

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NILP POLICY) MEASURING 10.77 ACERS (LICENCE NO. 170 OF 2023 DATED 23.08.2023) IN SECTOR 40, VILLAGE SHIMLA MULANA PANIPAT (HARYANA) BEING DEVELOPED BY M/s DLF HOME DEVELOPERS LIMITED.

FOR PURPOSE OF CODE 1.2 (DCH) & 6.1 (I) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME

1. **SCALE:**
The site plan shown in this zoning plan shall be executed in accordance with the markings explained in the table below at a common narrow scale of 1:1000.

SYMBOL	Meaning	Notes
1	Lot	
2	Plot	
3	Boundaries of the building and its components	
4	Boundaries of the building and its components	
5	Boundaries of the building and its components	
6	Boundaries of the building and its components	
7	Boundaries of the building and its components	
8	Boundaries of the building and its components	
9	Boundaries of the building and its components	
10	Boundaries of the building and its components	

2. **AMOUNT OF PLANNING:**

Category	Value
Overall Density	1:10
Plot Density	1:15
Maximum Floor Area Ratio (FAR)	2.00
Minimum Floor Area Ratio (FAR)	0.75
Maximum Floor Height	11.25 Mtr
Minimum Floor Height	2.75 Mtr

3. **PERMISSIBLE TYPES OF DWELLING UNIT (D.U.) AS PER SECTION 3.1 OF THE HARYANA BUILDING CODE, 2017:**

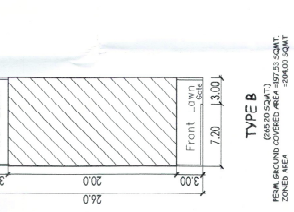
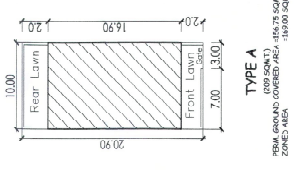
Category	Permissible Types
Single	1. Single Unit, 2. Semi-detached, 3. Row House, 4. Duplex, 5. Terrace, 6. Stilt, 7. Gated Community, 8. Serviced, 9. Non-serviced, 10. Non-serviced (with/without parking), 11. Non-serviced (with/without parking) (with/without stairs), 12. Non-serviced (with/without stairs) (with/without stairs)
Multi-Storey	1. Multi-Storey, 2. Multi-Storey with/without parking, 3. Multi-Storey with/without parking (with/without stairs), 4. Multi-Storey with/without stairs, 5. Multi-Storey with/without stairs (with/without stairs)

4. **MINIMUM CARPARKING PROVISION:** The minimum parking provision shall be as follows: (a) For every 100 sqm of built-up area, there shall be provided one parking space. (b) For every 100 sqm of built-up area, there shall be provided one parking space. (c) For every 100 sqm of built-up area, there shall be provided one parking space.

5. **MINIMUM FLOOR AREA RATIO (FAR):** The minimum FAR shall be 0.75 and the maximum FAR shall be 2.00. The FAR of the plot shall be calculated as follows: FAR = Total floor area / Plot area. The FAR of the plot shall be 1.50. The FAR of the plot shall be 1.50.

6. **MINIMUM FLOOR HEIGHT:** The minimum floor height shall be 2.75 meters. The maximum floor height shall be 11.25 meters. The floor height of the building shall be 2.75 meters. The floor height of the building shall be 11.25 meters.

7. **MINIMUM SETBACK:** The minimum setback shall be 3.00 meters. The maximum setback shall be 10.00 meters. The setback of the building shall be 3.00 meters. The setback of the building shall be 10.00 meters.



TYPE A
REAR GRASS COVERED AREA: 156.75 SQM
ZONED AREA: 159.00 SQM

TYPE B
REAR GRASS COVERED AREA: 156.75 SQM
ZONED AREA: 159.00 SQM

TYPE C
REAR GRASS COVERED AREA: 156.75 SQM
ZONED AREA: 159.00 SQM

ALL DIMENSIONS ARE IN METERS.



8. **MINIMUM SETBACK:** The minimum setback shall be 3.00 meters. The maximum setback shall be 10.00 meters. The setback of the building shall be 3.00 meters. The setback of the building shall be 10.00 meters.

9. **MINIMUM FLOOR AREA RATIO (FAR):** The minimum FAR shall be 0.75 and the maximum FAR shall be 2.00. The FAR of the plot shall be calculated as follows: FAR = Total floor area / Plot area. The FAR of the plot shall be 1.50. The FAR of the plot shall be 1.50.

10. **MINIMUM FLOOR HEIGHT:** The minimum floor height shall be 2.75 meters. The maximum floor height shall be 11.25 meters. The floor height of the building shall be 2.75 meters. The floor height of the building shall be 11.25 meters.

11. **MINIMUM SETBACK:** The minimum setback shall be 3.00 meters. The maximum setback shall be 10.00 meters. The setback of the building shall be 3.00 meters. The setback of the building shall be 10.00 meters.

12. **MINIMUM CARPARKING PROVISION:** The minimum parking provision shall be as follows: (a) For every 100 sqm of built-up area, there shall be provided one parking space. (b) For every 100 sqm of built-up area, there shall be provided one parking space. (c) For every 100 sqm of built-up area, there shall be provided one parking space.

13. **MINIMUM FLOOR AREA RATIO (FAR):** The minimum FAR shall be 0.75 and the maximum FAR shall be 2.00. The FAR of the plot shall be calculated as follows: FAR = Total floor area / Plot area. The FAR of the plot shall be 1.50. The FAR of the plot shall be 1.50.

14. **MINIMUM FLOOR HEIGHT:** The minimum floor height shall be 2.75 meters. The maximum floor height shall be 11.25 meters. The floor height of the building shall be 2.75 meters. The floor height of the building shall be 11.25 meters.

15. **MINIMUM SETBACK:** The minimum setback shall be 3.00 meters. The maximum setback shall be 10.00 meters. The setback of the building shall be 3.00 meters. The setback of the building shall be 10.00 meters.

16. **MINIMUM CARPARKING PROVISION:** The minimum parking provision shall be as follows: (a) For every 100 sqm of built-up area, there shall be provided one parking space. (b) For every 100 sqm of built-up area, there shall be provided one parking space. (c) For every 100 sqm of built-up area, there shall be provided one parking space.

17. **MINIMUM FLOOR AREA RATIO (FAR):** The minimum FAR shall be 0.75 and the maximum FAR shall be 2.00. The FAR of the plot shall be calculated as follows: FAR = Total floor area / Plot area. The FAR of the plot shall be 1.50. The FAR of the plot shall be 1.50.

18. **MINIMUM FLOOR HEIGHT:** The minimum floor height shall be 2.75 meters. The maximum floor height shall be 11.25 meters. The floor height of the building shall be 2.75 meters. The floor height of the building shall be 11.25 meters.

19. **MINIMUM SETBACK:** The minimum setback shall be 3.00 meters. The maximum setback shall be 10.00 meters. The setback of the building shall be 3.00 meters. The setback of the building shall be 10.00 meters.

20. **MINIMUM CARPARKING PROVISION:** The minimum parking provision shall be as follows: (a) For every 100 sqm of built-up area, there shall be provided one parking space. (b) For every 100 sqm of built-up area, there shall be provided one parking space. (c) For every 100 sqm of built-up area, there shall be provided one parking space.

21. **MINIMUM FLOOR AREA RATIO (FAR):** The minimum FAR shall be 0.75 and the maximum FAR shall be 2.00. The FAR of the plot shall be calculated as follows: FAR = Total floor area / Plot area. The FAR of the plot shall be 1.50. The FAR of the plot shall be 1.50.

22. **MINIMUM FLOOR HEIGHT:** The minimum floor height shall be 2.75 meters. The maximum floor height shall be 11.25 meters. The floor height of the building shall be 2.75 meters. The floor height of the building shall be 11.25 meters.