DEMARCATION-CUM-ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) OVER AN AREA MEASURING 13.210 ACRES (LICENCE NO. 27 OF 2023 DATED 09.02.2023) IN SECTOR-14, SOHNA, DISTRICT GURUGRAM BEING DEVELOPED BY VVSV BUILDERS & PROMOTERS PVT. LTD.

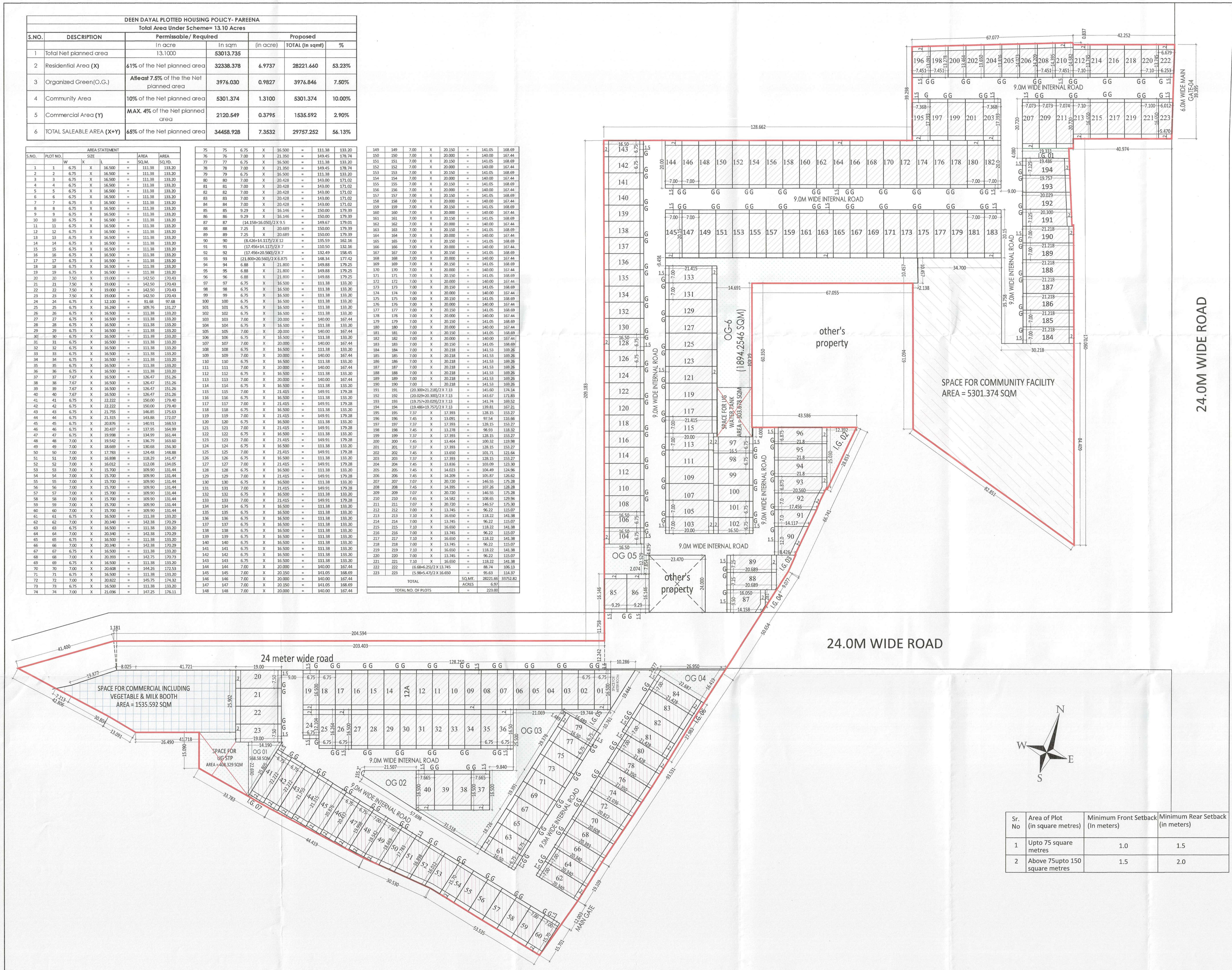
FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

DEEN DAYAL PLOTIED HOUSING POLICY- PAREENA
Total Area Under Scheme= 13.10 Acres

S.NO.	DESCRIPTION	Permissable/ Required		Proposed		
		In acre	In sqm	(in acre)	TOTAL (In sqmt)	%
1	Total Net planned area	13.1000	53013.735			
2	Residential Area (X)	61% of the Net planned area	32338.378	6.9737	28221.660	53.23%
3	Organized Green(O.G.)	Atleast 7.5% of the the Net planned area	3976.030	0.9827	3976.846	7.50%
4	Community Area	10% of the Net planned area	5301.374	1.3100	5301.374	10.00%
5	Commercial Area (Y)	MAX. 4% of the Net planned area	2120.549	0.3795	1535.592	2.90%
6	TOTAL SALEABLE AREA (X+Y)	65% of the Net planned area	34458.928	7.3532	29757.252	56.13%

AREA STATEMENT

S.NO.	PLOT NO.	SIZE W	X	L		AREA SQ.M.	AREA SQ.YD.
1	1	6.75	X	16.500	=	111.38	133.20
2	2	6.75	X	16.500	=	111.38	133.20
3	3	6.75	X	16.500	=	111.38	133.20
4	4	6.75	X	16.500	=	111.38	133.20
5	5	6.75	X	16.500	=	111.38	133.20
6	6	6.75	X	16.500	=	111.38	133.20
7	7	6.75	X	16.500	=	111.38	133.20
8	8	6.75	X	16.500	=	111.38	133.20
9	9	6.75	X	16.500	=	111.38	133.20
10	10	6.75	X	16.500	=	111.38	133.20
11	11	6.75	X	16.500	=	111.38	133.20
12	12	6.75	X	16.500	=	111.38	133.20
13	13	6.75	X	16.500	=	111.38	133.20
14	14	6.75	X	16.500	=	111.38	133.20
15	15	6.75	X	16.500	=	111.38	133.20
16	16	6.75	X	16.500	=	111.38	133.20
17	17	6.75	X	16.500	=	111.38	133.20
18	18	6.75	X	16.500	=	111.38	133.20
19	19	6.75	X	16.500	=	111.38	133.20
20	20	7.50	X	19.000	=	142.50	170.43
21	21	7.50	X	19.000	=	142.50	170.43
22	22	7.50	X	19.000	=	142.50	170.43
23	23	7.50	X	19.000	=	142.50	170.43
24	24	6.75	X	12.100	=	81.68	97.68
25	25	6.75	X	16.260	=	109.76	131.27
26	26	6.75	X	16.500	=	111.38	133.20
27	27	6.75	X	16.500	=	111.38	133.20
28	28	6.75	X	16.500	=	111.38	133.20
29	29	6.75	X	16.500	=	111.38	133.20
30	30	6.75	X	16.500	=	111.38	133.20
31	31	6.75	X	16.500	=	111.38	133.20
32	32	6.75	X	16.500	=	111.38	133.20
33	33	6.75	X	16.500	=	111.38	133.20
34	34	6.75	X	16.500	=	111.38	133.20
35	35	6.75	X	16.500	=	111.38	133.20
36	36	6.75	X	16.500	=	111.38	133.20
37	37	7.67	X	16.500	=	126.47	151.26
38	38	7.67	X	16.500	=	126.47	151.26
39	39	7.67	X	16.500	=	126.47	151.26
40	40	7.67	X	16.500	=	126.47	151.26
41	41	6.75	X	22.222	=	150.00	179.40
42	42	6.75	X	22.222	=	150.00	179.40
43	43	6.75	X	21.755	=	146.85	175.63
44	44	6.75	X	21.315	=	143.88	172.07
45	45	6.75	X	20.876	=	140.91	168.53
46	46	6.75	X	20.437	=	137.95	164.99
47	47	6.75	X	19.998	=	134.99	161.44
48	48	7.00	X	19.542	=	136.79	163.60
49	49	7.00	X	18.669	=	130.68	156.30
50	50	7.00	X	17.783	=	124.48	148.88
51	51	7.00	X	16.898	=	118.29	141.47
52	52	7.00	X	16.012	=	112.08	134.05
53	53	7.00	X	15.700	=	109.90	131.44
54	54	7.00	X	15.700	=	109.90	131.44
55	55	7.00	X	15.700	=	109.90	131.44
56	56	7.00	X	15.700	=	109.90	131.44
57	57	7.00	X	15.700	=	109.90	131.44
58	58	7.00	X	15.700	=	109.90	131.44
59	59	7.00	X	15.700	=	109.90	131.44
60	60	7.00	X	15.700	=	109.90	131.44
61	61	6.75	X	16.500	=	111.38	133.20
62	62	7.00	X	20.340	=	142.38	170.29
63	63	6.75	X	16.500	=	111.38	133.20
64	64	7.00	X	20.340	=	142.38	170.29
65	65	6.75	X	16.500	=	111.38	133.20
66	66	7.00	X	20.340	=	142.38	170.29
67	67	6.75	X	16.500	=	111.38	133.20
68	68	7.00	X	20.393	=	142.75	170.73
69	69	6.75	X	16.500	=	111.38	133.20
70	70	7.00	X	20.608	=	144.26	172.53
71	71	6.75	X	16.500	=	111.38	133.20
72	72	7.00	X	20.822	=	145.75	174.32
73	73	6.75	X	16.500	=	111.38	133.20
74	74	7.00	X	21.036	=	147.25	176.11
75	75	6.75	X	16.500	=	111.38	133.20
76	76	7.00	X	21.350	=	149.45	178.74
77	77	6.75	X	16.500	=	111.38	133.20
78	78	7.00	X	21.350	=	149.45	178.74
79	79	6.75	X	16.500	=	111.38	133.20
80	80	7.00	X	20.428	=	143.00	171.02
81	81	7.00	X	20.428	=	143.00	171.02
82	82	7.00	X	20.428	=	143.00	171.02
83	83	7.00	X	20.428	=	143.00	171.02
84	84	7.00	X	20.428	=	143.00	171.02
85	85	9.29	X	16.146	=	150.00	179.39
86	86	9.29	X	16.146	=	150.00	179.39
87	87	(14.158+16.050)/2 X 9.5			=	149.67	179.01
88	88	7.25	X	20.689	=	150.00	179.39
89	89	7.25	X	20.689	=	150.00	179.39
90	90	(8.426+14.117)/2 X 12			=	135.59	162.16
91	91	(17.456+14.117)/2 X 7			=	110.50	132.16
92	92	(17.456+20.560)/2 X 7			=	132.49	158.45
93	93	(21.800+20.560)/2 X 6.875			=	148.34	177.42
94	94	6.88	X	21.800	=	149.88	179.25
95	95	6.88	X	21.800	=	149.88	179.25
96	96	6.88	X	21.800	=	149.88	179.25
97	97	6.75	X	16.500	=	111.38	133.20
98	98	6.75	X	16.500	=	111.38	133.20
99	99	6.75	X	16.500	=	111.38	133.20
100	100	6.75	X	16.500	=	111.38	133.20
101	101	6.75	X	16.500	=	111.38	133.20
102	102	6.75	X	16.500	=	111.38	133.20
103	103	7.00	X	20.000	=	140.00	167.44
104	104	6.75	X	16.500	=	111.38	133.20
105	105	7.00	X	20.000	=	140.00	167.44
106	106	6.75	X	16.500	=	111.38	133.20
107	107	7.00	X	20.000	=	140.00	167.44
108	108	6.75	X	16.500	=	111.38	133.20
109	109	7.00	X	20.000	=	140.00	167.44
110	110	6.75	X	16.500	=	111.38	133.20
111	111	7.00	X	20.000	=	140.00	167.44
112	112	6.75	X	16.500	=	111.38	133.20
113	113	7.00	X	20.000	=	140.00	167.44
114	114	6.75	X	16.500	=	111.38	133.20
115	115	7.00	X	21.415	=	149.91	179.28
116	116	6.75	X	16.500	=	111.38	133.20
117	117	7.00	X	21.415	=	149.91	179.28
118	118	6.75	X	16.500	=	111.38	133.20
119	119	7.00	X	21.415	=	149.91	179.28
120	120	6.75	X	16.500	=	111.38	133.20
121	121	7.00	X	21.415	=	149.91	179.28
122	122	6.75	X	16.500	=	111.38	133.20
123	123	7.00	X	21.415	=	149.91	179.28
124	124	6.75	X	16.500	=	111.38	133.20
125	125	7.00	X	21.415	=	149.91	179.28
126	126	6.75	X	16.500	=	111.38	133.20
127	127	7.00	X	21.415	=	149.91	179.28
128	128	6.75	X	16.500	=	111.38	133.20
129	129	7.00	X	21.415	=	149.91	179.28
130	130	6.75	X	16.500	=	111.38	133.20
131	131	7.00	X	21.415	=	149.91	179.28
132	132	6.75	X	16.500	=	111.38	133.20
133	133	7.00	X	21.415	=	149.91	179.28
134	134	6.75	X	16.500	=	111.38	133.20
135	135	6.75	X	16.500	=	111.38	133.20
136	136	6.75	X	16.500	=	111.38	133.20
137	137	6.75	X	16.500	=	111.38	133.20
138	138	6.75	X	16.500	=	111.38	133.20
139	139	6.75	X	16.500	=	111.38	133.20
140	140	6.75	X	16.500	=	111.38	133.20
141	141	6.75	X	16.500	=	111.38	133.20
142	142	6.75	X	16.500	=	111.38	133.20
143	143	6.75	X	16.500	=	111.38	133.20
144	144	7.00	X	20.000	=	140.00	167.44
145	145	7.00	X	20.150	=	141.05	168.69
146	146	7.00	X	20.000	=	140.00	167.44
147	147	7.00	X	20.150	=	141.05	168.69
148	148	7.00	X	20.000	=	140.00	167.44
149	149	7.00	X	20.150	=	141.05	168.69
150	150	7.00	X	20.000	=	140.00	167.44
151	151	7.00	X	20.150	=	141.05	168.69
152	152	7.00	X	20.000	=	140.00	167.44
153	153	7.00	X	20.150	=	141.05	168.69
154	154	7.00	X	20.000	=	140.00	167.44
155	155	7.00	X	20.150	=	141.05	168.69
156	156	7.00	X	20.000	=	140.00	167.44
157	157	7.00	X	20.150	=	141.05	168.69
158	158	7.00	X	20.000	=	140.00	167.44
159	159	7.00	X	20.150	=	141.05	168.69
160	160	7.00	X	20.000	=	140.00	167.44
161	161	7.00	X	20.150	=	141.05	168.69
162	162	7.00	X	20.000	=	140.00	167.44
163	163	7.00	X	20.150	=	141.05	168.69
164	164	7.00	X	20.000	=	140.00	167.44
165	165	7.00	X	20.150	=	141.05	168.69
166	166	7.00	X	20.000	=	140.00	167.44
167	167	7.00	X	20.150	=	141.05	168.69
168	168	7.00	X	20.000	=	140.00	167.44
169	169	7.00	X	20.150	=	141.05	168.69
170	170	7.00	X	20.000	=	140.00	167.44
171	171	7.00	X	20.150	=	141.05	168.69
172	172	7.00	X	20.000	=	140.00	167.44
173	173	7.00	X	20.150	=	141.05	168.69
174	174	7.00	X	20.000	=	140.00	167.44
175	175	7.00	X	20.150	=	141.05	168.69
176	176	7.00	X	20.000	=	140.00	167.44
177	177	7.00	X	20.150	=	141.05	168.69
178	178	7.00	X	20.000	=	140.00	167.44
179	179	7.00	X	20.150	=	141.05	168.69
180	180	7.00	X	20.000	=	140.00	167.44
181	181	7.00	X	20.150	=	141.05	168.69
182	182	7.00	X	20.000	=	140.00	167.44
183	183	7.00	X	20.150	=	141.05	168.69
184	184	7.00	X	20.218	=	141.53	169.26
185	185	7.00	X	20.218	=	141.53	169.26
186	186	7.00	X	20.218	=	141.53	169.26
187	187	7.00	X	20.218	=	141.53	169.26
188	188	7.00	X	20.218	=	141.53	169.26
189	189	7.00	X	20.218	=	141.53	169.26
190	190	7.00	X	20.218	=	141.53	169.26
191	191	(20.300+21.218)/2 X 7.13			=	145.60	174.14
192	192	(20.029+20.300)/2 X 7.13			=	143.67	171.83
193	193	(19.757+20.029)/2 X 7.13			=	141.74	169.52
194	194	(19.486+19.757)/2 X 7.13			=	139.81	167.21
195	195	7.37	X	17.393	=	128.15	153.27
196	196	7.45	X	13.091	=	97.54	116.66
197	197	7.37	X	17.393	=	128.15	153.27
198	198	7.45	X	13.278	=	98.93	118.32
199	199	7.37	X	17.393	=	128.15	153.27
200	200	7.45	X	13.464	=	100.32	119.98
201	201	7.37	X	17.393	=	128.15	153.27
202	202	7.45	X	13.650	=	101.71	121.64
203	203	7.37	X	17.393	=	128.15	153.27
204	204	7.45	X	13.836	=	103.09	123.30
205	205	7.45	X	14.023	=	104.49	124.96
206	206	7.45	X	14.209	=	105.87	126.62
207	207	7.07	X	20.720	=	146.55	175.28
208	208	7.45	X	14.395	=	107.26	128.28
209	209	7.07	X	20.720	=	146.55	175.28
210	210	7.45	X	14.582	=	108.65	129.94
211	211	7.07	X	20.720	=	146.57	175.30
212	212	7.00	X	13.745	=	96.22	115.07
213	213	7.10	X	16.650	=	118.22	141.38
214	214	7.00	X	13.745	=	96.22	115.07
215	215	7.10	X	16.650	=	118.22	141.38
216	216	7.00	X	13.745	=	96.22	115.07
217	217	7.10	X	16.650	=	118.22	141.38
218	218	7.00	X	13.745	=	96.22	115.07
219	219	7.10	X	16.650	=	118.22	141.38
220	220	7.00	X	13.745	=	96.22	115.07
221	221	7.10	X	16.650	=	118.22	141.38
222	222	(6.68+6.25)/2 X 13.745			=	88.74	106.13
223	223	(5.98+5.47)/2 X 16.650			=	95.63	114.37
TOTAL				SQ.MT.		28221.66	33752.82
				ACRES		6.97	
TOTAL NO. OF PLOTS					=	223.00	



Sr. No	Area of Plot (in square metres)	Minimum Front Setback (In meters)	Minimum Rear Setback (in meters)
1	Upto 75 square metres	1.0	1.5
2	Above 75upto 150 square metres	1.5	2.0

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 column 1	Type of building permissible on land marked in column 1.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	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 with in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (Including stilt (S+4 floor) (in.metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(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.as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-ULB/7/5/2006-2TCP dated 25.04.2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
Not more than four dwelling units shall be allowed on each plot.

4. BAR ON SUB-DIVISION OF PLOT
Sub-division & clubbing of the plots shall not be permitted any circumstances.

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.Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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 provisions of Haryana Building Code, 2017.

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) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .
(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 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(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 45 MTS. 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 1.80 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 on to open space.
ii). 1.0 meters Radius for plots upto 125 sq. meters.
iii).1.50 meters Radius for plots above 125 sq. meters to 150 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 9.00 meters wide road.

17. GENERAL
(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) 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, if applicable.
(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, if applicable.
(vi) Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.
(v) Rain water harvesting shall be provided as per HBC-2017(if applicable)

Note:- Read this drawing in conjunction with the demarcation plan verified by DTP(P) Gurugram vide Memo no. 97 dated 05.01.2026.

DRG. NO. DTCP 11844 DATED 28-01-2026

(GURPREET) JD (HQ)	(RAJAT CHAUHAN) ATP(HQ)	(SONEENA) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(BHUVNESH KUMAR) CTP (HR)	(AMIT KHATRI, IAS) DTCP (HR)