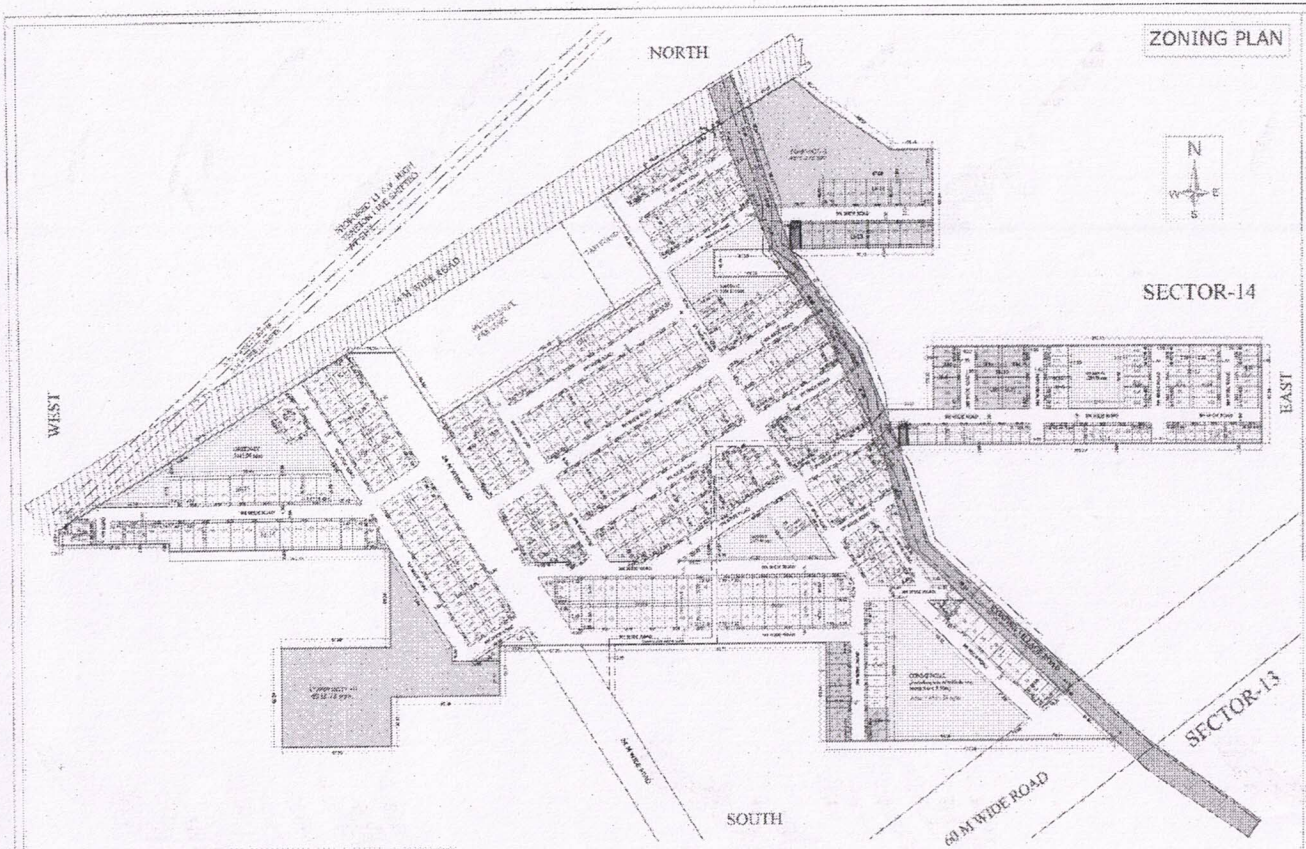
ZONING PLAN

DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA POLICY-2016) AREA MEASURING 28.3875 ACRES BEARING (LICENCE NO. 45 OF 2023 DATED 01.03.2023.) IN SECTOR-14, PANCHKULA DEVELOPED BY M/S ARAVALI INFRATECH PVT. LTD.



10.06 % Area (36810.636 sqm. of Total Saleable area) Mortgaged against (IDW B.G.) in Favour of DTCP Haryana.

10.05 % Area (36810.636 sqm. of Total Saleable area) Mortgaged against (EDC B.G.) in Favour of DTCP Haryana.

NOTE:- PLOT No. 301 AND 547 SHALL REMAIN FROZEN TILL COMPLETION WORK CONSISTING OF 15 KVAT UNIT.

FOR PURPOSE OF CODE 1.2 (xcvi) & 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 of the plot marked in column 1	Type of building permissible on land marked in column 1.
1	2	3
	Road	Road furniture as 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.

(b) The Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 28.07.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible height (G+3 Floor) Residential Use+2 Floor (Commercial)
Upto 150 square meters	70%	Single Level	200%	16.5

(c) Stilt shall are permitted for parking purpose in residential plots of all sizes

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) Nos. of dwelling unit permitted on each plot : 4 (Four)

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted 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 in clause number 1 above. Balcony of a width of maximum 1.80m in front and rear sides of a plot can be permitted within the plot. No balcony beyond this rear zoning shall be permitted

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 sites 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 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 5.2(3)(e) and shall be constructed, used and maintained as per Code 7.16 of 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 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 DTCP. 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 upto 125 sq. meters.
iii. 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.

(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 swivel gate of standard design not exceeding 1.25 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 colonizer.

16. ACCESS

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

1. GENERAL

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

(ii) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.08.2016 issued by Haryana Government Renewable Energy Department, if applicable.

(iii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

(iv) Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.

(v) rain water harvesting shall be provided as per HBC 2017(if applicable)

Note:
Road line drawing in conjunction with this demarcation plan verified by D.T.P. PANCHKULA vide Endst no. 2258 dated 08.05.2023 & 2134 dated 15.12.2023.

MEMO NO. DTCP 15744 DATED 22-12-2023

(SATYA PAL) JD (HQ) | (RAMAN KUMAR) ATP (HQ) | (DIVYA DOGRA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SHAG) DTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

Aravali Infratech Pvt. Ltd.

Authorised Signatory