORTH POINT: FROM



Category	Plot No.	Proposed Zoning	Code No.
A	1	Residential	101
B	2	Residential	101
C	3	Residential	101
D	4	Residential	101
E	5	Residential	101
F	6	Residential	101
G	7	Residential	101
H	8	Residential	101
I	9	Residential	101
J	10	Residential	101