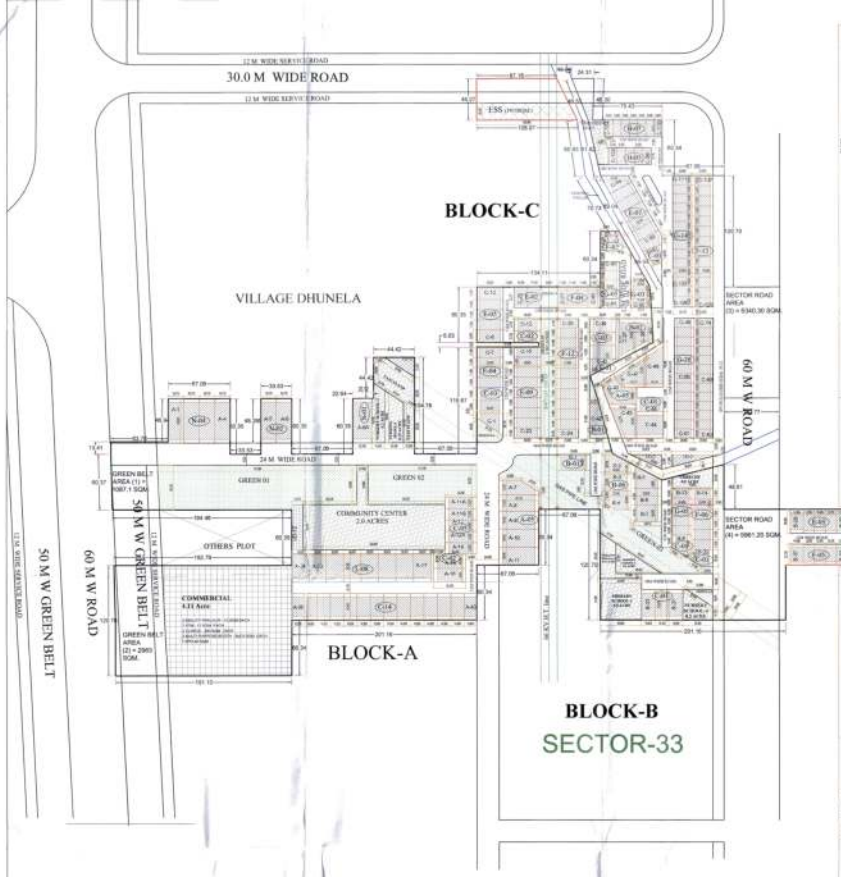
ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 148.6833 ACRES WIDE LICENSE 07 OF 2020 DATED 29-01-2020, LICENSE NO. 54 OF 2014 DATED 20.06.2014 & LICENSE NO. 28 OF 2016 DATED 23.12.2016 IN SECTOR 29,30,32 AND 33, TEHSIL SOHNA DISTT. GURUGRAM, HARYANA BEING DEVELOPED BY ST.PATRICKS REALTY PRIVATE LIMITED.

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



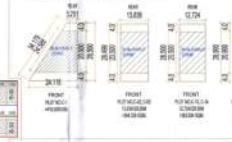
BLOCK-'C' (137 PLOTS)

TYPE 'A' PLOTS (05 NOS.)

TYPE 'B' PLOTS (03 NOS.)

TYPE 'G' PLOTS (48 NOS.)

TYPE 'C' PLOTS (10 NOS.)



TYPE 'H' PLOTS (12 NOS.)

TYPE 'E' PLOTS (28 NOS.)

TYPE 'F' PLOTS (31 NOS.)

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:-

Symbols	Permissible use of land for residential purpose (Residential category)	Type of building permitted to be erected on land in respective category
1	2	3
	Road	Road Furniture in accordance
	Public open space	Buildings permitted by municipal bye-laws
	Residential Building (R-1)	Residential building
	Commercial	As per Haryana Building Code 2017 for residential colonies
	Community buildings	As per Haryana Building Code 2017 for residential colonies

2.MAXIMUM PERMISSIBLE GROUND / COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

(a)The building or buildings shall be constructed only within 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 tabe below :-

Plot Size Category	Maximum permissible Ground Coverage	Permitted Basement	Permitted Height (Including stilt) Non Area (Excluding stilt) (in meters)	Maximum permissible FAR	Front Yard	Side Yard (Subject to Minimum distance between two buildings as per NBC)
1	2	3	4	5	6	7
Upto 75 sq.m.	60%	Single Level	7.40	As per site plan and provisions of the building code	0.45	2.00
Above 75 & upto 125 sq.m.	60%	Single Level	7.80	As per site plan and provisions of the building code	0.45	2.00
Above 125 & upto 150 sq.m.	60%	Single Level	10.00	As per site plan and provisions of the building code	1.20	3.00
Above 150 & upto 200 sq.m.	60%	Single Level	10.00	As per site plan and provisions of the building code	1.20	3.00
Above 200 & upto 250 sq.m.	50%	Single Level	10.00	As per site plan and provisions of the building code	1.20	3.00
Above 250 & upto 500 sq.m.	50%	Single Level	10.00	As per site plan and provisions of the building code	1.20	3.00
Above 500 sq.m.	50%	Single Level	10.00	As per site plan and provisions of the building code	1.20	3.00

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 15.0 meters or with prior approval of Fire Office upto 16.5 meters.

3.PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a)GENERAL AND NPNL PLOTS

Not more than four dwelling units [illegible] on each plot as per terms and condition of policy circulated vide Memo No. Misc/149/20/19/7/03/2019/2TCP dated 7.3.2019.

(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 [illegible] 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 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 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

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/setback 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 towards collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 10.50 meters wide road

17.The community buildings/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:-

(a)That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b)That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c)That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 18/62/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d)Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst no. 1804 dated 20.02.2020.

DRG. NO. DTCP 14495-SP DATED 31-08-2020

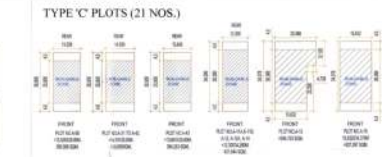
(NAGESH KUMAR) AE(HQ)	(DINESH KUMAR) SD(HQ)	(PANKAJ SEWRAL) ATP (HQ)	(RAJESH KAUSHIK) DTP(HQ)	(SITAL SANGWAN) STP(HQ)	(JITENDER SINGH) CTP(HR)	(K. MAKRAND PANDURANG, IAS) DTCP(HR)

BLOCK-'A' (41 PLOTS)

TYPE 'A' PLOTS (5 NOS.)

TYPE 'N' PLOTS (7 NOS.)

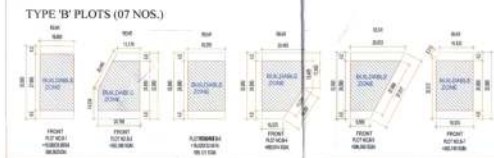
TYPE 'C' PLOTS (21 NOS.)



TYPE 'L' PLOTS (8 NOS.)

BLOCK-'B' (33 PLOTS)

TYPE 'B' PLOTS (07 NOS.)



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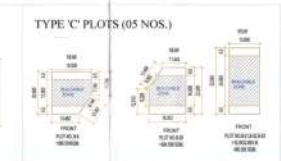
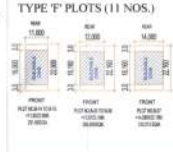
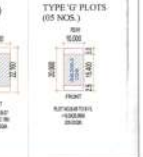


TYPE 'E' PLOTS (05 NOS.)

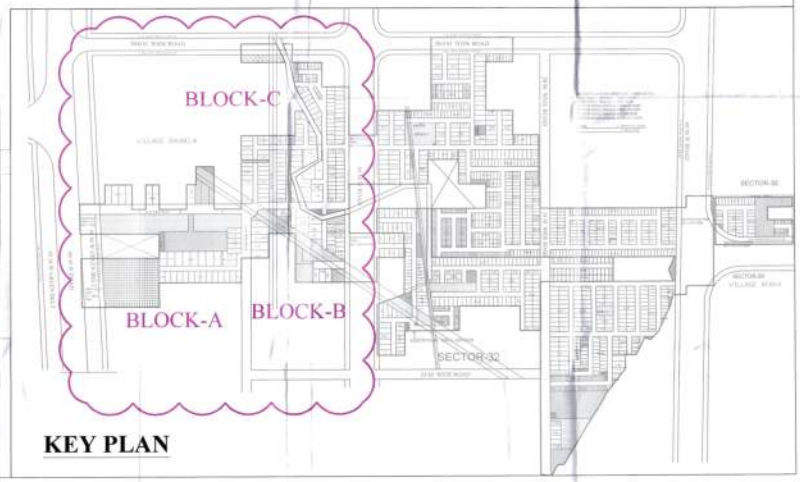
TYPE 'F' PLOTS (11 NOS.)



TYPE 'G' PLOTS (05 NOS.)



ZONING PLAN OF BLOCK-A,B AND C (PART-1)



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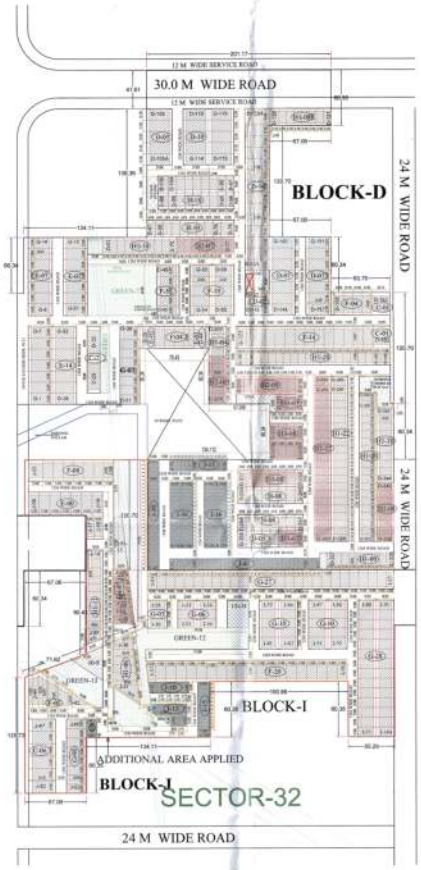
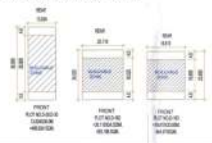
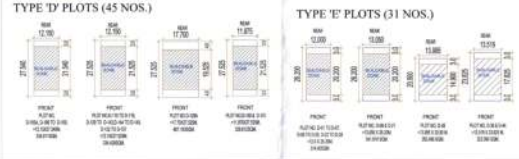


BLOCK-'D' (350 PLOTS)

TYPE 'C' PLOTS (04 NOS.)



TYPE 'D' PLOTS (45 NOS.)



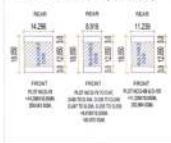
TYPE 'E' PLOTS (31 NOS.)

TYPE 'F' PLOTS (37 NOS.)

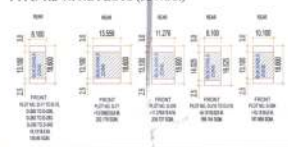
TYPE 'G' PLOTS (07 NOS.)

TYPE 'H1' PLOTS (103 NOS.)

TYPE 'H' PLOTS (49 NOS.)



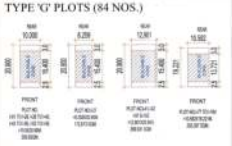
TYPE 'H2' NPNL PLOTS (52 NOS.)



TYPE 'H3' PLOTS (22 NOS.)

BLOCK-'I' (104 PLOTS)

TYPE 'G' PLOTS (84 NOS.)



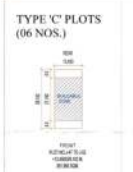
TYPE 'F' PLOTS (20 NOS.)

BLOCK 'E' (158 PLOTS)

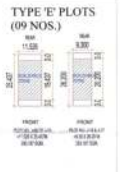
TYPE 'J' PLOTS (158 NOS.)

BLOCK-'J' (103 PLOTS)

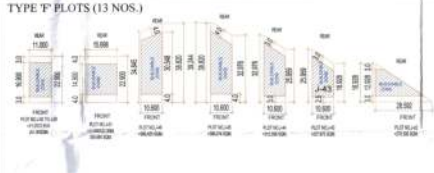
TYPE 'C' PLOTS (06 NOS.)



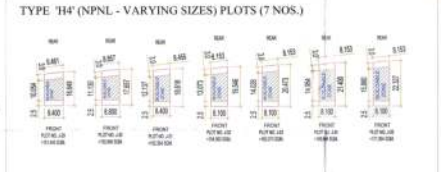
TYPE 'E' PLOTS (09 NOS.)



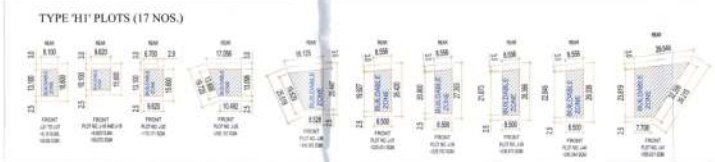
TYPE 'F' PLOTS (13 NOS.)



TYPE 'H4' (NPNL - VARYING SIZES) PLOTS (7 NOS.)

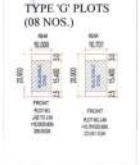


TYPE 'H1' PLOTS (17 NOS.)



TYPE 'J' PLOTS (43 NOS.)

TYPE 'G' PLOTS (08 NOS.)



ZONING PLAN OF BLOCK-D, E, I AND J (PART-2)

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 148.6833 ACRES WIDE LICENSE 07 OF 2020 DATED 29-01-2020, LICENSE NO. 54 OF 2014 DATED 20.06.2014 & LICENSE NO. 28 OF 2016 DATED 23.12.2016 IN SECTOR 29,30,32 AND 33, TEHSIL SOHNA DISTT. GURUGRAM, HARYANA BEING DEVELOPED BY ST.PATRICKS REALTY PRIVATE LIMITED.

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 or the portion of the plot marked in column 1	Type of building permissible on land mentioned in column 2
1	2	3
	Road	Road functions or approved functions
	Public open space	To be used only for landscape features
	Residential Building zone	Residential building
	Commercial	As per superimposed commercial or as approved separately for each site
	Community buildings	As per superimposed community or as 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 :-

Net Site(Sq.mtr)	Maximum Permissible Ground Coverage	Maximum Basement	Maximum Permissible FAR	Maximum permissible Height in meters including stilt (G+1+Stilt) Residential	Additional Parking Space (Stilt)	Total FAR	Total space for parking including stilt (G+1+Stilt) Residential
1	2	3	4	5	6	7	8
upto 110 sq.mtr	50%	Single Level	1.85	7.50 M (upto ground plus one floor)	0.300	2.15	2
Above 110 & upto 200 sq.mtr	50%	Single Level	1.85	7.50 M (upto ground plus one floor)	0.300	2.15	2
Above 200 & upto 500 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3
Above 500 & upto 1000 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3
Above 1000 & upto 2000 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3
Above 2000 & upto 3000 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3
Above 3000 & upto 4000 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3
Above 4000 sq.mtr	50%	Single Level	1.85	10.50 M (upto ground plus two floors)	1.125	2.97	3

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:-
i)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.
ii)The additional FAR is allowed on payment of charges as approved by the Government from time to time.
iii)Tile 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 10.0 meters or with prior approval of Fire Office upto 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 as per terms and condition of policy circulated vide Memo No. Misc/149/2018/7/23/2019/ZTCP dated 7.3.2018.

(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 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 sizes of plots. The clear height of the stilt shall be 2.45 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

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/setback 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 towards 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 buildings/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.

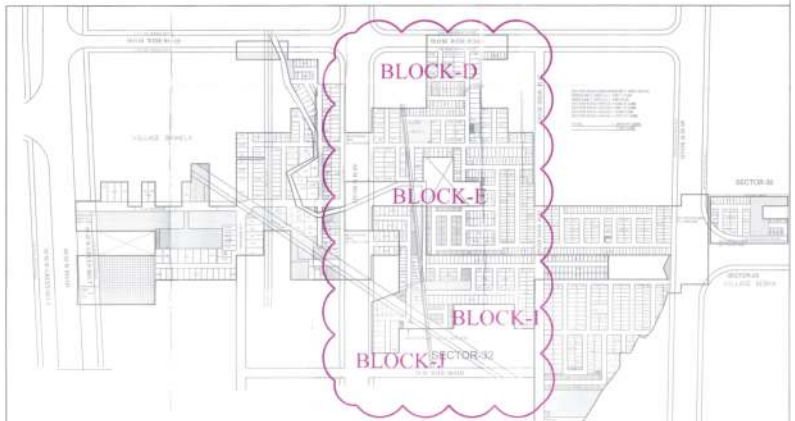
18. General:-

(a)That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b)That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/02/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c)That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2018-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d)Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst.No. 1664 dated 20.02.2020.

DRG. NO. DTCP 74755-II DATED 8-08-2020.

(PANKAJ YADAV) ATP(HQ) | (DINESH KUMAR) SD(HQ) | (PANKAJ AGRAWAL) ATP (HQ) | (RAJESH KAUSHIK) DTP(HQ) | (DILI NAMDEOKAR) STP(HQ) | (JITENDER SHAG) CTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP(HR)



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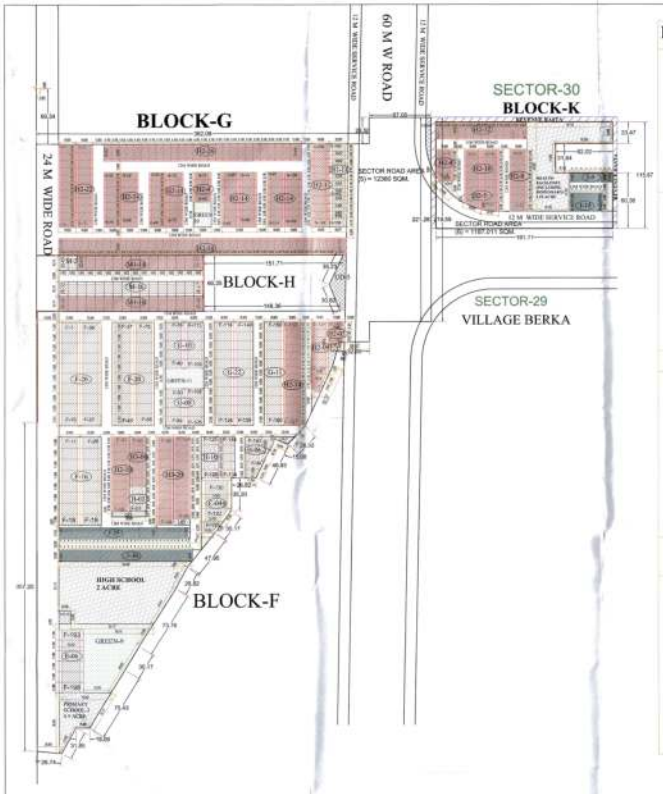
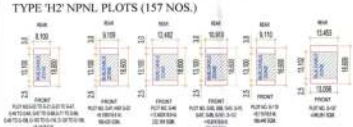


BLOCK-'G' (168 PLOTS)

TYPE 'H1' PLOTS (11 NOS.)

TYPE 'H2' NPNL PLOTS (157 NOS.)



BLOCK-'H' (48 PLOTS)

TYPE 'M' NEW SIZE PLOTS (18 NOS.)

TYPE 'M1' NEW SIZE NPNL PLOTS (30 NOS.)

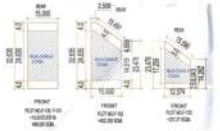
BLOCK-'K' (62 PLOTS)

TYPE 'H2' NPNL PLOTS (39 NOS.)

TYPE 'J' PLOTS (23 NOS.)

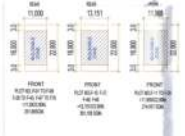
BLOCK-'F' (269 PLOTS)

TYPE 'C' PLOTS (04 NOS.)

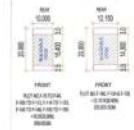


TYPE 'E' PLOTS (06 NOS.)

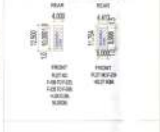
TYPE 'F' PLOTS (56 NOS.)



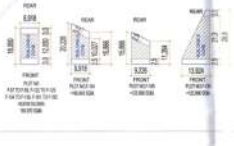
TYPE 'G' PLOTS (51 NOS.)



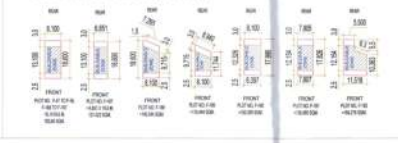
TYPE 'J' PLOTS (71 NOS.)



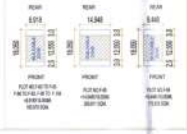
TYPE 'H' PLOTS (19 NOS.)



TYPE 'H2' NPNL PLOTS (36 NOS.)



TYPE 'H3' PLOTS (26 NOS.)



ZONING PLAN OF BLOCK-F, G, H AND K (PART-3)

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 148.6833 ACRES WIDE LICENSE 07 OF 2020 DATED 29-01-2020, LICENSE NO. 54 OF 2014 DATED 20.06.2014 & LICENSE NO. 28 OF 2016 DATED 23.12.2016 IN SECTOR 29,30,32 AND 33, TEHSIL SOHNA DISTT. GURUGRAM, HARYANA BEING DEVELOPED BY ST.PATRICKS REALTY PRIVATE LIMITED.

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 2	Type of building permissible on land mentioned in column 2
1	2	3
	Road	Road furniture or signboard only.
	Public open space	To be used only for landscape purposes.
	Residential Building Zone	Residential building.
	Commercial	As per supplementary zoning plan or, for approved segments for such site.
	Community buildings	As per supplementary zoning plan or, for approved segments for such 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 :-

Site Area(Category)	Maximum permissible ground coverage	Permissible Basement	Maximum permissible FAR (Floor Area Ratio) (Including Left Over Area)	Maximum permissible height (including stilt floor)	Total FAR	Side and rear open space to be left around building
1	2	3	4	5	6	7
Upto 125 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 125 & upto 200 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 200 & upto 250 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 250 & upto 300 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 300 & upto 350 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 350 & upto 500 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 500 & upto 750 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M
Above 750 sq.m. upto 2000 sq.m.	50%	Single cavity	1.85	10.0 meters or 3 floors	2.50	3.0 M

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 10.0 meters or with prior approval of Fire Office upto 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 as per terms and condition of policy circulated vide Memo No. Misc/149/2018/1003/20/19/2TCP dated 7.3.2018.

(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 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

Still parking is allowed in all sizes of plots. The clear height of the still shall be 2.40 meters from the plinth level and below the bottom of the beam. The still will not be permissible for any purpose other than parking.

8.PARKING

(a)Adequate parking spaces, covered, open or in the basement / still 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

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/setback 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 0.36 B. 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 this 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 1.10 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 lowable 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 buildings/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.

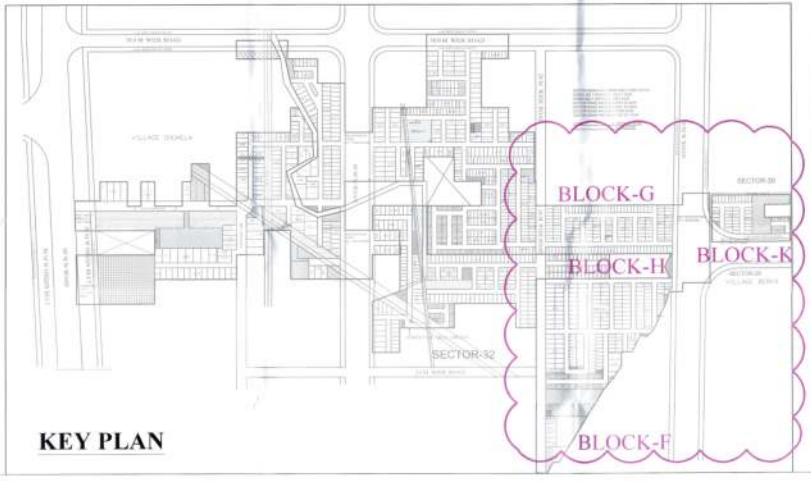
18. General:-

(a)That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b)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.
(c)That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 13/6/2015-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d)Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst no. 1804 dated 20.02.2020.

DRG. NO. DTCP 749-JE DATED 11-08-2020.

(ROBIN TAR) AE(HQ) | (DINESH KUMAR) SO(HQ) | (PANKAJ BENIWAL) ATP (HQ) | (RAJESH KAUSHIK) DTP(HQ) | (SUNIL BARGOKAR) STP(M)HQ | (JITENDER SINGH) CTP(HR) | (K. MAKRAND PANDURANG, IAS) DTCP(HR)



KEY PLAN