

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

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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 Corporation.

Notes:-

a) In case of permissible ground coverage as permitted in the rules it 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

17. The community building shall be constructed by the Collector / 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.

(c) The collector/owner shall pay the excise tax on the transactions issued vide Notification No. 19/16/2016-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department. If applicable

he combined plot as a single plot.	
5. BUILDING SETBACK	
Building setback refers to the minimum distance between the building and the boundary line. The setback is the distance between the building and the boundary line. The setback is the distance between the building and the boundary line.	
	Government of India before starting the construction/execution of development works at site.
	(d) That the community building/ building shall be constructed by the coloniser/ owner as per provisions of the Haryana Development and Regulation of Urban Area Amendment and

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

DRG. NO. DTCP 10607 DATED 19/11/24

8. PARKING:
 (a) Adequate parking spaces, covered, open or if the basements, still, shall be provided for vehicles of users and occupants, within the site as per Code the Haryana Building Code 2017.

(RAM AVATAR BASSI) (JYOTI KHAJRI, JAS) (HITESH SHARMA) (JITENDER SINGH) (SUNEWA) (YAJAN CHAUDHARY)

ZONING PLAN OF BLOCK-A-B-D

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 meaning explained in the table below and no other manner whatsoever.	9. PLINTH LEVEL The plinth height of building shall not be less than 45 cms. above the road level as per the Hyderabad Building Code 2017.
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Particulars	Percentage of the total number of the delinquent cases
1. Type of delinquency	2.
3.	4.
5.	6.
7.	8.
9.	10.
11.	12.
13.	14.
15.	16.
17.	18.
19.	20.
21.	22.
23.	24.
25.	26.
27.	28.
29.	30.
31.	32.
33.	34.
35.	36.
37.	38.
39.	40.
41.	42.
43.	44.
45.	46.
47.	48.
49.	50.
51.	52.
53.	54.
55.	56.
57.	58.
59.	60.
61.	62.
63.	64.
65.	66.
67.	68.
69.	70.
71.	72.
73.	74.
75.	76.
77.	78.
79.	80.
81.	82.
83.	84.
85.	86.
87.	88.
89.	90.
91.	92.
93.	94.
95.	96.
97.	98.
99.	100.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES	Public open space	To be used only for recreation purposes	Residential building
		Reserved for public use	As per current existing building plan
		Reserved for public use	As per current existing building plan
		Reserved for public use	As per current existing building plan

NO.	REQUIREMENT	PERMITS	GROUND	COVERAGE	BASEMENT	FAE	AND	MAXIMUM
2.	MAXIMUM PERCENTAGE OF BUILDING AREA TO BE COVERED BY ROOFING							
3.	BOUNDARY WALL:							
(a)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(b)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(c)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(d)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(e)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(f)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(g)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(h)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(i)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(j)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(k)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(l)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(m)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(n)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(o)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(p)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(q)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(r)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(s)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(t)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(u)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(v)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(w)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(x)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(y)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							
(z)	The boundary wall shall be constructed as per the Myanmar Building Code, 2017.							

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	80%	100% to 110%	120%	140%
Area 350 x 1400 sq. m.	Single Level	1.32	1.22	2.42
Area 350 x 1400 sq. m.	Double Level	1.32	1.22	2.42
Area 350 x 1400 sq. m.	Single Level	1.32	1.22	2.42
Area 350 x 1400 sq. m.	Double Level	1.32	1.22	2.42

15. **GARBAGE COLLECTION POINT**

- The Government may purchase up to 100 acres.
- The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- The sites are permitted for parking purposes in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 10 to 15.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT GENERAL AND NON PLOTS:-
No. of dwelling unit permitted on each plot : 3 (Three)

(b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of self-build dwelling unit is revoked by the competent Authority and building plan approvals for such self-build is allowed the no. of dwelling unit permitted on each plot shall stand restored

(c) EVS Plots
In case of plots falling in EVS category the PAK, Ground Coverage, numbers of dwelling units, numbers of floors and Height shall be as per the Haryana Building Code, 2017
(b) The aerial photograph of the site shall be as per the Haryana Building Code, 2017
(a) The aerial photograph of the site shall be as per the Haryana Building Code, 2017

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 BMS/UBMS plots, subject to the following conditions:

(b) The combined plot shall be of a minimum area of 1000 sq. m.

(c) The combined plot shall be of a minimum width of 10 m.

(d) Rain water Harvesting shall be provided as per Haryana Government Renewable Energy No. 19/62016-5P dated 31.03.2018 issued by Haryana Government Renewable Energy Department. If applicable.

(e) Fire protection in National Building code shall be provided, dealing with the fire protection as per Haryana Building Code, 2017.

(f) The contractor shall obtain the clearances/NOC as per the provisions of the Notification No. S.O. 1333 (E) Dated 14.09.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development work at the site.

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential built up zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall not project beyond the provisions of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.

NOTES:-

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

Memo No. 5864 Dated 28.06.2024

DRG. NO. DTC# 10608 DATED 19/11/24

7. STILT PARKING
Stilt parking is allowed in all sizes of lots. The clear height of the stilt shall be 2.40 meters.

B. PARKING: The parking spaces reserved for the use of the members of the Board of Directors shall be reserved for the use of the members of the Board of Directors only. The Board of Directors shall have the right to reserve the parking spaces for the use of the members of the Board of Directors only. The Board of Directors shall have the right to reserve the parking spaces for the use of the members of the Board of Directors only.

(b) vehicles of users and occupiers, within the site as per Code the Hiyana Building Code,2017,
in no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

				
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(RANJAN AVAR, BASS,) JD(HQ)	(FAJAN CHAUDHARY) ATP(HQ)	(SUNENA) DTP(HQ)	(H. TESH SHARMA) STPM/HQ	(JITENDER SHAG) CTP(HQ)	(AMIT KHATRI, AS) DTP(HQ)
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ZONING PLAN OF BLOCK-

KANDL (PART-2)

STUDY AREA

STUDY AREA

Architectural drawing of a building facade, showing a modern structure with a large glass wall and a smaller section with a grid pattern. The drawing includes a scale bar and a north arrow.



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