

**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 26.91875 (LICENCE NO. 94 OF 2021 DATED 12.11.2021) IN SECTOR -93, GURUGRAM, BEING DEVELOPED BY SAGARDUTT BUILDERS & DEVELOPERS PVT.LTD. & OTHERS IN COLLABORATION WITH DLF LIMITED**

For purpose of Chapter 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 col. 1.	Type of building permissible on land marked in col. 1.	3.
1.	Road	Road furniture at approved places.	To be used only for landscape features & ancillary services.
	Public Open Space	Residential building.	As per supplementary zoning plan to be approved separately for each site.
	Residential Buildable Zone	Commercial	To be used for community facilities buildings.
	Commercial	Community buildings	

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

- The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
  - The Maximum permissible ground coverage, basement, FAR (ODAY Policy dated 08.02.2016) and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below:-
- | Plot Area (sq. meter) | Maximum Permissible Ground Coverage (%) | Maximum Permissible Basement (meters) | Maximum Permissible Floor Area Ratio (FAR) (rounded off to 2 decimal places) |
|-----------------------|---|---------------------------------------|--|
| 1                     | 75%                                     | 5                                     | 16.50  |
| 2                     | 20%                                     | 6                                     | 7  |
- The stilt are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters (d) If the ground coverage is not achieved on ground floor the same can be achieved on subsequent floor.
  - Balcony of a width of maximum 1.80 Metres in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than four dwelling units shall be allowed on each plot, as per the terms & conditions of policy circulated vide memo no - misc-459/703/2019/21CP dated 07.03.2019.

**4. SUB-DIVISION / COMBINATION OF PLOTS.**

(a) Sub-division and clubbing of the plots shall not be permitted and circumstances.

**5. BUILDING SETBACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as "Buildable Zone" as shown in the zoning plan. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildable 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 provision of Haryana Building Code, 2017.

**7. STILL 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:**

- Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupants, within the site as per Code 7.1 of the Haryana Building Code, 2017.
- 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(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 60 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which are about on the 60 meters or more wide sector road and plots which are about 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:**

- The boundary wall shall be constructed as per Code 7.5.
- The boundary wall in front constructed which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
- 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.

(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**

- Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- 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 favorable collection point to be provided by the collector.

**16. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

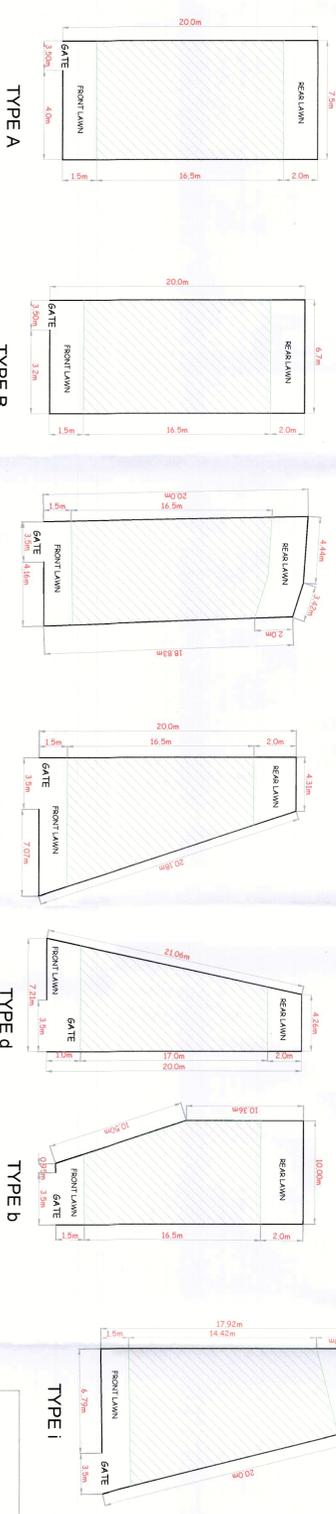
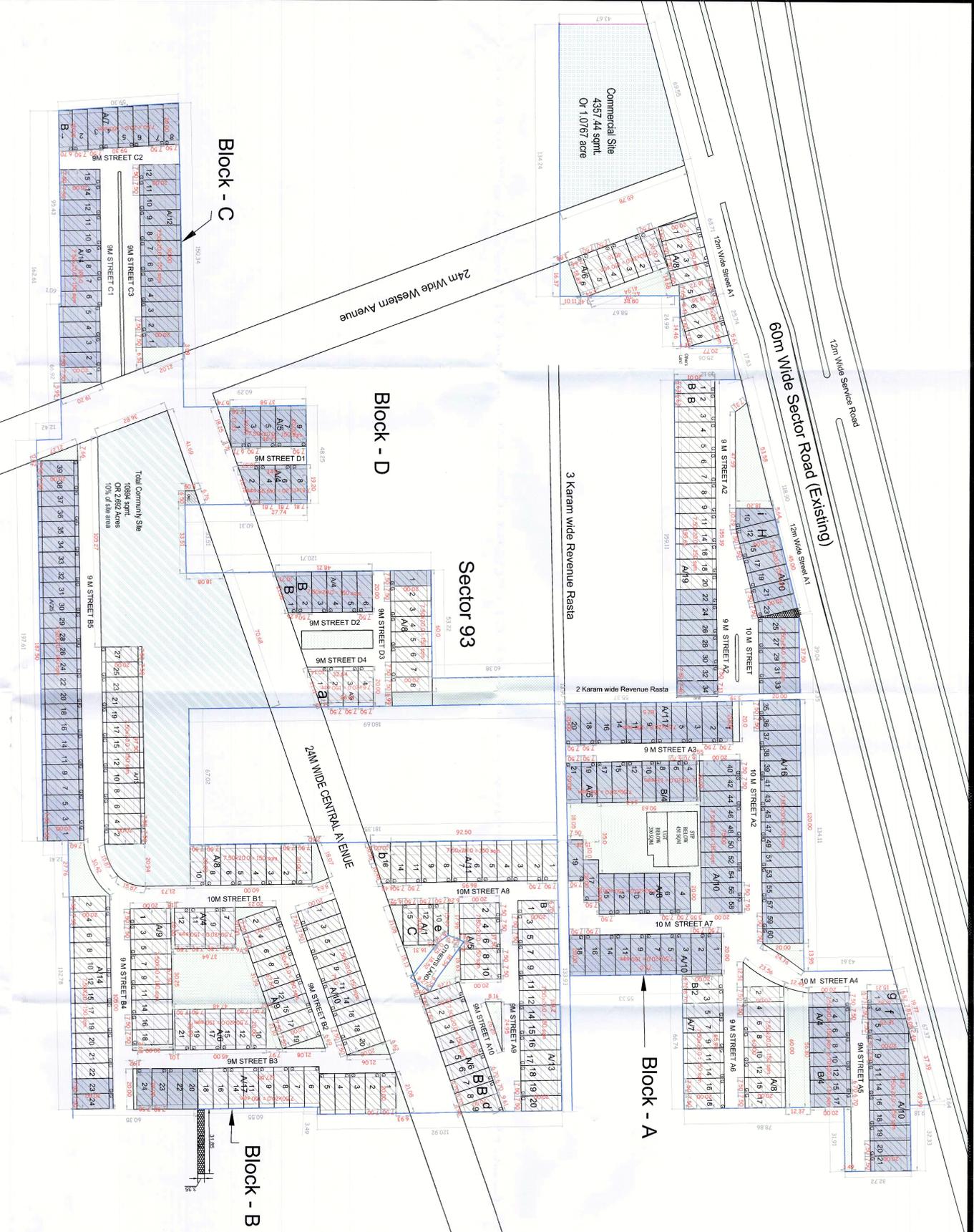
**17. General:-**

- That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- That the collector/owner shall use only Compact Fluorescent Lamps (CFL) & Light Emitting Diode lamps (LED) lighting for internal lighting as well as Campus lighting. This shall be subject to the provisions of order No. 22/53/2005-5, P.O. dated 21/02/2016 issued by Haryana Government, Renewable Energy Department, if applicable.
- That the collector/owner shall strictly comply with the directions, issue, vide Notification No. 19/6/2016-SP dated 31/03/2016 issued by Haryana Government Renewable Energy Department, if applicable.

**NOTES:-**

- 50% Residential plotted area reserved shown thus: [Symbol]
- Allowment of 50% residential plots covering saleable area (excluding 50% area reserved by the department) shall be undertaken in the first phase by the licensee/collector. However, the collector shall also carry out development works simultaneously on this area also.

Read this drawing in conjunction with the demarcation plan verified by DTP, Gurugram vide Endr No. 4464 Dated 25.04.2022  
DRG. NO. DTCP \_\_\_\_\_ 8/2023 DATED 12.05.2022



(DINESH KUMAR) SD (HQ)

(SANDAY NARANG) ATP(HQ)

(S.K. SEHRAWAT) DTP(HQ)

(HITESH SHARMA) STP(M/HQ)

(JITENDER SHAG) CTP (IT &IM)

(K. MAKRAND PANDEYANG, IAS) DTCP (HR)