ROHTAK (L.NO. 09 OF 2009 DT. 19-05-2009)

ZONING PLAN OF RESIDENTIAL COLONY MEASURING 76.806 ACRES IN SECTOR-36A, ROHTAK(HARYANA) BEING DEVELOPED BY M/s SONIKA PROPERTIES PVT. LTD.

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 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.
	Community buildings	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 build able zone as explained above, and nowhere else.

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

Plot area	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (Including stilt (S+4 Floor) (in.metres)	Additional Purchasable (FAR)	THE RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO NO-MISC-2266/2016 DATED 06/09/2016 ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO NO-MISC-2266/2016/BSDD/LF 7/25/2019-2TCP DATED 02/09/2019
1	2	3	4	5	6	
Upto 100 sq.m.	66%	Single Level	165%	16.5	99%	
Above 100 to 250 sq.m.	66%	Single Level	145%	16.5	119%	
Above 250 to 350 sq.m.	60%	Single Level	130%	16.5	115%	
Above 350 to 500 sq.m.	60%	Single Level	120%	16.5	120%	
Above 500 to 1000 sq.m.	60%	Single Level	100%	16.5	140%	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-

a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.

c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters .

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPNL PLOTS
Not more than four dwelling units (S+4/G+3) shall be allowed on each plot.

(b) EWS PLOTS
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS.

(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPNL plots, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential build able zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential build able zone.

6. **HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
The maximum height and number of storeys shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. **STILT PARKING**
Stilt parking is allowed in all sizes of 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) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code,2017.

(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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. **BASEMENT**:
Single level basement within the building zone of the site shall be provided , constructed, used and maintained as per the Haryana Building Code, 2017.

11. **RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the Haryana Building Code, 2017.

(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, Haryana. The boundary wall in the rear courtyard/setbacks 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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 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 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.

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 12.00 meters wide road.

17. The community building/buildings shall be constructed by the Colonizer / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

18. General:-

(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.

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

(iv) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.

(vi) That the coloniser/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.

(vii) Fire Saftey projection measures shall be regulated by Haryana Fire Service Act - 2009, as amended from time to time.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Rohtak vide Endst no. 2654 dated 11-07-2019

DRG. NO. DTCP 7786 DATED 11-06-2021.

(SATYA PAL) JD (HQ)	(DINESH KUMAR) SD (HQ)	(JAIDEEP) ATP (HQ)	(BABITA GUPTA) DTP (HQ)	(P.P. SINGH) STP (HQ)	(JITENDER SIHAG) CTP (HR.)	(K.MAKRAND PANDURANG, IAS) DTCP (HR.)