

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20625 ACRE UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, BEING DEVELOPED BY "ELDECO GREEN PARK INFRASTRUCTURE 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 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.

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 Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres, as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-ULB/7/5/2006-2TCP dated 25-04-2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- a). 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 approvals of stilt+4 dwelling units is revoked by the competent authority and building plans approvals for such Stilt+4 units is allowed, the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

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 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the 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 sizes 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 6.3(3)(i)(a) 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 DGCP. 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 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 9.00 meters wide road.

17. GENERAL

- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) 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, if applicable.
(iii) 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, if applicable.
(vi) 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:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Sonipat vide Endst no. ST/DTP-P/2023/8086 dated 30.05.2023

DRG. NO. DGTCP 9376 DATED 07-07-2023

(NARINDER KUMAR)
JD(HQ)

(SUREKHA YADAV)
ATP (HQ)

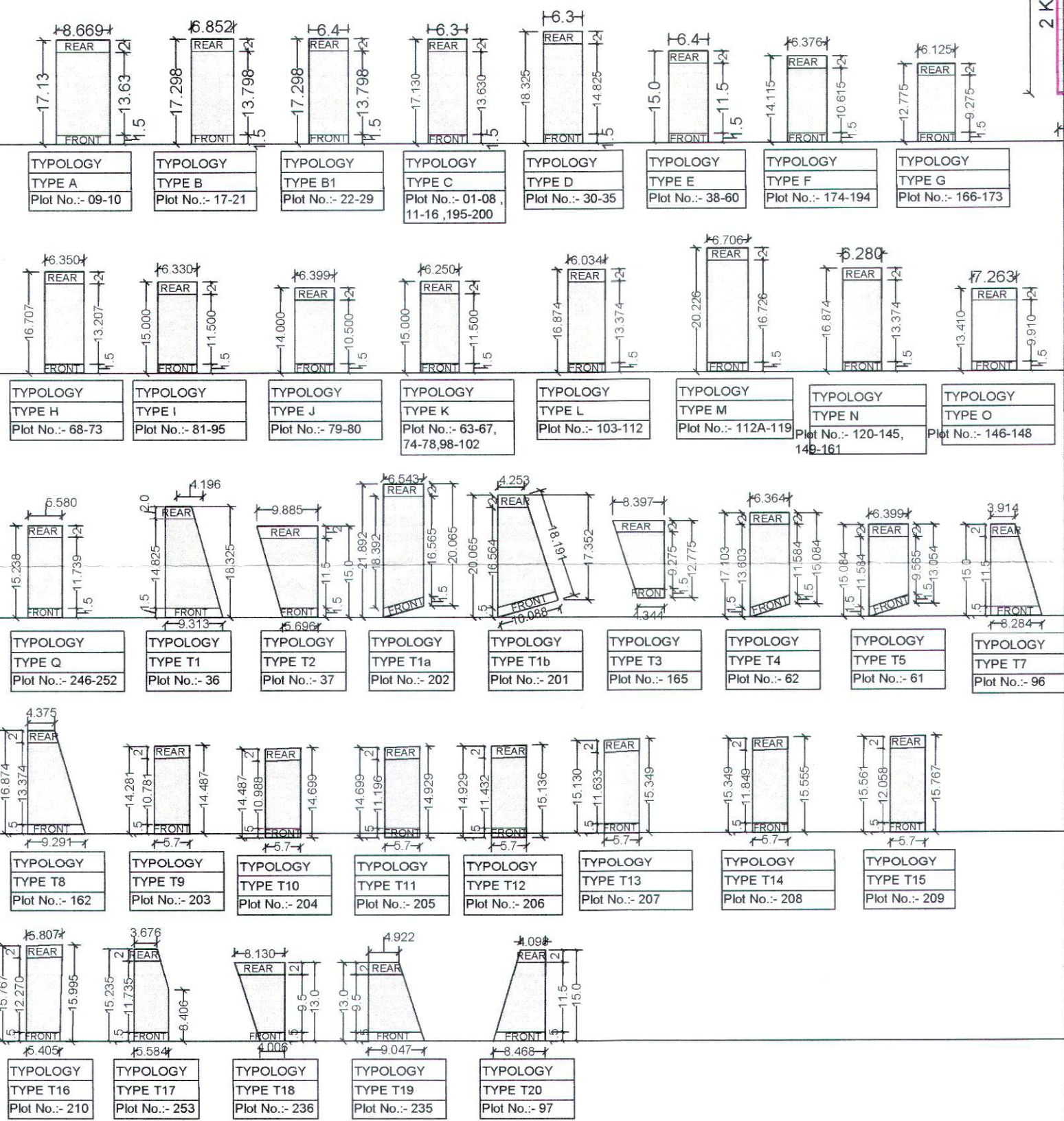
(SUNENA)
DTP(HQ)

(SANJAY KUMAR)
STP(E&V)

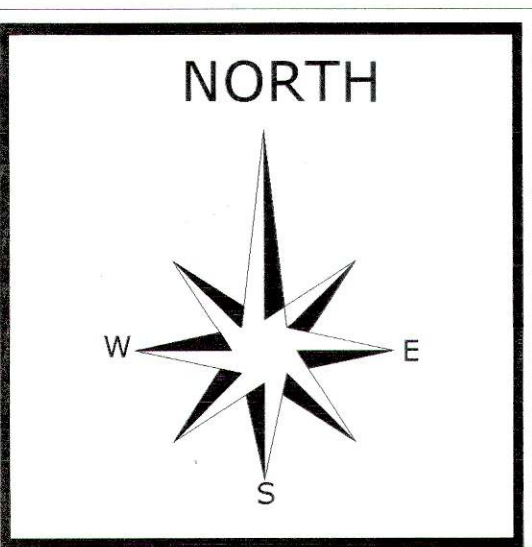
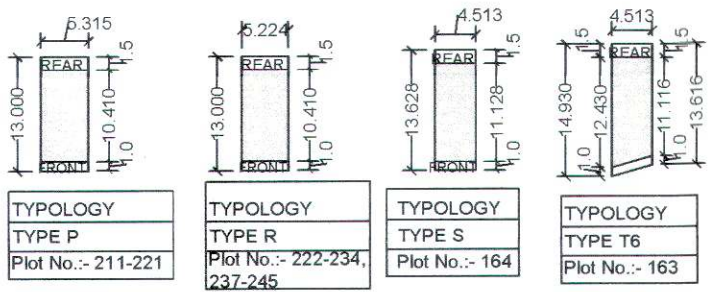
(P.P. SINGH)
ETP(HR)

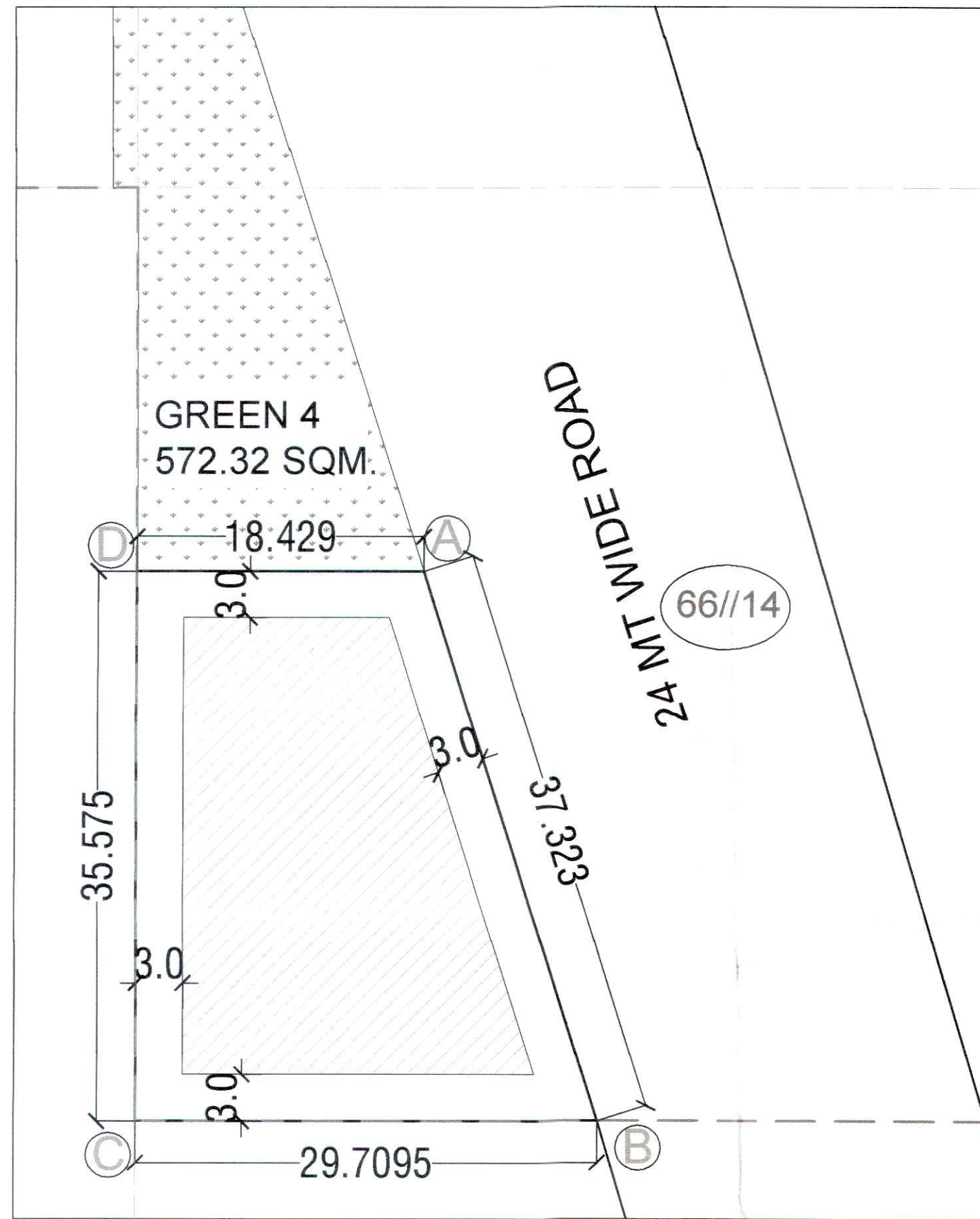
(T.L. SATYAPRAKASH, IAS)
(DGTCP(HR))

RESIDENTIAL PLOT DETAIL(above 75 sq.mt.):



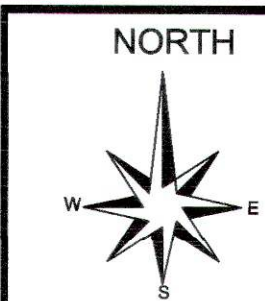
RESIDENTIAL PLOT DETAIL(below 75 sq.mt.):





NOTE:- SETBACKS ABOVE HEIGHT OF 10 MT SHALL BE APPLICABLE AS PER CLAUSE NO. 6(C) OF ZONING REGULATIONS

ZONED AREA =530.12 SQ.MT.
ALL DIMENSIONS ARE IN Mts.



ZONING PLAN OF COMMERCIAL -2 MEASURING 0.211 ACRE(856.264 SQ.MT.) FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016OVER AN AREA MEASURING 14.20625 ACRE (LICENSE NO. 109 OF 2023), FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, BEING DEVELOPED BY "ELDECO GREEN PARK INFRASTRUCTURE LIMITED".

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

Code referred in the clause is Haryana Building Code 2017 amended from time to time.
1. SHAPE & SIZE OF SITE:
The shape and size of site is in accordance with the approved demarcation plan shown as A to D, as confirmed by DTP SONIPAT vide Endst No. ST/DTP-P/2023 /8086 Dated 30.05.2023.
2. 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' to the Draft Development Plan of SONIPAT, as amended from time to time, as applicable

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES:
The type of building permitted in this site i.e. shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & Other allied uses etc.

The site shall be developed and buildings constructed thereon as indicated in and explained in the table below:		
Notation	Land use zone	Type of Building permitted/permissible structures.
	Open Space Zone	Open parking lots, approach roads, roadside furniture, play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone.

4. SITE COVERAGE AND FAR:
a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
b) The Maximum Coverage on ground floor shall be 60% on the area of site.
c) Maximum permissible FAR shall be 150% on the area of site. Not less than 50% of permissible FAR should be used for neighborhood shopping needs.
5. HEIGHT OF BUILDING:
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
a) The maximum height of the buildings shall not be as per Code 6.3(3) and Code 6.3(3)(vii).
b) The Plinth height of building shall be as per Code 7.3.
c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

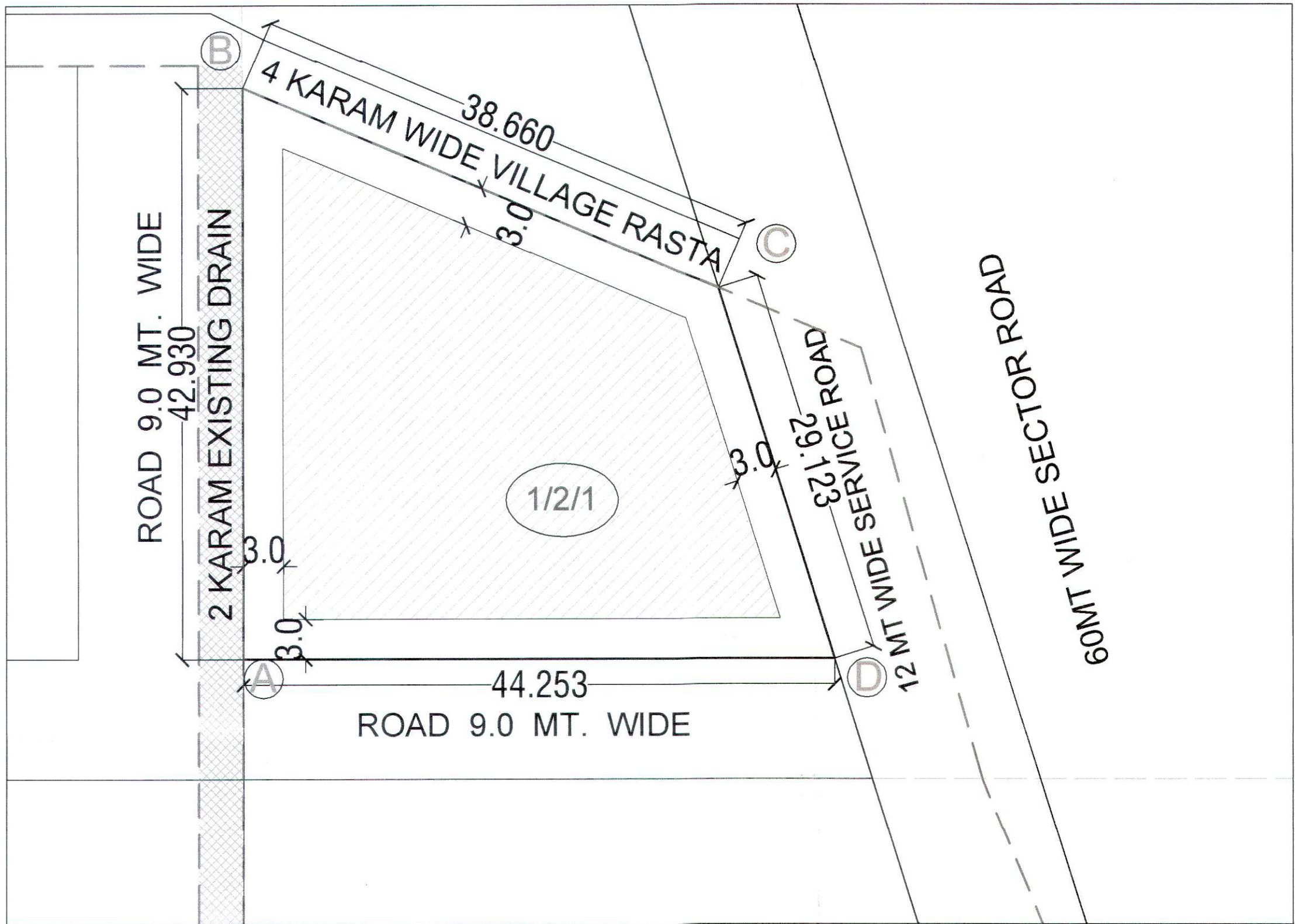
Height of Building (in meters)	Set Back / Open Space (in meters)
1	3
2	5
3	5
4	7
5	8
6	9
7	10
8	11
9	12
10	13
11	14
12	15

d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.
6. PARKING:
a. Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per code 7.1.
b. In no Circumstance, the vehicle (s) belonging/ related to the plot/premises shall be parked outside the plot area
7. APPROACH TO SITE
a. The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b. The approach to the site shall be shown on the zoning plan.
8. BAR ON SUB- DIVISION OF SITE
Sub Division of the site shall not be permitted, in any circumstances.
9. APPROVAL OF BUILDING PLANS
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the Construction.
10. BASEMENT
(a) Basements within the building zone of the site shall be provided as per code 6.3(3)
(b) The basement shall be constructed, used and maintained as per code 7.16.

11. PLANNING NORMS
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DGTCP, Haryana.
12. PROVISIONS OF PUBLIC HEALTH FACILITIES.
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code 2017 and National Building code 2017.
13. EXTERNAL FINISHES
a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass, metals or any other finish which may be allowed by the Competent Authority.
b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plan specifically for this purpose and at no other places, whatsoever
c) 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.
14. LIFTS AND RAMPS
a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
c) If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.
15. BUILDING BYE-LAWS
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code, 2016 shall be followed.
16. FIRE SAFETY MEASURES:
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
b) Electric Sub Station / generator room if provided should be on solid ground near DGLT. Control periphery of the panel on ground floor or in upper basement and it should be located on outer building, the same should be got approved from the Chief Electrical Inspector Haryana.
c) To ensure fire fighting scheme shall be got approved from 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.
17. That the colonizer /owner shall obtain the clearance /NOC as per the provisions of the Notification No S.O. 1533(E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable
18. The rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. notification as applicable.
19. That the colonizer /owner shall use only Light-Emitting Diode lamps(LED) fitting for internal lighting as well as campus lighting.
20. That the colonizer /owner shall ensure the installation of Solar Photovoltaic Plant as per the Provision of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the colonizer /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.
22. GENERAL
a) Among other plans and papers detailed elevations of building along all sides exposed to public view shall be drawn accordingly to scale as mentioned in the Haryana Building Code 2017
b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
d) Garbage collection center of appropriate size shall be provided within the site.
e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

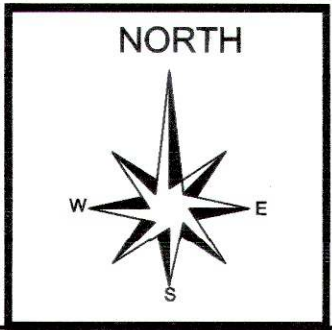
DRG. NO. DGTCP 9378 DATED 07-07-23

(NARINDER KUMAR) JD(HQ) (SUREKHA YADAV) ATP (HQ) (SUNENA) DTP(HQ) (SANJAY KUMAR) STP(E&V) (P.P.SINGH) CTR(HR) (T.L. SATYAPRAKASH, IAS) (DGTCP(HR))



NOTE:- SETBACKS ABOVE HEIGHT OF 10 MT SHALL BE APPLICABLE
AS PER CLAUSE NO. 6(C) OF ZONING REGULATIONS

ZONED AREA =952.87 SQ.MT.
ALL DIMENSIONS
ARE IN Mts



ZONING PLAN OF COMMERCIAL -1 MEASURING 0.340 ACRE(1378.755sq.mt.) FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 14.20625 ACRE (LICENSE NO. 109 OF 2023), FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, BEING DEVELOPED BY "ELDECO GREEN PARK INFRASTRUCTURE LIMITED".

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2. LAND USE
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3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES:
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b) The Maximum Coverage on ground floor shall be 60% on the area of site
c) Maximum permissible FAR shall be 150% on the area of site.
Not less than 50% of permissible FAR should be used for neighborhood shopping needs.

5. HEIGHT OF BUILDING:
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
a) The maximum height of the buildings shall not be as code 6.3(3)ii and Code 6.3(3)(vii).
b) The Plinth height of building shall be as per Code 7.3.
c) All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (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

d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

6. PARKING.
a. Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per code 7.1.
b. In no Circumstance, the vehicle (s) belonging/ related to the plot/premises shall be parked outside the plot area

7. APPROACH TO SITE
a. The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b. The approach to the site shall be shown on the zoning plan.

8. BAR ON SUB- DIVISION OF SITE
Sub Division of the site shall not be permitted, in any circumstances.

9. APPROVAL OF BUILDING PLANS
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the Construction.

10. BASEMENT
(a)Basements within the building zone of the site shall be provided as per code 6.3(3)
(b)The basement shall be constructed, used and maintained as per code 7.16.

11. PLANNING NORMS
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DGTCP, Haryana.

12. PROVISIONS OF PUBLIC HEALTH FACILITIES.
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code 2017 and National Building code 2017.

13. EXTERNAL FINISHES
a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass, metals or any other finish which may be allowed by the Competent Authority.
b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plan specifically for this purpose and at no other places, whatsoever
c) 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.

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a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
c) If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.

15. BUILDING BYE-LAWS
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National building Code, 2016 shall be followed.

16. FIRE SAFETY MEASURES:
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
b) Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Control periphery of the panel on ground floor or in upper basement and it should be located on outer building, the same should be got approved from the Chief Electrical inspector Haryana.
c) To ensure fire fighting scheme shall be got approved from 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.

17. That the colonizer /owner shall obtain the clearance /NOC as per the provisions of the Notification No.S.O. 1533(E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable

18. The rain water harvesting system shall be provided as per Central Ground Water Authority norms/ Haryana Govt. notification as applicable.

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

20. That the colonizer /owner shall ensure the installation of Solar Photovoltaic Plant as per the Provision of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

21. That the colonizer /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.

22. GENERAL
a) 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
b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
d) Garbage collection center of appropriate size shall be provided within the site.
e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

DRG. NO. DGTCP 9377 DATED 07-07-23

(NARINDER KUMAR)
JD(HQ)

(SUREKHA YADAV)
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(SUNENA)
DTP(HQ)

(SANJAY KUMAR)
STP(E&V)

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(DGTCP(HR))