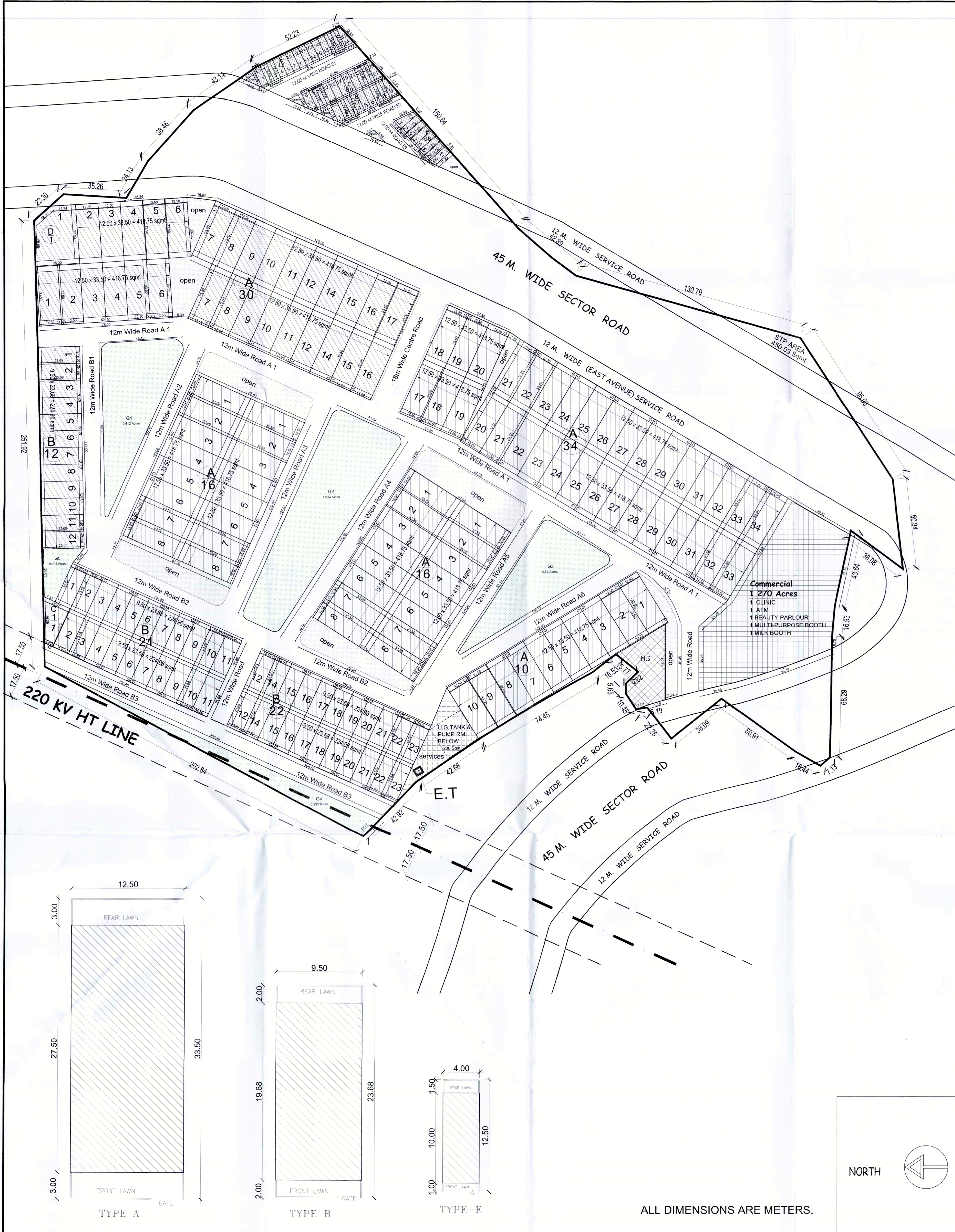


ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 34.01 ACRES (LICENCE NO. 20 OF 2022 DATED 11.03.2022) AND ADDITIONAL AREA MEASURING 0.21875 ACRE (LICENCE No. ... OF 2022 DATED ...) TOTALING TO 34.229 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE BHAGWANPUR IN SECTOR -3, PINJORE KALKA URBAN COMPLEX DISTRICT PANCHKULA , BEING DEVELOPED BY GAVEL BUILDERS & CONSTRUCTIONS PVT. LTD. AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PVT. LTD.

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, 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:

Table with 3 columns: 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. Rows include Road, Public Open Space, Residential Buildable Zone, Commercial, and Community Buildings.

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 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 table below :-

Table with 7 columns: Plot area, Maximum permissible Ground Coverage, Permissible Basement, Permissible Floor Area Ratio (FAR), Additional Purchasable (FAR), Total Permissible (FAR), Maximum permissible Height (G+3 Floor) (including all G+4 Floor) (in.meters). Rows include categories like Upto 100 square metres, Above 100 upto 250 square metres, etc.

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 parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres .

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) GENERAL, NPPL AND EWS PLOTS

Not more than Three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than three dwelling units will be allowed and only one dwelling units shall be allowed on each floor. Further, registration of 4th floor to be allowed as separate dwelling units as per policy memo no. Misc-149/2019/03/2019/2T/CP dated 07.03.2019

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/ NPPL plots, subject to the following condition.
(b) The site coverage and No. of dwelling units shall be as per 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 buildable zone in clause number 1 above. 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 given in table at 2(b).

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) 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 7.1 of the Haryana Building Code, 2017.
(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 not be less than 45 cms. above the road level as per 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 60 METRES 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 DTP. The boundary wall in the rear courtyard shall not be more than 1.83 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 out to open space.
ii). 1.0 meters Radius for EWS 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 towable collection point to be provided by the coloniser.

16. ACCESS

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

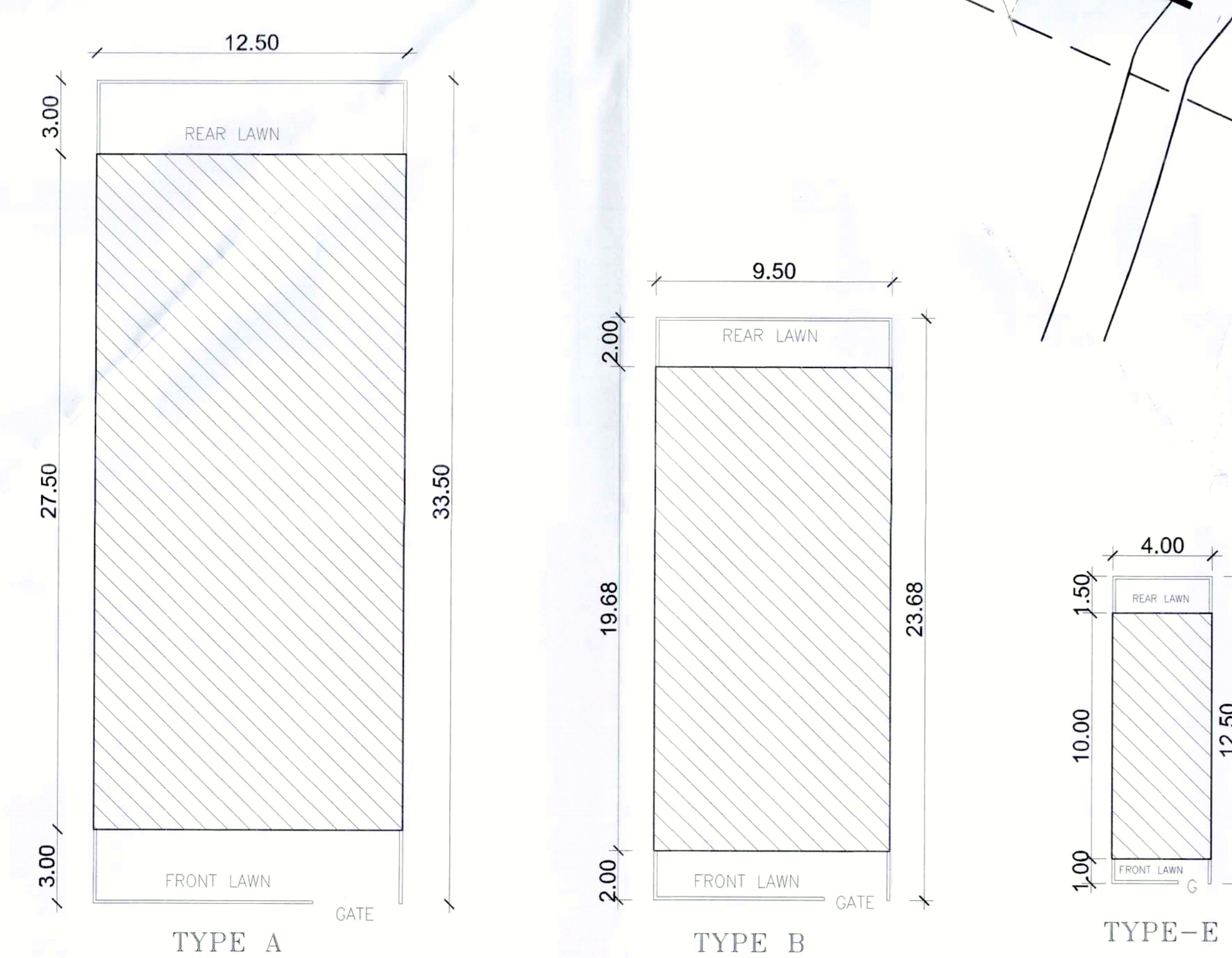
17. The community building/buildings shall be constructed by the Coloniser/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

18. General:-

- (i) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
(ii) That the coloniser/owner shall use only Compact Fluorescent Lamps (CFL) & Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(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.
(iv) 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.

Read this drawing in conjunction with the demarcation plan verified by DTP, Panchkula vide Endst No. 1296 Dated 20.05.2022

DRG. NO. DTCP 8430 DATED 04-07-2022



ALL DIMENSIONS ARE METERS.



(PARVEEN KUMAR) JD (HQ) (DINESH KUMAR) SD(HQ) (RAJAT CHAUHAN) ATP(HQ) (NARENDER KUMAR) DTP (HQ) (HITESH SHARMA) STP(HQ) (P.P. SINGH) CFP(HR) (K.MAKRAND PANDURANG, IAS) DTCP (HR)