

**PART ZONING PLAN FOR PLOTTED COLONY MEASURING 29.794 ACRES IN SEC 60 , OUT OF PLOTTED COLONY AREA MEASURING 320.839625 ACRES UNDER 107 OF 2010 DATED 20.12.2010 & 60 OF 2012 DATED 11.06.2012 FALLING IN THE REVENUE ESTATE OF VILLAGE GHATA BEHRAMPUR & ULLAHAWAS, TEHSIL SOHNA DISTRICT GURGAON BEING DEVELOPED BY COMMANDER REALTORS PRIVATE LIMITED.**

For purpose of Chapter 1.2 (xcvi) & 6.1 (i) of the Haryana Building Code, 2017, amended from time to time.

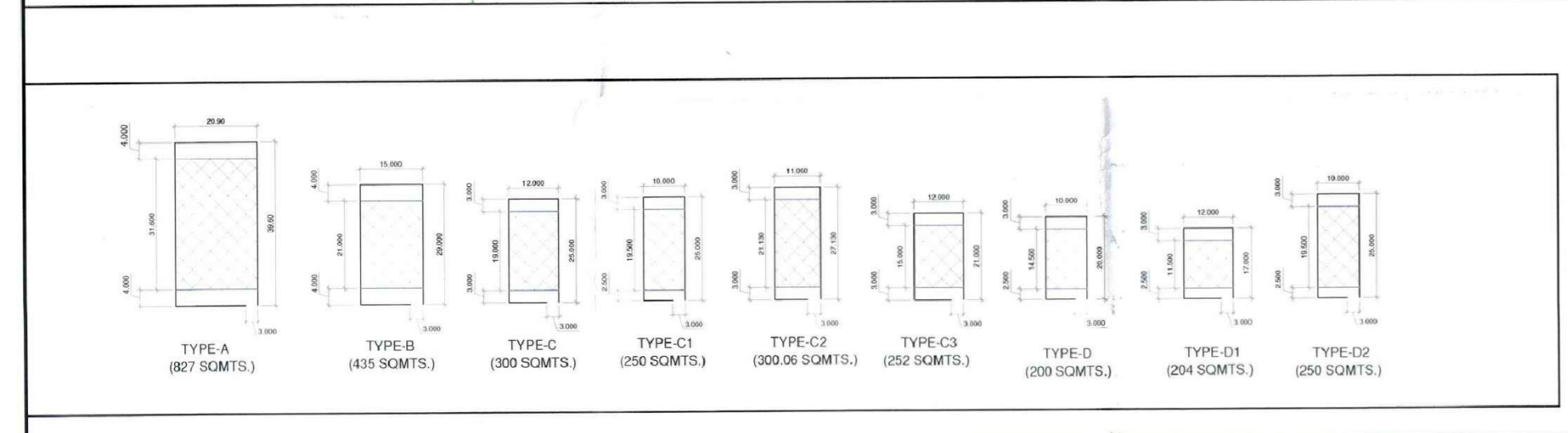
- USE ZONE:-**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILL PARKING:-**  
(a) The building or buildings shall be constructed only in the portion of the site marked as buildable zone as explained above, and nowhere else.  
(b) The maximum permissible ground coverage, basement, FAR and maximum permissible height/ including still parking on the area of the site mentioned in column-1, according to the table below:-
- 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 is ground 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.  
(b) SUB-DIVISION / COMBINATION OF PLOTS.  
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.  
(c) 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.
- 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.
- 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).
- STILT PARKING**  
Stilt parking is allowed in all sizes 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.
- PARKING:**  
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of all 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 site area.
- PLINTH LEVEL**  
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
- BASEMENT:**  
Single level basements within the building zone of the site shall be provided as per Code 8.3(B)(ii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 60 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which about on the 45 meters or more wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- BOUNDARY WALL:**  
(a) The boundary wall shall be constructed as per Code 7.5.  
(b) The boundary walls in front courtyard which about 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 be more than 1.83 meters in height.  
(c) In case of corner plots, boundary walls shall be rounded off at each 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 above 400 sq. meters  
(iii). 1.5 meters Radius for plots above 400 sq. meters  
(iv). 2.0 meters Radius for plots above 400 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.
- 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 towards the sector road and public open space.
- 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.
- 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 as provided by the collector.  
No plot or public building will derive an access from less than 12.00 meters wide road.
- ACCESS**  
The community buildings/buildings shall be regulated by the Colonizer/Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said site shall vest with the Government.
- 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 Lamp (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. 22/227205-Showar 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. 12/02/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

Plot Area	Maximum Permissible Ground Coverage	Maximum Permissible Basement (Including Still Floor)	Maximum Permissible Height (Including Still Floor)	Additional Permissible (FAR)	THE RATE OF DEVELOPMENT PURCHASEABLE PLAT AREA POLICY (HARYANA GOVT. DATED 02/06/2019)
1	2	3	4	5	6
Up to 75 square meters	60%	Single Level	3.65	16.50	0.95
Above 75 upto 150 square meters	60%	Single Level	3.65	16.50	0.95
Above 150 upto 300 square meters	60%	Single Level	3.45	16.50	1.10
Above 300 upto 450 square meters	60%	Single Level	3.45	16.50	1.10
Above 450 upto 600 square meters	60%	Single Level	3.25	16.50	1.15
Above 600 upto 750 square meters	60%	Single Level	3.20	16.50	1.20
Above 750 square meters	60%	Single Level	3.00	16.50	1.40

Note:-  
a) In case of permissible ground coverage as permitted in the rules it 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 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 metres.

DRG. NO. DTCP / 2013 / DATED 15-03-2021

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**PART ZONING PLAN - BLOCK-C, SECTOR-60**  
M/S COMMANDER REALTORS PVT. LTD.  
A-11, 1st FLOOR, NEETI BAGH, NEW DELHI  
  
PART ZONING PLAN OF BLOCK-C, PART OF 331.619 ACRES LAYOUT PLAN RESIDENTIAL COLONY AT VILLAGE GHATA, BEHRAMPUR & ULLAWAS AT GURGAON (FORMING PART OF SECTORS-58,59 & 61 & 62)

