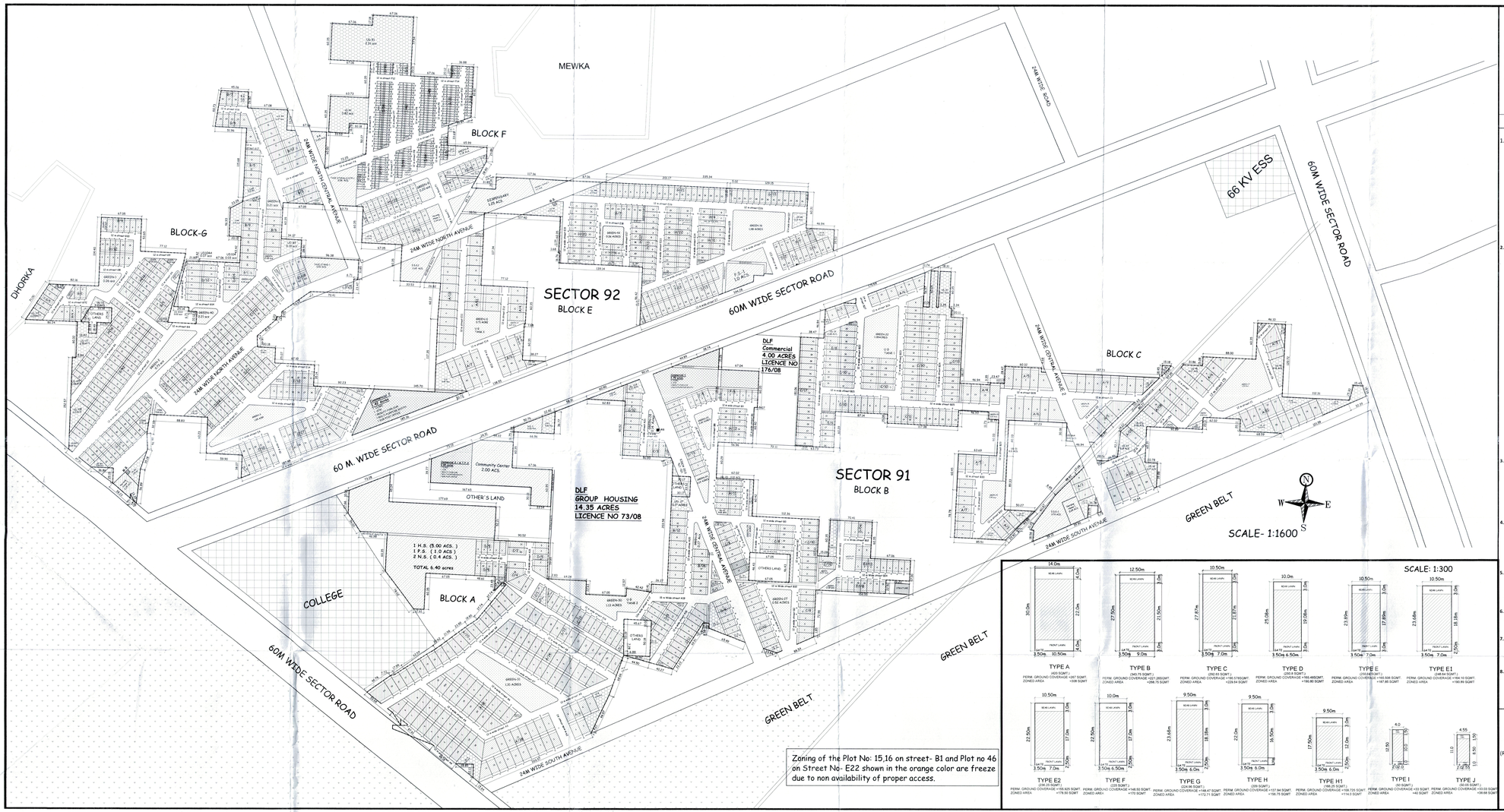

Zoning of the Plot No: 15,16 on street- B1 and Plot no 46 on Street No- E22 shown in the orange color are freeze due to non availability of proper access.

SCALE: 1:300

REVISED ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (LICENSED AREA MEASURING 180.3115 ACERS (LICENCE NO. 59 OF 2011 DATED 28.06.2011, LICENCE NO. 14 OF 2012 DATED 27.02.2012 & LICENSE NO.13 OF 2019 DATED 06.02.2019) IN SECTOR 91 & 92, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF UTILITIES LTD. & OTHERS

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:

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.
1.	2.	3.
	Road	Road furniture at appropriate places.
	Public Open Space	To be used only for landscape features & ancillary services.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community Buildings	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 within 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 :-

Plot area	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible FAR/ Floor Area Ratio (FAR)	Maximum permissible Height (in 5 Floor) including GB (5+4 Floor) (in meters)	Additional Purchasable FAR	
1	2	3	4	5	6	7
Upto 75 square metres	55%	Single Level	165%	16.50	0.99%	THE RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER THE LATEST DTCP MEMO NO MISC-2266/2019 (PART) DTCP DATED 02/08/2019
Above 75 upto 100 square metres	55%	Single Level	165%	16.50	0.99%	
Above 100 upto 150 square metres	55%	Single Level	165%	16.50	1.19%	
Above 150 upto 200 square metres	55%	Single Level	165%	16.50	1.19%	
Above 200 upto 300 square metres	55%	Single Level	165%	16.50	1.19%	
Above 300 upto 500 square metres	50%	Single Level	125%	16.50	1.19%	
Above 500 upto 800 square metres	50%	Single Level	125%	16.50	1.29%	
Above 800 square metres	50%	Single Level	125%	16.50	1.29%	

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, NPNL 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 unit as per policy memo no.Misc-149/2019/7/03/2019/2TCP 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/ NPNL 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 DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 meters 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 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 colonizer.

16. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

17. The community building/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 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 colonizer/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 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.

(iv) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP, Gurugram vide Endst No.3750 Dated 22.04.2019

DRG. NO. DTCP 7620 DATED 16-12-2020

(RAM AVTAR BASSI)	(DINESH KUMAR)	(PRAHLAD SINGH)	(S.K. GAUR)	(HETESHWARI)	(JITENDER SHAG)	(K.MAKRAND PANDURANG, IAS)
AD (HQ)	SD(HQ)	ATP(HQ)	DTP(HQ)	STP(HQ)M	CTP (HR)	DTCP (HR)