

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
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Memn No. ZP-1698/JD(SF)/2023/ 25364 Dated 03-08-2023

To

Smt. Tavinder Kaur and Others,
In collaboration with SVSJ Buldoon Pvt. Ltd.,
A-2, Villa No. 1, Parsvnath Exotica,
Golf Course Road, Sector-53, Gurugram.

Subject: Approval of Zoning Plan of Residential Plotted Colony measuring 13.00625 acres and Standard Design of SCO's in commercial having site area measuring 2050.647 sqm (0.5067 acre) part of Plotted Colony (Licence No. 171 of 2022 dated 28.10.2022) in Sector-3, Shohbad District Kurukshetra.

Reference:- Your application dated 04.11.2022 in the office of DTP, Kurukshetra and dated 10.05.2023 in this office on the subject cited above.

Please find enclosed copies of approved zoning plan of Residential Plotted Colony and Standard Designs of SCO's in Commercial Site of 2050.647 sqm. part of Residential Plotted Colony over an area measuring 13.00625 acres with a condition that the you shall transfer the land falling under 30.0 mtr green belt in favour of the Govt within a period of 30 days from the date of approval of zoning plan/Standard Designs of SCO's.

The details of approved of zoning plan/Standard Designs of SCO's. is given as under:

Sr. No.	Subject	Drawing No.	Dated
1.	Zoning plan of Residential Plotted Colony	DGTCP-9460	01.08.2023
2.	Standard Designs of SCO's/Booth's in Commercial Site-2050.647 sqm.	DGTCP-9461 (i to iii)	01.08.2023

The standard designs are approved with the following conditions. -

- The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public.
- The developer/individual allottees shall get detailed building plans of SCO's approved from DTP office.
- The parking/open area shall not be sold in any manner whatsoever.

DA/As above

(Ashtish Sharma)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh.

Endsl No. ZP-1698/JD(SF)/2023/ _____ Dated _____

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 21.07.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/OC in Commercial Plotted Site/Colony :-

- The Senior Town Planner, Panchkula.
- The District Town Planner, Karnal.

DA/As above.

(Ashtish Sharma)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh.

(SUNITA SETHI) STP(HR)
 (P. SINGH) CTP(HR)
 (T.L. SATYAPRAKASHIAS) DGTCP(HR)

(ASHISH SHARMA) STP(HR)
 (RAHUL SINGLA) ATP (HQ)
 (SATYA PAL) JDI(HQ)

PRG-NO:- DGTCP 9461(11) DATED:-010823

STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 2050.647 SQ.M. FALLING IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 13.00625 ACRES (LICENCE NO. 171 OF 2022 DATED 21/10/2022) FALLING IN SECTOR-3, SHAHABAD, KURUKSHETRA, HARYANA FOR M/S SVSJ BUILDCON PVT. LTD.

CONTENTS:-

GROUND FLOOR PLAN, TERRACE PLAN
 FRONT & LEFT SIDE ELEVATION
 SECTIONS- AA' & BB'

JOINERY SCHEDULE:-

DOOR & WINDOW SCHEDULE			
NAME	DIMENSIONS	CILL	LINTEL
D	1.000X2.520	00	2.520
D1	0.750X2.520	00	2.520
D2	0.600X2.520	00	2.520
V	0.600X0.600	1.920	2.520

NOTE: THE LEVEL SHOWN ABOVE HAS BEEN TAKEN FROM FFL.

NOTES:-

1. ALL PIPES PASSING UNDER FLOORS.
2. COMMON WALL SHALL BE SHARED.
3. ALL DIMENSIONS ARE IN METERS.
4. THE ARRANGEMENT OF THE TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER OF THE PLOT IF APPLICABLE.
5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWINGS.
6. THE CONSTRUCTION OF THE BUILDING SHALL BE UNDERTAKEN AS PER PROVIDED BUILDING PLAN, STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI- EARTHQUAKE WILL BE OF THE SUPERVISING ENGINEER/ OWNER.
8. PARKING AREA CANNOT BE SOLD IN ANY MANNER.

COVERED AREA DETAIL:-
 3.075X6.105 =18.772

DRAWING NUMBER/ TYPE

PUBLIC TOILET

SHEET NO 3 OF 3

OWNER

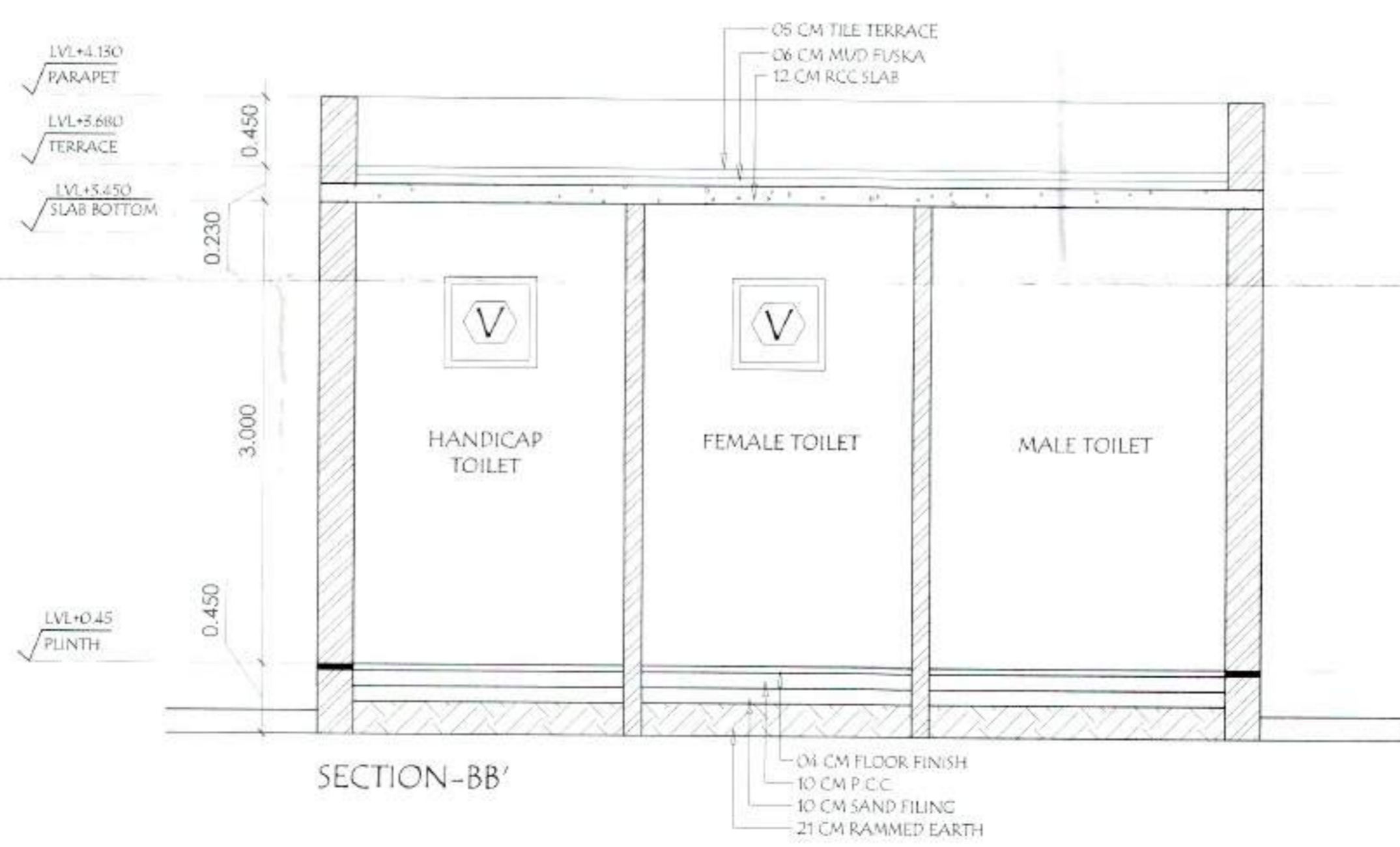
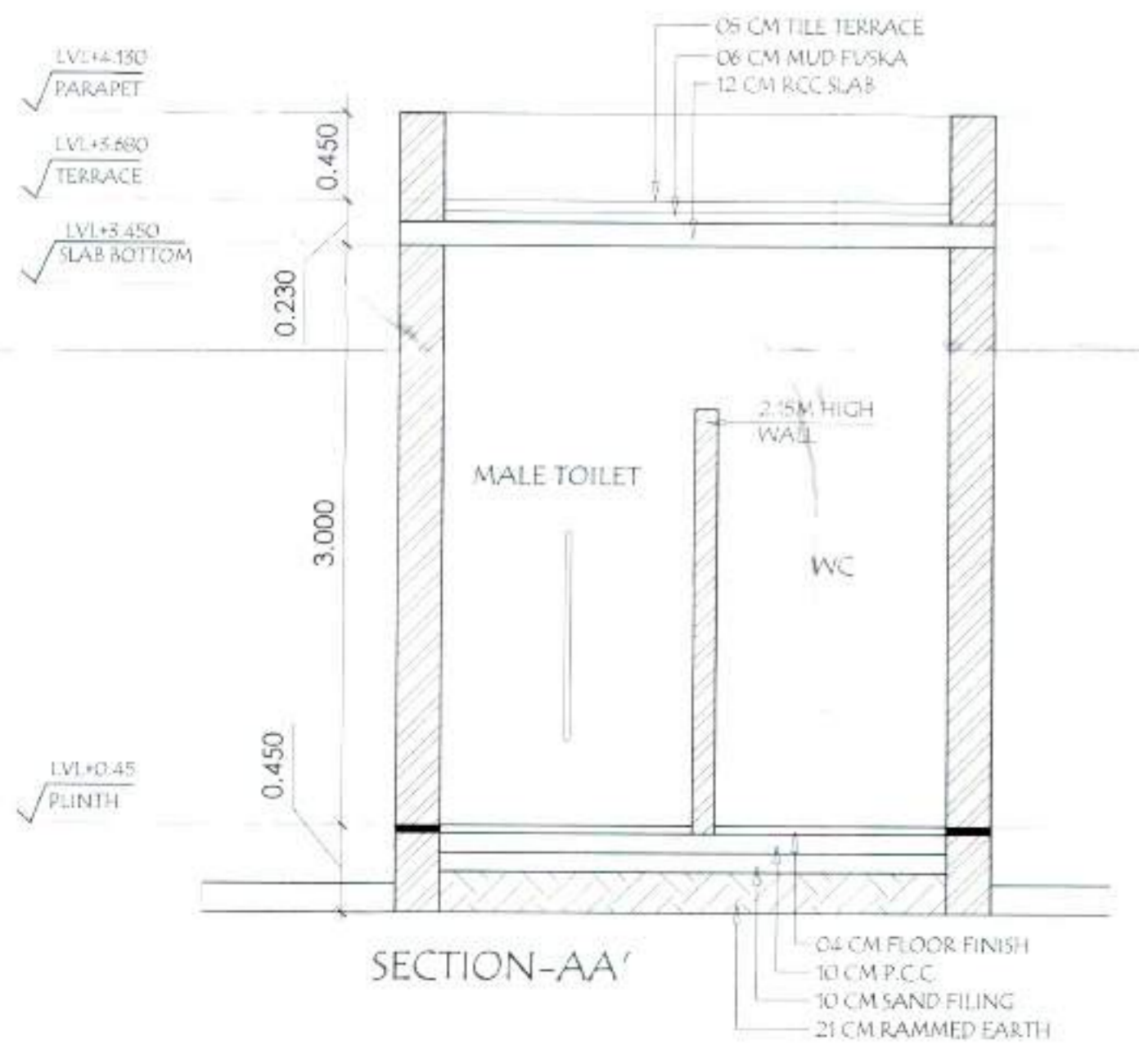
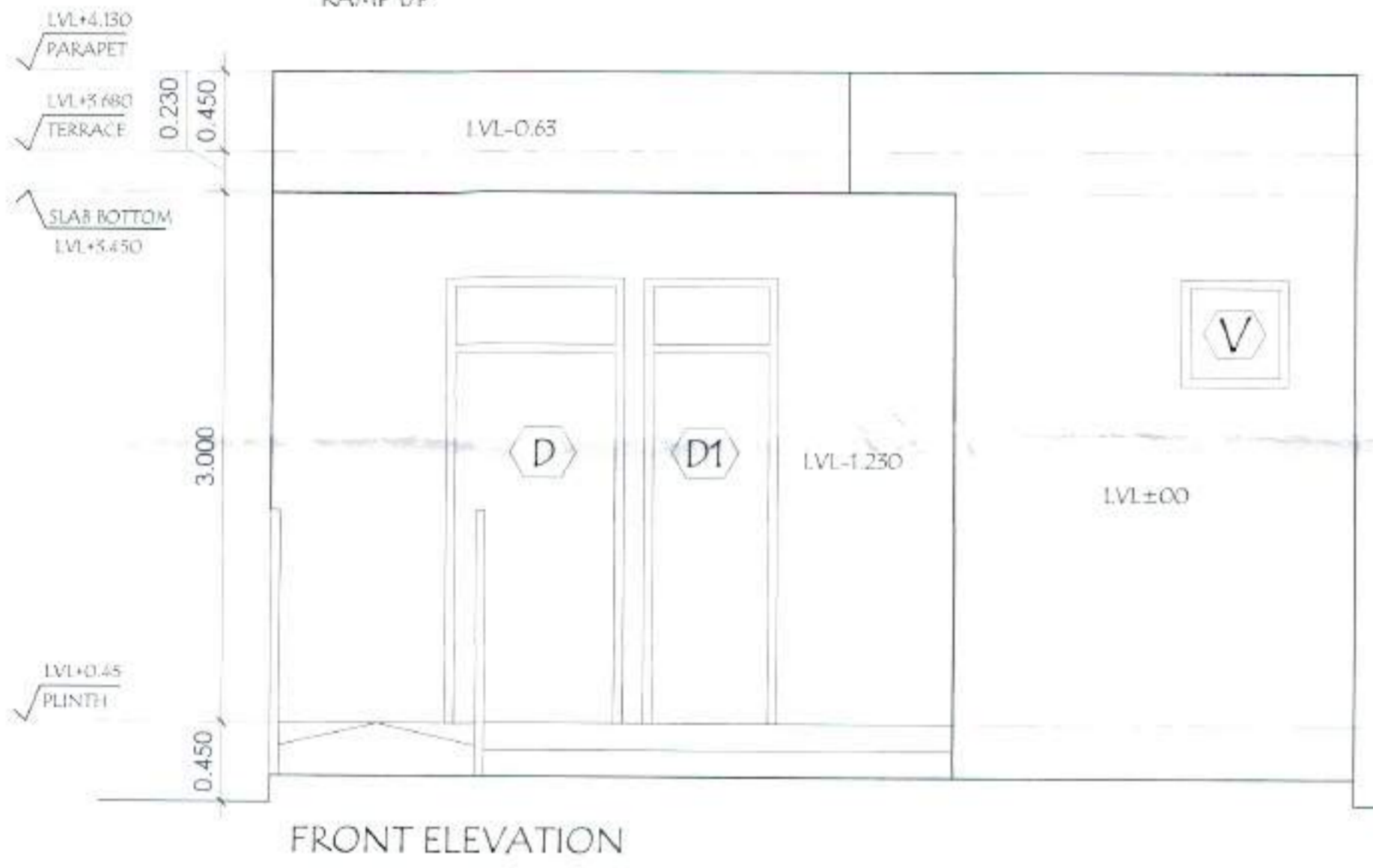
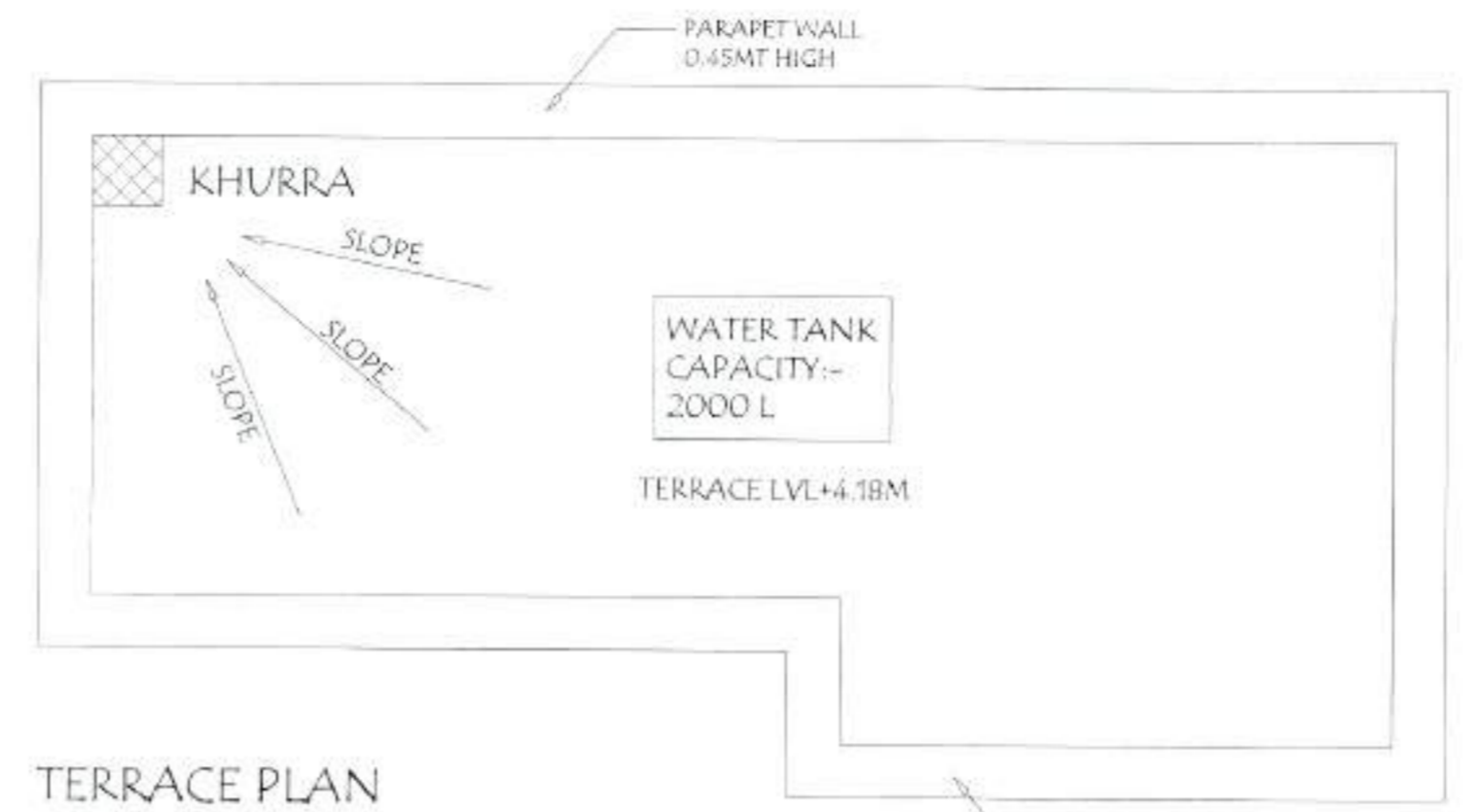
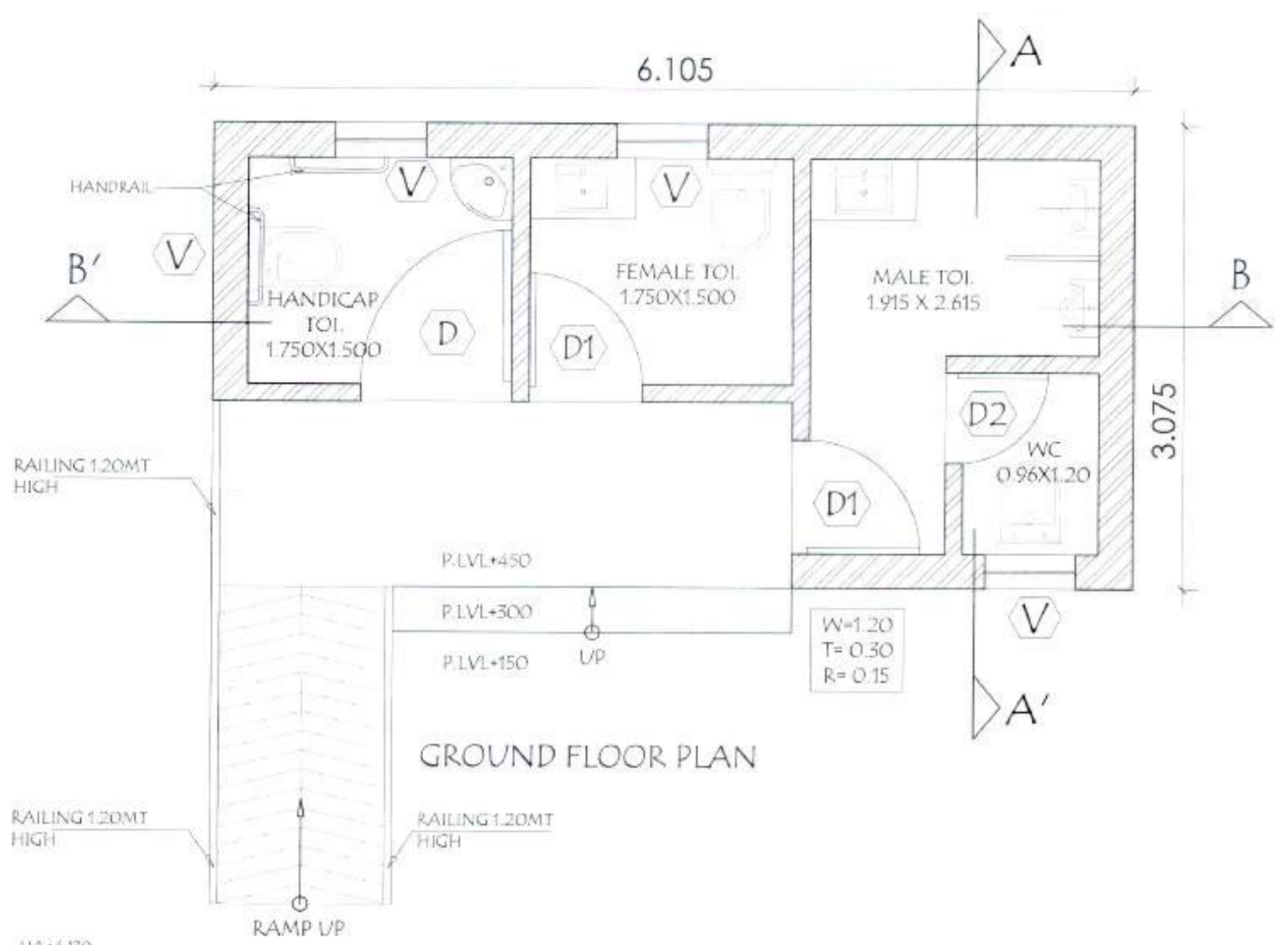
DRAWN BY:- KHUSHBOO PANDEY

ARCHITECT

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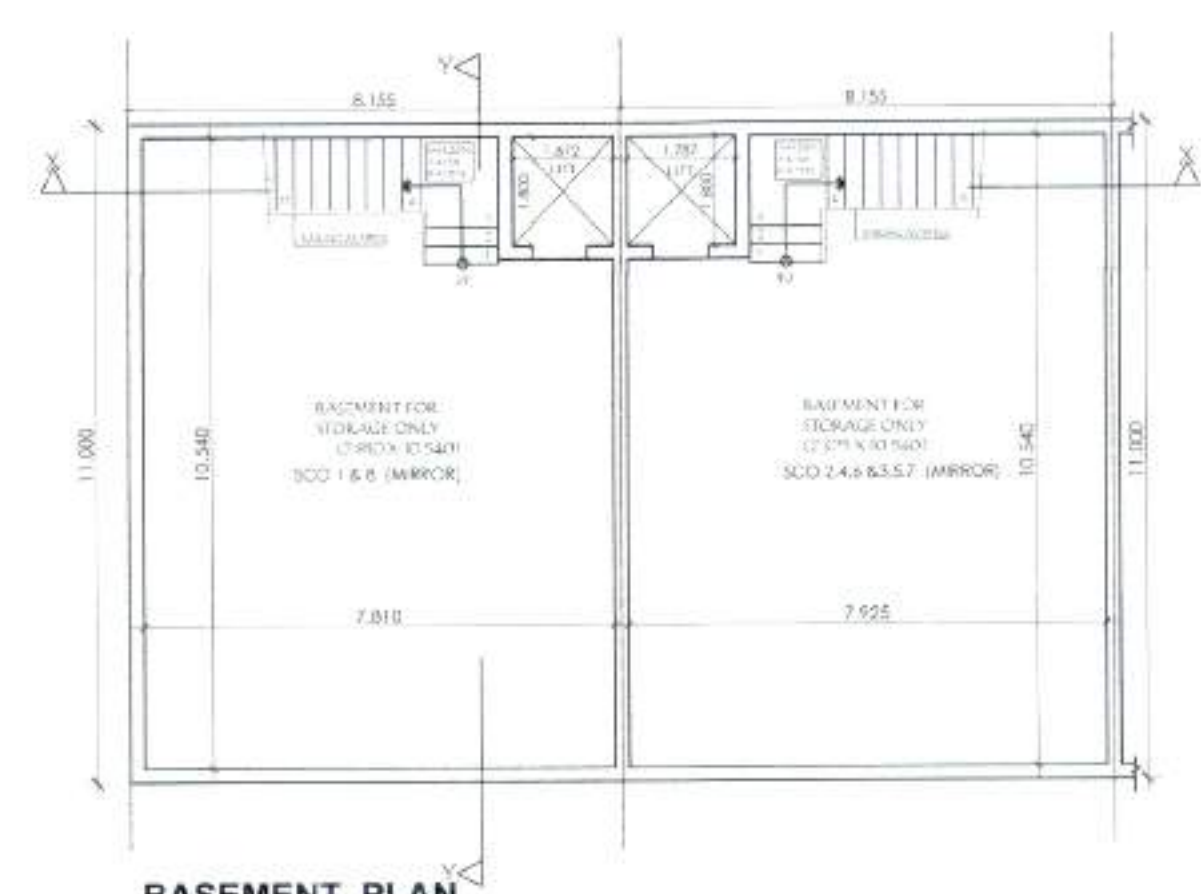


(SUNITA SETHI) STP(HQ)
 (R.P. SINGH) STP(HQ)
 (T.L. SATYAPRAKASH IAS) DGTCP(HQ)

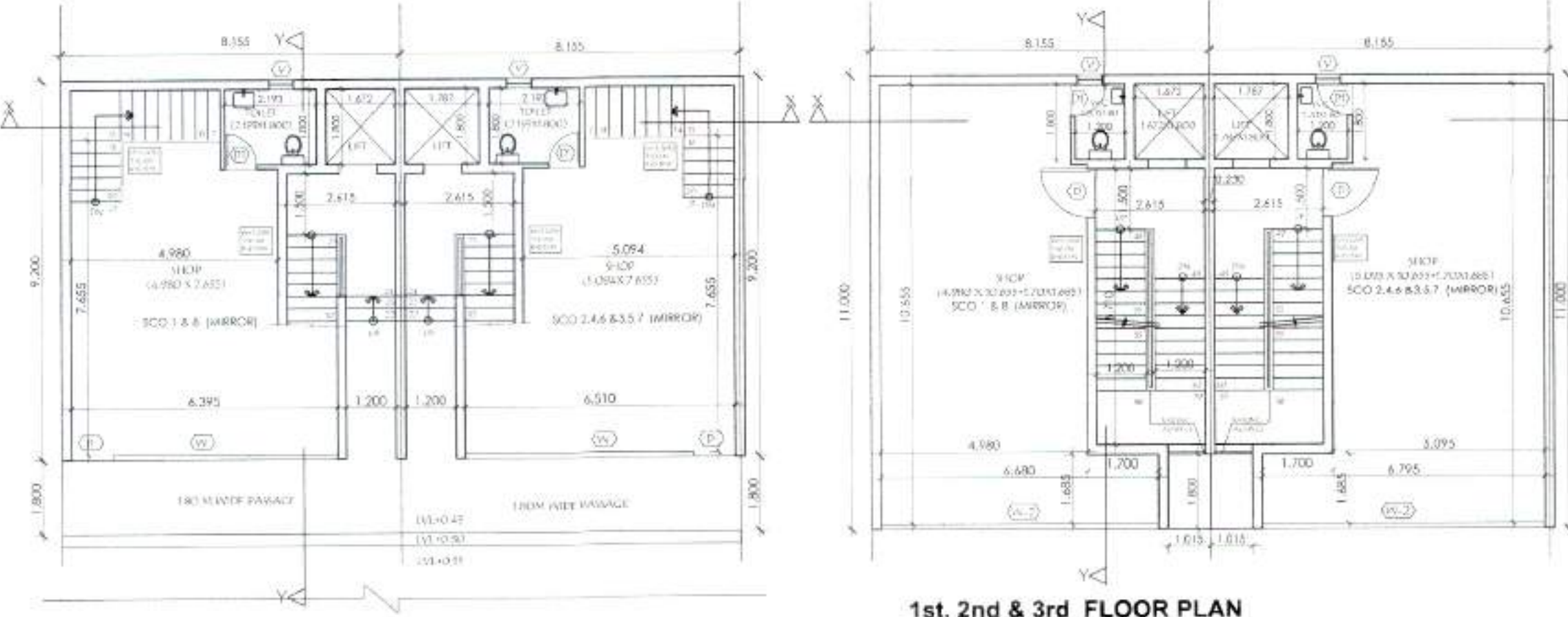
(ASHISH SHARMA) DTP(HQ)
 (RAHUL SINGLA) ATP (HQ)
 (SATYA PAL) JD(HQ)

DRG NO:- DGTCP 94A(LI) DATED:- 04.08.23

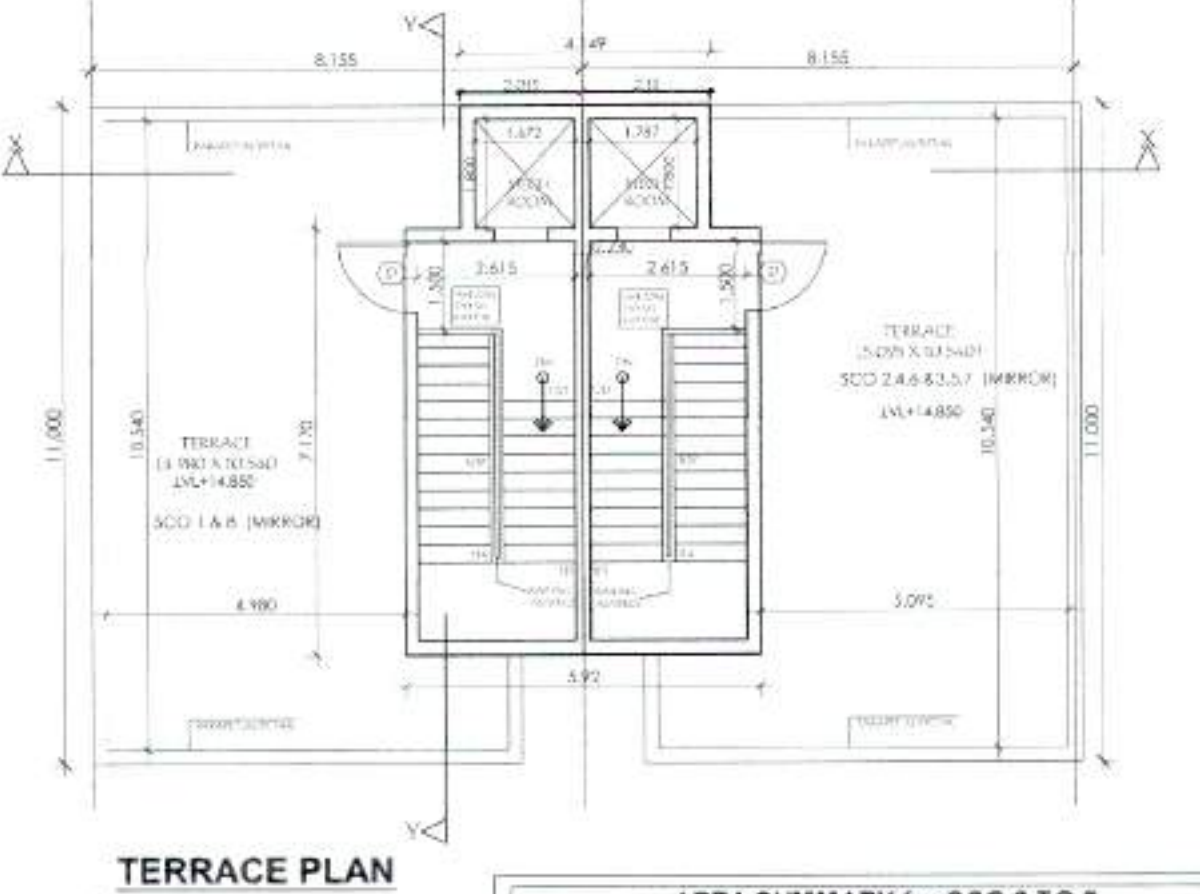
STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 2050.647 SQ.MT. FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 13.00625 ACRES LICENCE NO. 171 OF 2022 DATED 21/10/2022) AT SECTOR - 3, SHAHABAD, KURUKSHETRA HARYANA FOR M/S SVJ BUILCON PVT. LTD.



BASEMENT PLAN

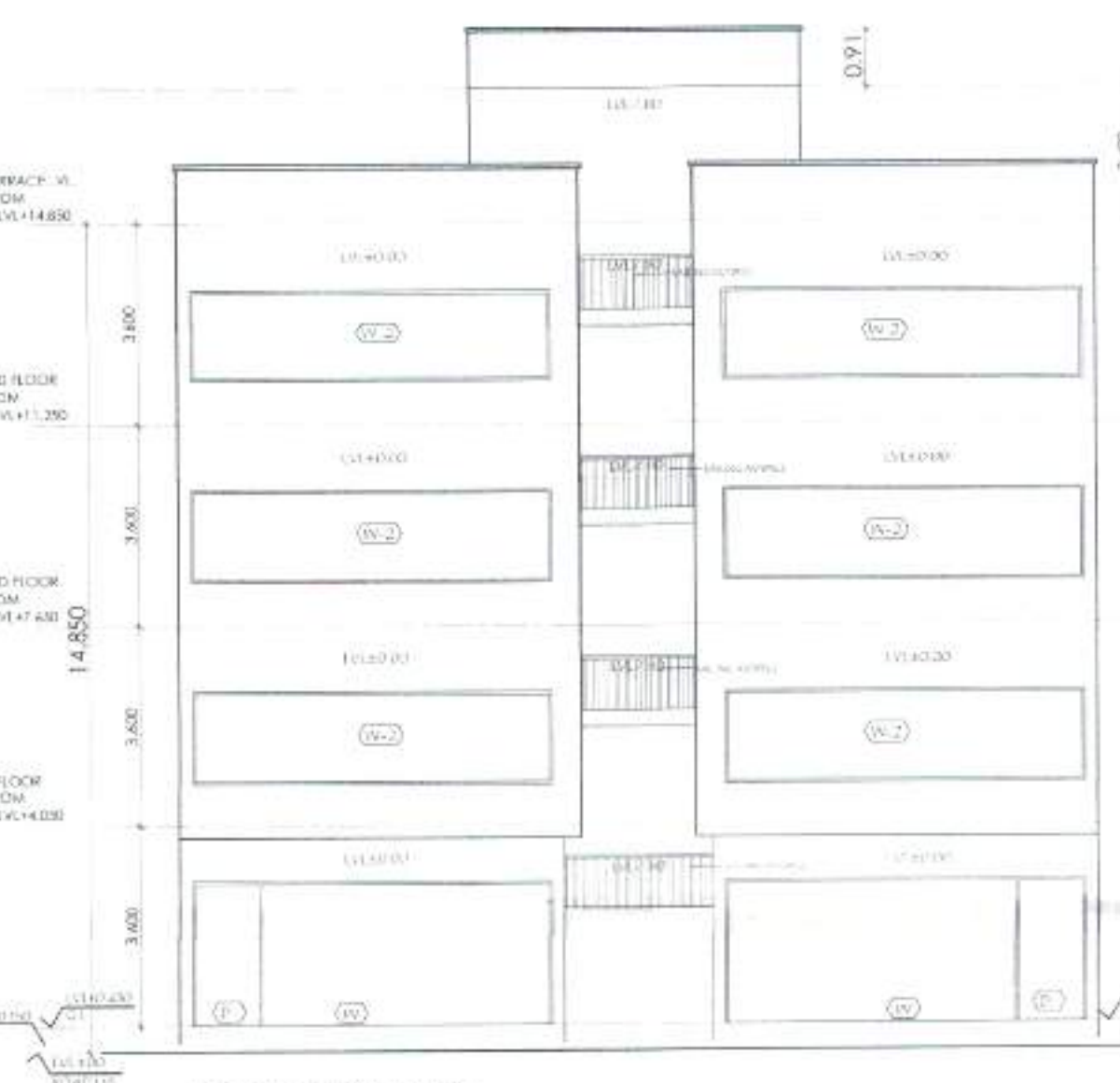


1st, 2nd & 3rd FLOOR PLAN



TERRACE PLAN

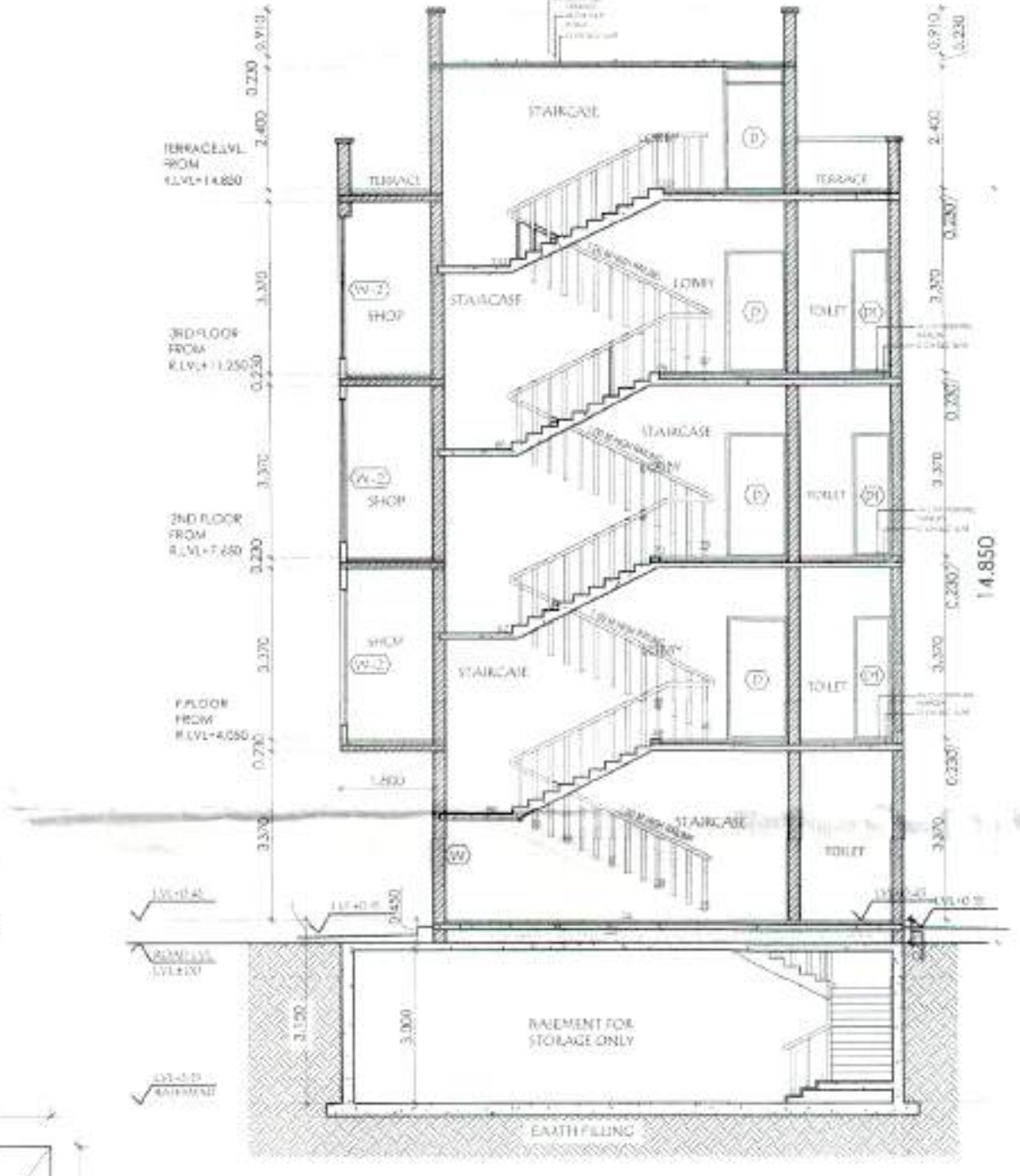
GROUND FLOOR PLAN



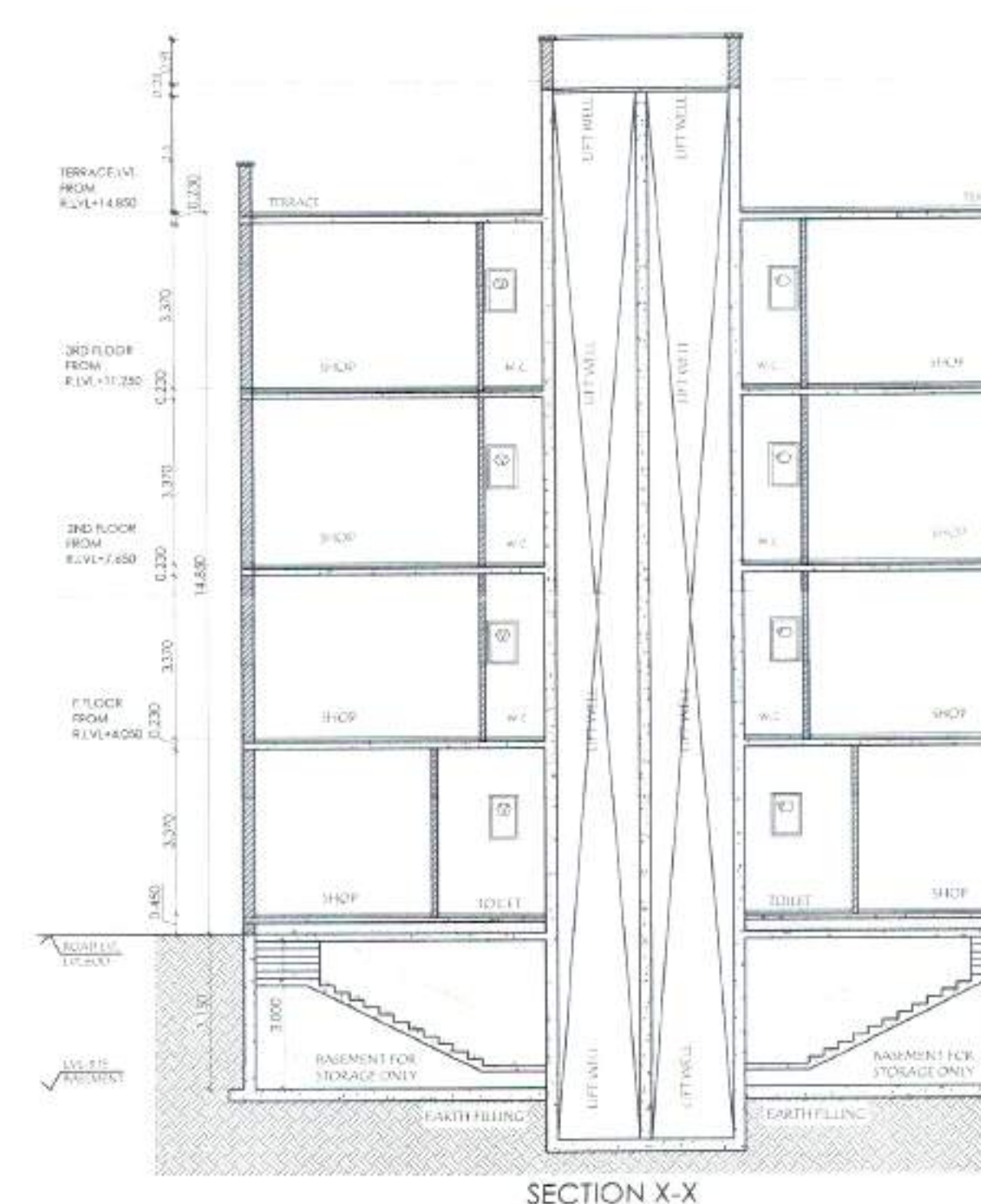
FRONT ELEVATION



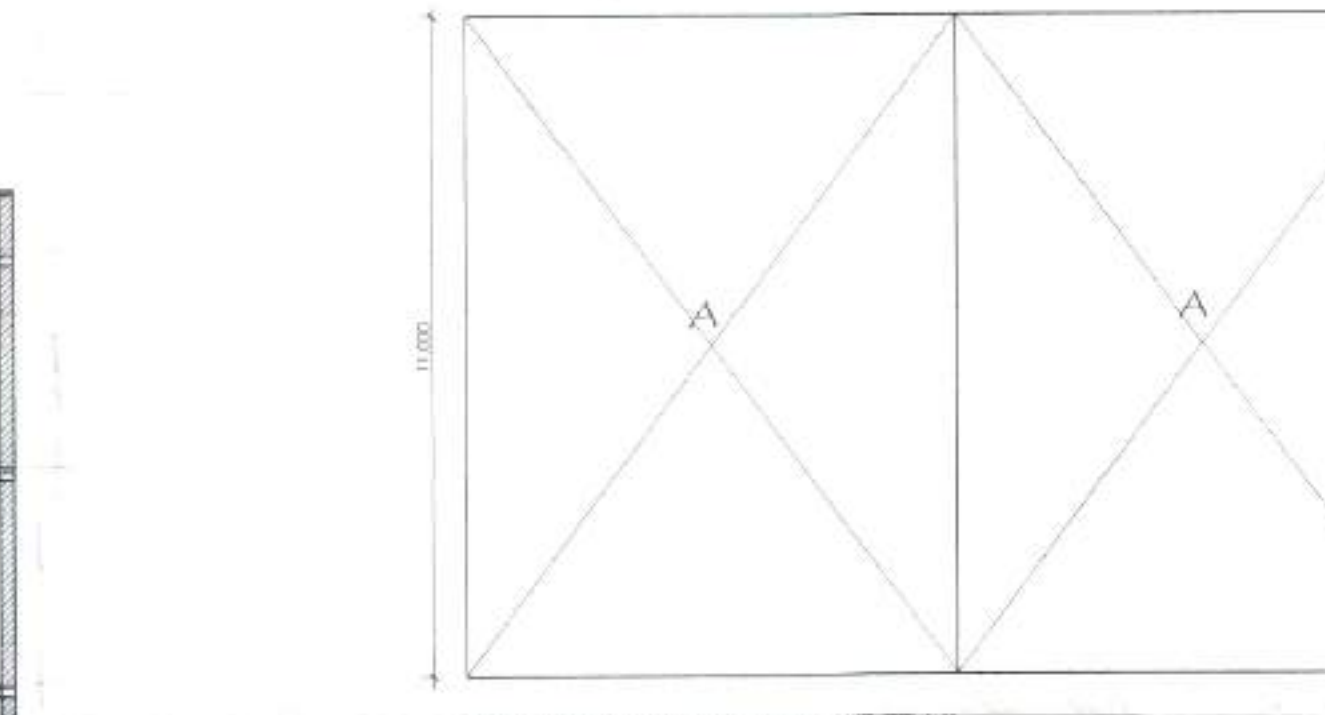
REAR ELEVATION



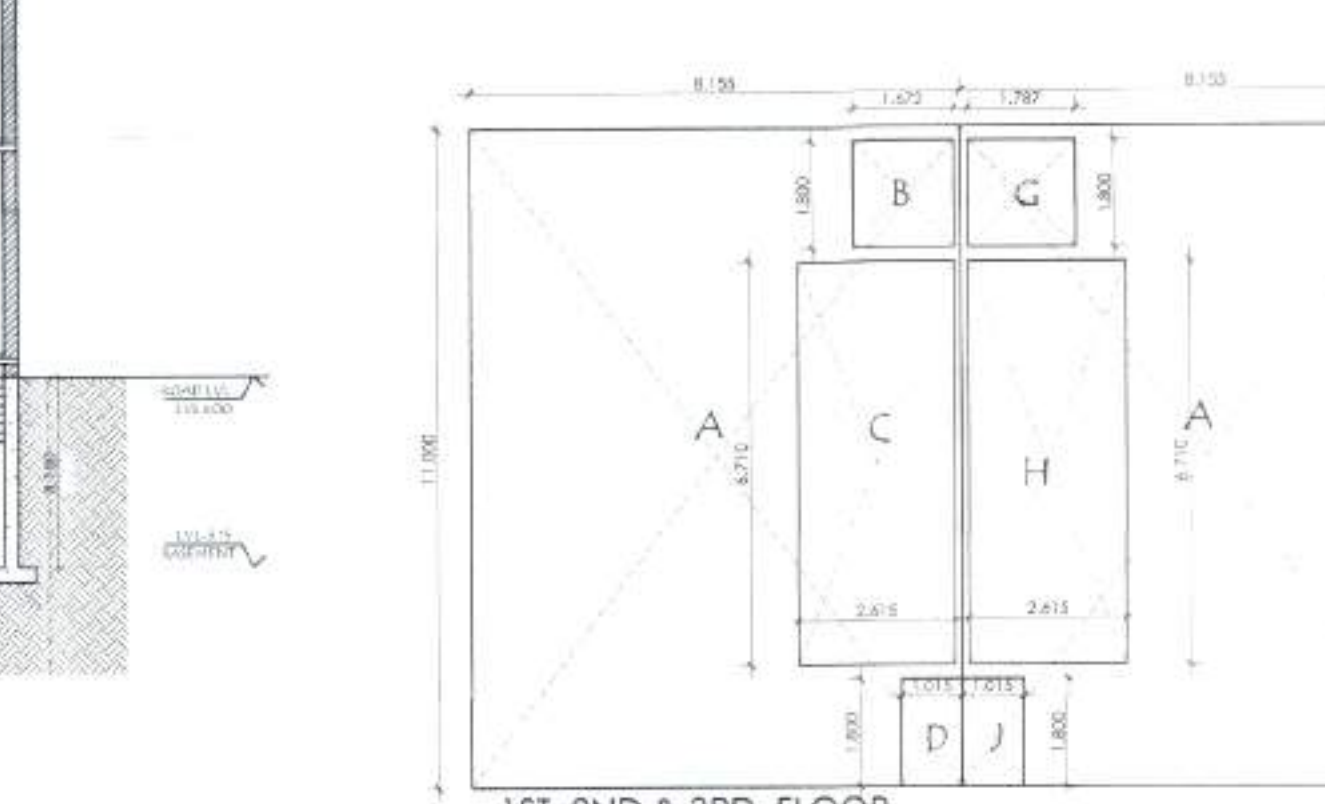
SECTION Y-Y



SECTION X-X



GROUND FLOOR AREA DETAIL



1ST, 2ND & 3RD FLOOR

AREA SUMMARY for SCO 2 TO 7

Plot Area for SCO 2 TO 7	89.705 Sqm
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SCO 2 TO 7 CENTRE UNITS- GROUND FLOOR FAR AREA
 (All Distances are in Meter & Areas in Sqm)

ITEM	NO. S	LENGTH (MTR.)	WIDTH (MTR.)	AREA(SQ.MT.) = NO. X LENGTH X WIDTH	Remarks (L-LENGTH, W-WIDTH, A=L X B)
X	1	8.155	11.000	89.705	A = L X B
TOTAL FAR AREA (A)				89.705	Sqm

SCO 2 TO 7 TYPICAL FLOOR (1st to 3rd Floor) FAR AREA
 (All Distances are in Meter & Areas in Sqm)

ITEM	NO. S	LENGTH (MTR.)	WIDTH (MTR.)	AREA(SQ.MT.) = NO. X LENGTH X WIDTH	Remarks (L-LENGTH, W-WIDTH, A=L X B)
X	1	8.155	11.000	89.705	A = L X B
TOTAL ADDITION				89.705	Sqm

SCO 2 TO 7 TYPICAL FLOOR (1st to 3rd Floor) FAR AREA
 (All Distances are in Meter & Areas in Sqm)

ITEM	NO. S	LENGTH (MTR.)	WIDTH (MTR.)	AREA(SQ.MT.) = NO. X LENGTH X WIDTH	Remarks (L-LENGTH, W-WIDTH, A=L X B)
G	1	1.787	1.800	3.217	A = L X B
H	1	2.615	6.713	17.547	A = L X B
J	1	1.015	1.800	1.827	A = L X B
TOTAL SUBTRACTION				22.591	Sqm
FAR AREA ADDITION SUBTRACTIONS				67.115	Sqm
TOTAL FAR AREA ON ALL FLOORS (1st to 3rd Floor)				201.344	Sqm
GROUND COVERAGE				89.705	Sqm
TOTAL ACHIEVED FAR (including G.C.)				291.049	Sqm
TOTAL ACHIEVED FAR (including G.C.) ALL SCO 2 TO 7				1746.296	Sqm
GROUND COVERAGE FOR SCO 2 TO 7				89.705	Sqm
GROUND COVERAGE BOTH SCO 2 TO 7				538.230	Sqm

SCO 2 TO 7 BUILTUP AREA
 (All Distances are in Meter & Areas in Sqm)

BUILTUP AREA FOR BASEMENT =	8.155 X 11.00	89.705	Sqm
BUILTUP AREA FOR GROUND FLOOR = FAR AREA AT GROUND FLOOR =	8.155 X 11.00	89.705	Sqm
MECH ROOM AREA =K	2.132 X 0.30	17.380	Sqm
STAIR CASE MUNTY AREA=L	2.907 X 1.7	21.223	Sqm
TOTAL FAR ALL FLOOR		201.344	Sqm
TOTAL BUILTUP AREA		419.357	Sqm
TOTAL BUILTUP AREA FOR SCO 2 TO 7 =		2516.142	Sqm

AREA SUMMARY for SCO 1 & 8

Plot Area for SCO 1 & 8	89.705 Sqm
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SCO 1 & 8 CORNER UNITS- GROUND FLOOR FAR AREA
 (All Distances are in Meter & Areas in Sqm)

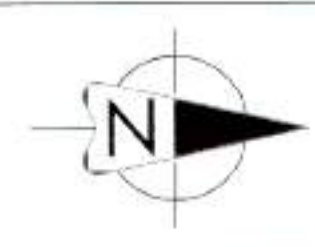
ITEM	NO. S	LENGTH (MTR.)	WIDTH (MTR.)	AREA(SQ.MT.) = NO. X LENGTH X WIDTH	Remarks (L-LENGTH, W-WIDTH, A=L X B)
X	1	8.155	11.000	89.705	A = L X B
TOTAL FAR AREA (A)				89.705	Sqm

SCO 1 & 8 TYPICAL FLOOR (1st to 3rd Floor) FAR AREA
 (All Distances are in Meter & Areas in Sqm)

ITEM	NO. S	LENGTH (MTR.)	WIDTH (MTR.)	AREA(SQ.MT.) = NO. X LENGTH X WIDTH	Remarks (L-LENGTH, W-WIDTH, A=L X B)
X	1	8.155	11.000	89.705	A = L X B
TOTAL ADDITION				89.705	Sqm

SCO 1 & 8 BUILTUP AREA
 (All Distances are in Meter & Areas in Sqm)

BUILTUP AREA FOR BASEMENT =	8.155 X 11.00	89.705	Sqm
BUILTUP AREA FOR GROUND FLOOR = FAR AREA AT GROUND FLOOR =	8.155 X 11.00	89.705	Sqm
MECH ROOM AREA =E	2.017 X 0.30	17.380	Sqm
STAIR CASE MUNTY AREA=F	2.907 X 1.7	21.223	Sqm
TOTAL FAR ALL FLOOR		201.965	Sqm
TOTAL BUILTUP AREA		419.978	Sqm
TOTAL BUILTUP AREA FOR SCO 1 & 8 =		636.956	Sqm



SCO NO - 1
 MIRROR FOR NO. 8)
 SCO NO - 2,4,6
 MIRROR FOR NO. 3,5,7)

CONTENTS:-
 BASEMENT PLAN, GROUND, FIRST, SECOND, THIRD AND TERRACE FLOOR PLAN, FRONT ELEVATION, REAR ELEVATION
SECTIONS-X-X & Y-Y

JOINERY SCHEDULE:-

DOOR & WINDOW SCHEDULE				
NAME	DIMENSIONS	CILL	LINTEL	
D	1.200 X 2.400	DD	2.400	
DT	0.750 X 2.400	DD	2.400	
W	5.500 X 2.400	0.70	2.400	
W-1	5.100 X 2.400	0.70	2.400	
W-2	6.900 X 2.400	0.70	2.400	
V	0.600 X 0.900	1.500	2.400	

NOTE: THE LEVEL SHOWN ABOVE HAS BEEN TAKEN FROM FFL.

- NOTES:-**
- ALL PIPES PASSING UNDER FLOORS.
 - COMMON WALL SHALL BE SHARED.
 - ALL DIMENSIONS ARE IN METERS.
 - THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
 - ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STR. DRAWING.
 - THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
 - RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
 - PARKING AREA CANNOT BE SOLD AT ANY MANNER.
 - ONE MILK & VEGETABLE BOOTH SITE SHALL MANDATORILY BE PROVIDED IN ONE OF ANY SCO.

DRAWING NUMBER/TYPE
SCO (8.155 x 11.000)
SHEET NO 2 OF 3

OWNER
 M/S SVJ BUILCON PVT. LTD.

(Signature)
 AUTHORIZED SIGNATORY.

ARCHITECT :-
 ROHIT KHANDELWAL
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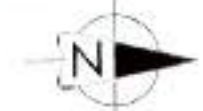
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(SUNITA SETHI) STP(HQ) (T.L. SATYAPRAKASH) DTCP(HR)

(ASHISH SHARMA) STP(HQ) (RAHUL SINGLA) ATP (HQ) (SATYA PAL) JOD(HQ)

DRG NO:- D4TOP 9461(i) DATED:- 01-08-23

CONTENTS:-
SITE PLAN



STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 2050.647 SQ.MT. FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 13.00625 ACRES (LICENCE NO.171 OF 2022 DATED 21/10/2022) AT SECTOR -3, SHAHABAD, KURUKSHETRA HARYANA FOR M/S SVJ BUILCON PVT. LTD.

TOTAL AREA OF COMMERCIAL SITE - 2050.647 SQ.MT.

TOTAL SITE AREA - 2050.647 SQ.MT.
PERMISSIBLE FAR-1.50 (3075.970 SQ.M.)
PERMISSIBLE GROUND COVERAGE- 35% (717.726 SQ.M.)
ACHIEVED GROUND COVERAGE - 34.99% (717.64 SQ.M.) (EXCLUDING PUBLIC TOILET)
ACHIEVED FAR = 2329.635 (113.604%)
AREA LEFT FOR PARKING - 1333.007 SQM (65.004%)
NOTE :- THE PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.

NOTES:-

1. ALL PIPES PASSING UNDER FLOORS.
2. COMMON WALL SHALL BE SHARED.
3. ALL DIMENSIONS ARE IN METERS.
4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STR. DRAWING.
6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
8. PARKING AREA CANNOT BE SOLD AT ANY MANNER.
9. ONE MILK & VEGETABLE BOOTH. SITE SHALL MANDATORILY BE PROVIDED IN ONE OF ANY SCO.

DRAWING NUMBER/TYPE

SITE PLAN

SHEET NO 1 OF 3

OWNER

M/S SVJ BUILCON PVT. LTD.

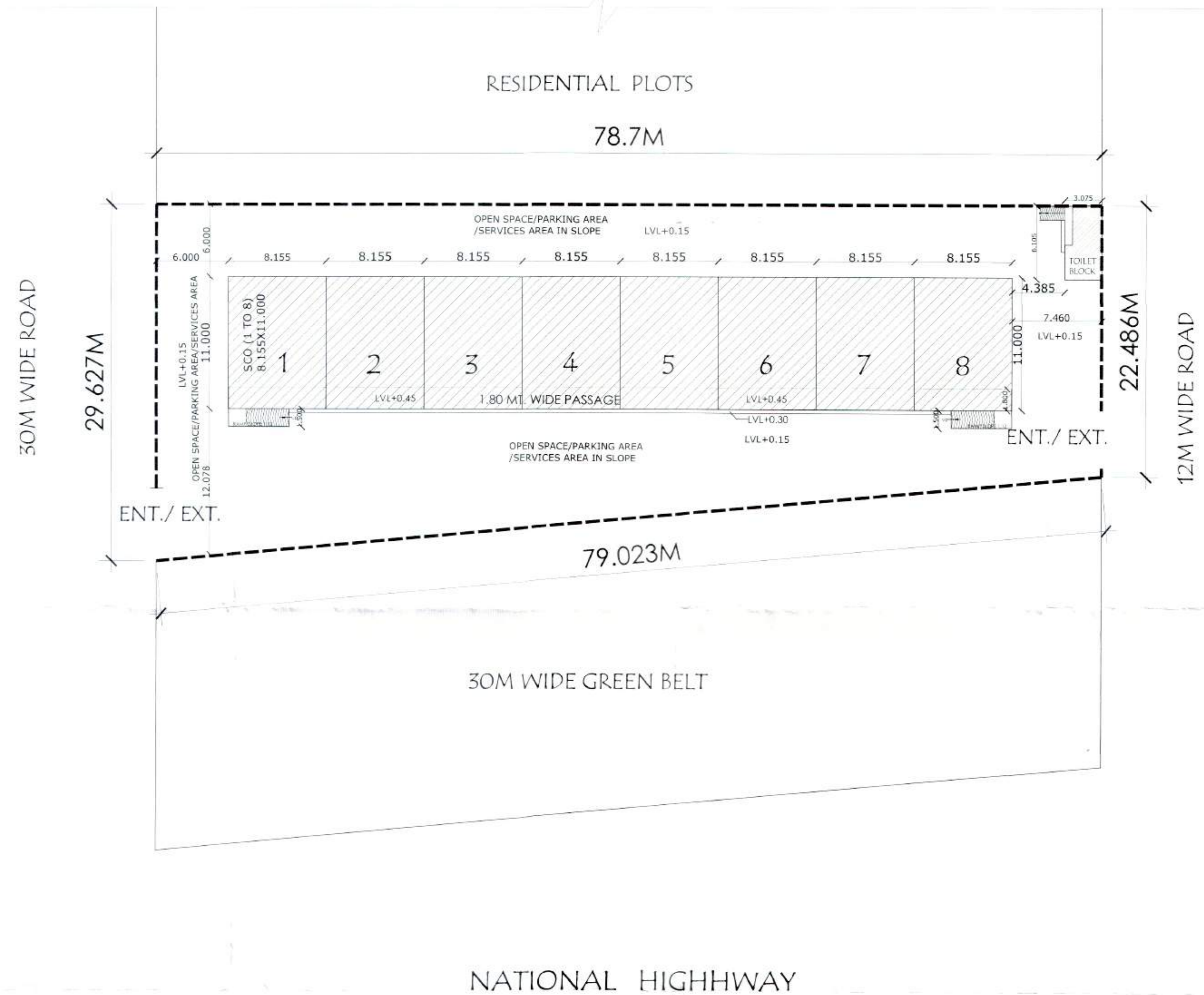
AUTHORISED SIGNATORY.

ARCHITECT :-

ROHIT KHANDUWAL
B.ARCH
CA 98/ 22525
MOB-9310601000

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S.NO.	TYPE	SIZE (M)	AREA SQMT.	NOS	GROUND COVERAGE (AREA IN SQM)	FAR OF EACH PLOT (AREA IN SQM)	TOTAL F.A.R. (AREA IN SQM)	BUILT UP AREA EACH PLOT (AREA IN SQM)	TOTAL BUILT UP AREA (AREA IN SQM)
1.	SCO 1 TO 8	8.155 X 11.00	89.705	8	717.64				
2.	SCO 1&8	8.155 X 11.00		2		291.67	583.341	419.978	839.956
3.	SCO 2 TO 7	8.155 X 11.00		6		291.049	1746.294	419.357	2516.142
			TOTAL	=	717.64		2329.635 (113.604%)		3356.098
4.	PUBLIC TOILETS	3.075X6.105	18.772	1	FREE FROM FAR				

NOTE:- PUBLIC TOILETS FREE FORM F.A.R.

--- SITE BOUNDARY SHOWN BY

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 13.00625 ACRES (LICENCE NO 171 OF 2022 DATED 28.10.2022) IN SECTOR-3 SHAHBAD DISTRICT KURUKSHETRA BEING DEVELOPED BY SVSJ BUILDCON PVT.LTD.

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS 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 on column 1	Type of building permissible on land marked in column 2
1	Road	Road furniture as approved plans
2	Public open space	To be used only for landscape features
3	Residential Buildable Zone	Residential building
4	Commercial	As per supplementary zoning plan to be approved separately for each site
5	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 with in the portion of the site marked as build able 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 Size Category	Maximum permissable Ground Coverage	Permissible Basements	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible height (H) in meters (including all floors)	Additional Permissible (FAR)	Total FAR	Maximum permissible height (H) in meters (including all floors)
upto 75 sq.m.	75%	Single Level	1.55	upto 16.5m	0.20	2.54	upto 16.5m
Above 75 & upto 100 sq.m.	75%	Single Level	1.55	upto 16.5m	0.20	2.54	upto 16.5m
Above 100 & upto 150 sq.m.	75%	Single Level	1.45	upto 16.5m	0.20	2.54	upto 16.5m
Above 150 & upto 200 sq.m.	75%	Single Level	1.45	upto 16.5m	0.20	2.54	upto 16.5m
Above 200 & upto 250 sq.m.	75%	Single Level	1.45	upto 16.5m	0.20	2.54	upto 16.5m
Above 250 & upto 300 sq.m.	60%	Single Level	1.30	upto 16.5m	0.20	2.40	upto 16.5m
Above 300 & upto 500 sq.m.	50%	Single Level	1.20	upto 16.5m	0.20	2.40	upto 16.5m
Above 500 sq.m.	40%	Single Level	1.00	upto 16.5m	0.20	2.40	upto 16.5m

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 stilt is permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) No's of dwelling unit permitted on each plot : 3 (Three)
 (b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of Stilt+4 dwelling units is revoked by the competent Authority and building plan approvals for such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling Units.

(a) EWS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

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/NPDL plots, subject to the following condition:-
 The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, 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 build able zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall not project beyond the portion marked as residential build able 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 per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes of 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.

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 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 the Haryana Building Code 2017.

10. BASEMENT:

Single level basement within the building zone of the site may be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the Haryana Building Code, 2017.
 (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 DGTP, Haryana. The boundary wall in the rear courtyard/setback 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 E.W.S. 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.

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 sites shall vest with the Government.

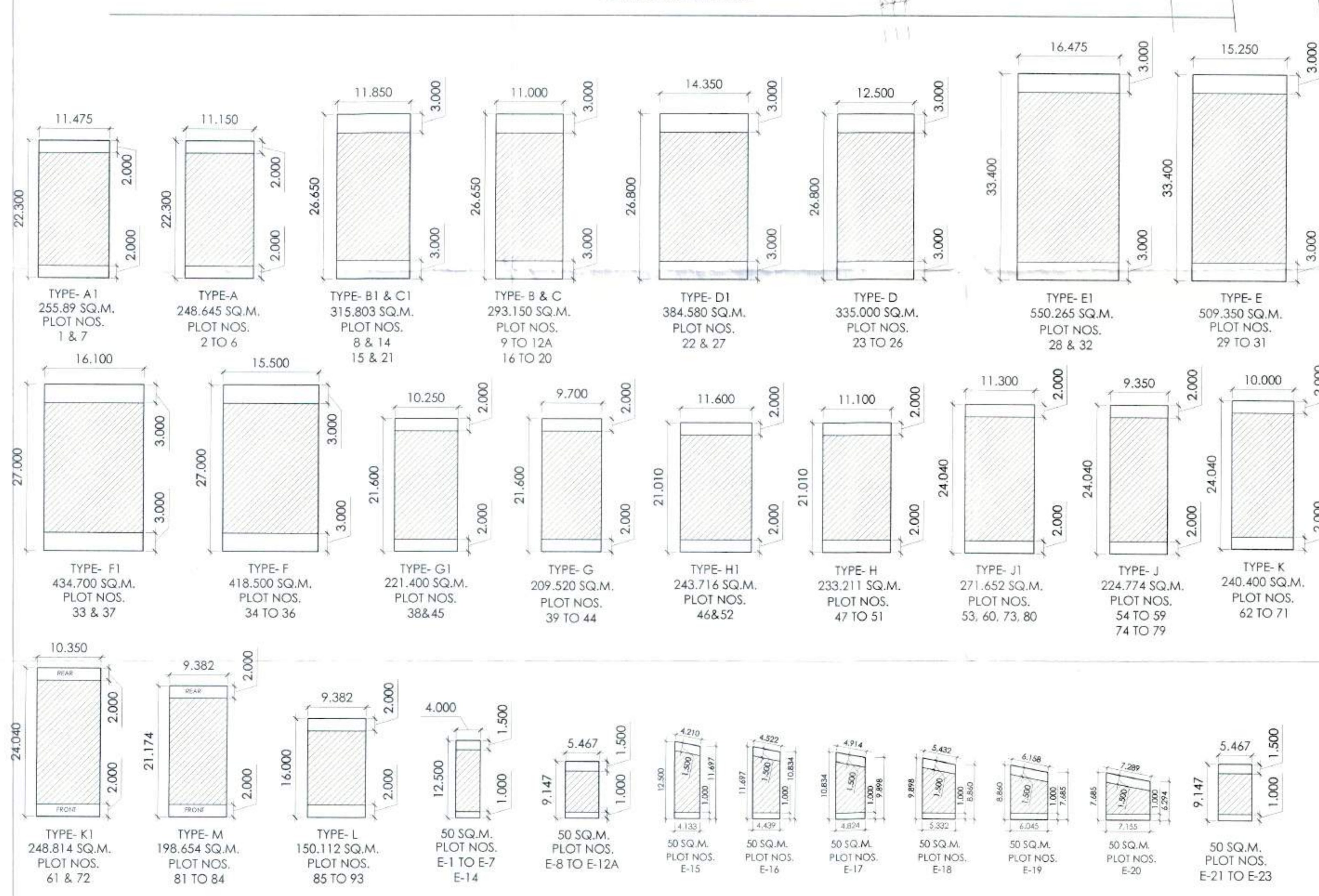
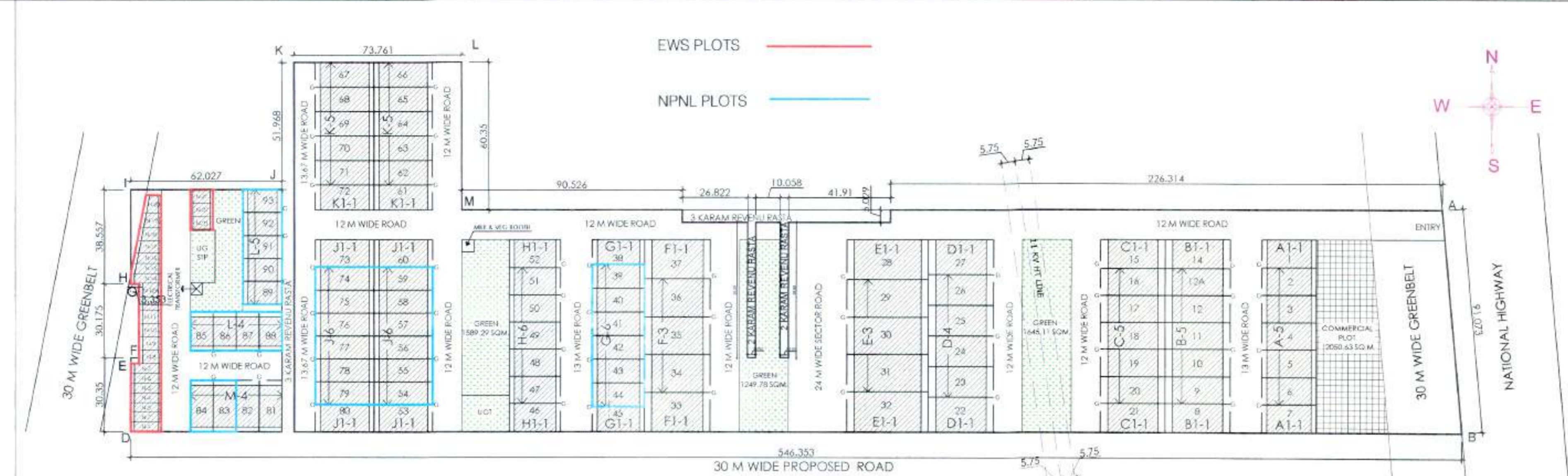
17. General:-

- (a) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 (b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 72/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 (c) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 (d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
 (e) fire protection in part IV of National Building code of India, dealing with the fire protection measures as amended from time to time, shall be followed.
 (f) That the colonizer shall obtain the clearance/ NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/execution of development works at site.
 (g) That the community building/ building shall be constructed by the colonizer/ owner as per provisions of the Haryana Development and Regulation of Urban Area (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.

NOTES:-
 Read this drawing in conjunction with the demarcation plan verified by D.T.P. Kurukshetra vide Endst no. 4158 dated 16.11.2022.

DRG. NO. DG/TCP 9460 DATED 01-08-2023

(SATYAPAL) JD(HQ) (RAHUL SINGLA) ATR(HQ) (ASHISH SHARMA) DJP(HQ) (SUNITA SETHI) STP(HQ) (SUNIL SINGH) M(HR) (T.L. SATYAPRAKASH, IAS) DG TCP(HR)



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