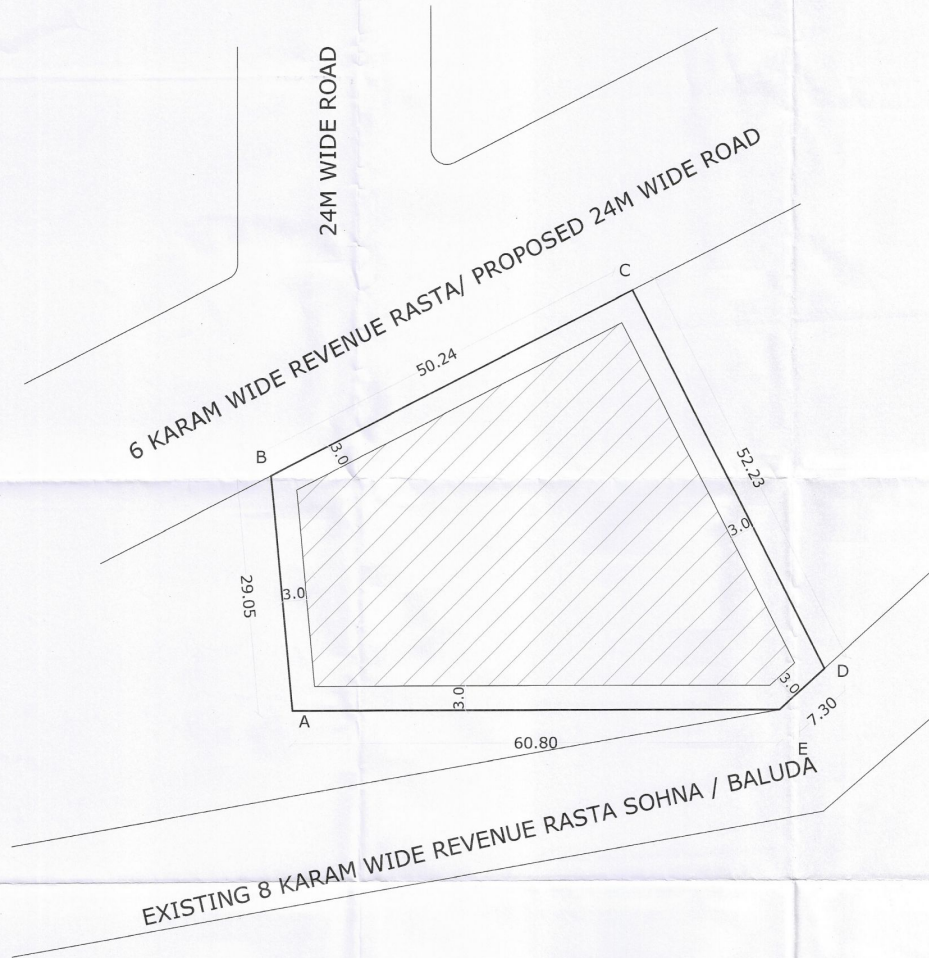


DEMARICATION-CUM-ZONING PLAN OF COMMERCIAL SITE FOR AN AREA MEASURING 2424.0631 Sqmt (0.599 Acres) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA- 2016) MEASURING 15.00 ACRES (LICENCE NO. 55 OF 2019 DATED 08.03.2019) IN SECTOR-5, SOHNA BEING DEVELOPED BY REGIONAL CONSTRUCTION PVT. LTD.

FOR THE PURPOSE OF RULE 38 (xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES,1965.



ZONED AREA = 1863.2193 SQM (0.4604 ACRE)

NOTE: ALL DIMENSIONS ARE IN METERS

AFTER THE HEIGHT OF 10 METERS THE SETBACK SHALL BE MAINTAINED AS PER CLAUSE NO.5(C) OF THE ZONING PLAN

- SHAPE & SIZE OF SITE:**
The shape and size of the site is in accordance to the demarcation plan verified by DTP, Gurgaon vide Endt. no. 2914 dated 26.03.2019 shown as A to E on the zoning plan.
 - LAND USE:**
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' of the Final Development Plan of Gurgaon Municipal Urban Complex-2011-14D, as amended from time to time, as applicable. Not less than 50% of the permissible FAR should be used for neighborhood shops.
 - TYPE OF BUILDING PERMITTED AND LAND USE ZONES:**

Notation	Land Use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-II above and uses permissible in the open space zone.
 - SITE COVERAGE AND FLOOR AREA RATIO (FAR):**
 - The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
 - The maximum coverage on ground floor shall be 60% on the area of 0.599 acre.
 - Maximum permissible FAR shall be 150% on the area of 0.599 acre.
 - HEIGHT OF BUILDING:**
 - The height of the building block, subject to clause to the provisions of the site coverage and FAR, shall be governed by the following:

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	16
 - The height of the buildings shall be unrestricted as provided in Code 6.3(3)(ii) and further subject to clearance as prescribed in Code 6.3(3)(iv) of Haryana Building Code, 2017.
 - The plinth height of building shall be as prescribed in Code 7.2 of Haryana Building Code, 2017
 - All Building Block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of Haryana Building Code, 2017.
 - PARKING:**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers within the site as per Chapter 7.1 of the Haryana Building Code, 2017.
 - In circumstances, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
 - APPROACH TO SITE:**
 - The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions, off and the junctions with the surrounding road to the satisfaction of the DTCP, Haryana.
 - The approach to the site shall be shown on the zoning plan.
 - BAR ON SUB DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
 - APPROVAL OF BUILDING PLANS:**
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana/ any other persons or the committee authorized by him, as per provision of the Haryana Building Code- 2017 (as amended to time) before starting of the construction.
 - BASEMENT:**
 - The single level basement within the building zone shall be allowed as per Chapter 6.3(3)(v) of the Haryana Building Code, 2017.
 - The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.
 - PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.
 - PROVISION OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the building shall conform to the National Building Code of India, 2016.
 - EXTERNAL FINISHES:**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, glass metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable enclosed.
 - All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, whatsoever.
 - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter - 10 of the Haryana Building Code, 2017 shall be followed.
 - LIFTS AND RAMPS:**
 - Lifts and Ramps in building shall be provided as per code 7.7 of the Haryana Building Code, 2017.
 - Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause 3 of Annexure D-3 of Part 3 of Indian National Building Code, 2016.
 - BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
 - FIRE SAFETY MEASURES:**
 - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Code 7.17 of Haryana Building Code / National Building Code of India, 2016 and the same should be got certified from the competent authority.
 - Electric Sub Station/generator room if provided should be on solid ground near DG/IT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
 - That the colonizer/ owner shall obtain the clearance/ MOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.9.2009 issued by ministry of Environment and Forest, Government of India before starting the construction, if applicable.
 - The rain water harvesting system shall be provided as per code 8.1 of the Haryana Building Code, 2017.
 - That the colonizer/ owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the owner shall strictly comply with Code 8.3 of the Haryana Building Code 2017, for enforcement of the Energy Conservation Building Codes.
 - That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- General:**
 - Among other plans and papers detailed elevations of building along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code- 2017.
 - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably enclosed.
 - Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - No advertisement shall be permitted.

DRG. NO. DTCP - 11051 DATED 20/04/25

(RAM AVTAR BASSI) JD(HQ) (YAJAN CHAUDHARY) ATP(HQ) (SUNENA) DTP(HQ) (HITESH SHARMA) STP(HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP(HR)