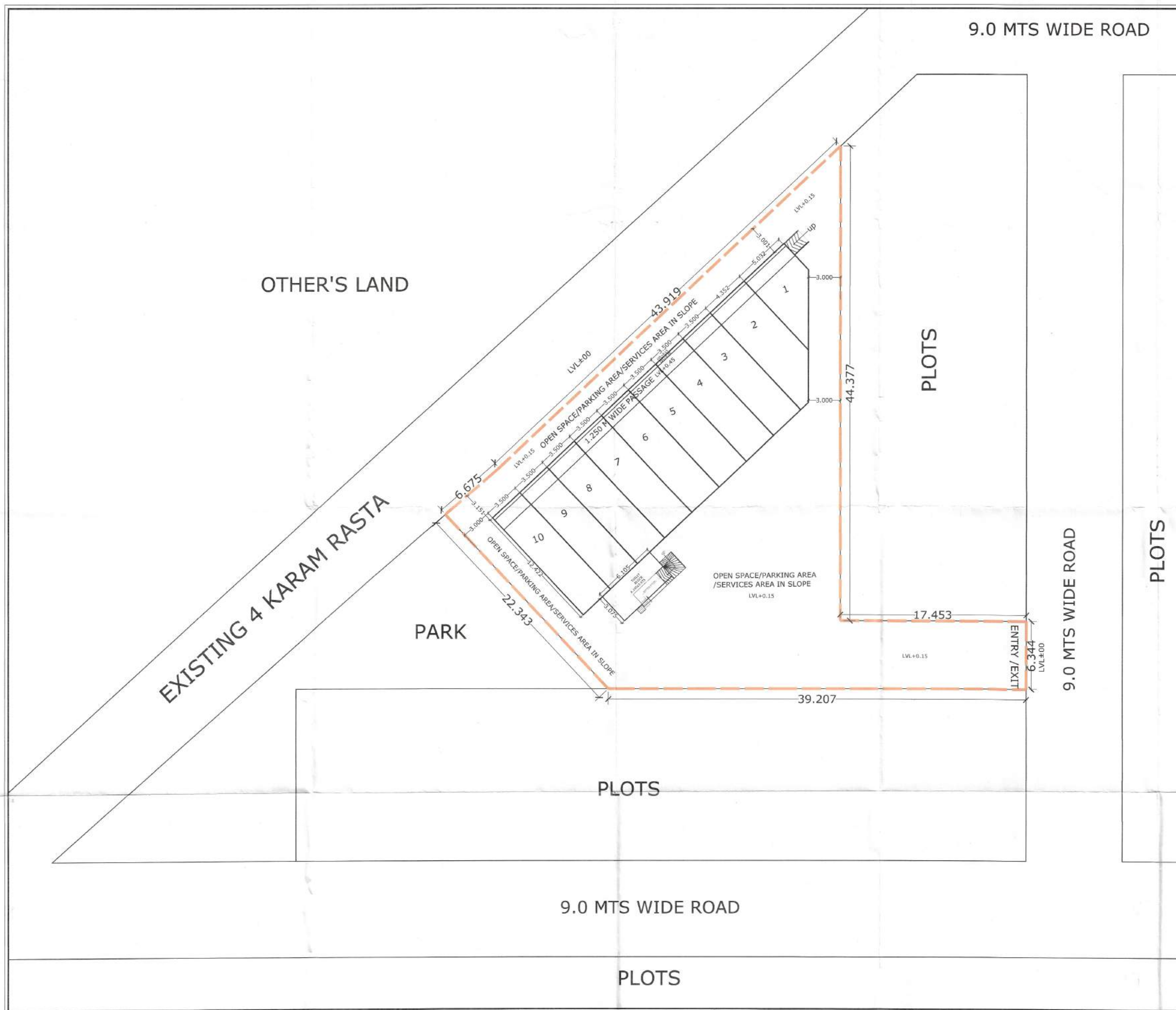




(SUNITA SETHI)
STP(HQ)

(P.P. SINGH)
CTP(HR)

(AMIT KHATRI)
DTP(HR)

(DIVYA DOGRA)
DTP(HQ)

STANDARD DESIGN OF BOOTH'S FOR COMMERCIAL SITE
OVER AN AREA MEASURING 1221.663 SQ.MT.FORMING
PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY
(UNDER DEEN DAYAL JAN AWAS YOJNA-2016)
MEASURING 15.09375 ACRES BEARING LICENCE NO 07
OF 2024 DATED 22/1/2024, AT VILLAGE KHERI
RANGHRAN, SECTOR-12, TESHIL-JAGADHARI,
DISTRICT - YAMUNANAGAR. BEING DEVELOPED BY
M/S ALEX HOUSING.

CONTENTS:-

SITE PLAN



TOTAL AREA OF COMMERCIAL SITE -1221.663 MT.

TOTAL SITE AREA = 1221.663 SQMT.
PERMISSIBLE FAR (150 %) = 1832.494 SQMT.
PERMISSIBLE GROUND COVERAGE @ 35% = 427.582 SQMT.
PROPOSED GROUND COVERAGE 34.96% = 427.210 SQMT.
(EXCLUDING PUBLIC TOILETS)
PROPOSED F.A.R. = (69.9 %) 854.420 SQMT.
AREA LEFT FOR PARKING - 794.453 (65.04%) SQ.MT.

NOTE :- THE PARKING AREA SHALL NOT BE SOLD
WHAT SO EVER IN ANY MANNER .

TYPE	SIZE(MT.)	AREA SQ.MT	NOS.	GROUND COVERAGE	FAR OF 1 PLOT	TOTAL
1	AS PER DETAIL	31.379	1	31.379	62.758	62.758
2	AS PER DETAIL	48.015	1	48.015	96.03	96.03
3 TO 10	3.50x 6.105	12.022 34.077	8	347.816	86.954	695.62
PUBLIC TOILET	3.075	38.773		FREE FROM FAR		
NOTE -	PUBLIC TOILET FROM FAR	FREE	10	427.210		854.420
				ACTUAL FAR		69.95

NOTES:-

1. ALL FIRES 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 PLLOT IF APPLICABLE.
5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER SITE DRAWING.
6. THE CONSTRUCTION SHALL BE UNDER SUPERVISION AS PER APPROVED BUILDING PLAN STRUCTURE GIVEN BY STRUCTURAL ENGINEER.
7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER.
8. PARKING AREA CANNOT BE SOLD AT ANY MANNER
9. ONE M/LK & VEGETABLE BOOTH SITE SHALL MANDATORILY BE PROVIDED IN ONE OF ANY BOOTH.
10. BASEMENT SHALL BE FULLY MECHANICAL VENTILATED.



BOUNDARY WALL

DRAWING NUMBER/TYPE

SITE PLAN

OWNER

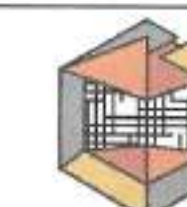
ALEX HOUSING.

AUTHORISED SIGNATORY.

DRAWN BY:-	SONIA KOCHER
------------	--------------

DRG. NO:- DTP 10028 (i) DATED:- 12-02-24

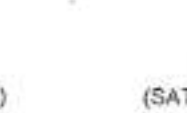
Ar. Vikas Dubey
M.Arch, B.Arch
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Mob.-991572556



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 (SUNITA SETHI) STP(HQ)
 (P.P. SINGH) CTP(HR)
 (AMIT KHATRI) DTP(HR)
 (DIVYA DOGRA) DTP(HQ)
 (RAHUL SINGLA) DTP(HQ)
 (SATYA PAL) JD(HQ)

STANDARD DESIGN OF BOOTH'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 1221.663 SQ.MT. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) MEASURING 15.09375 ACRES BEARING LICENCE NO 07 OF 2024 DATED 22/1/2024. AT VILLAGE KHERI RANGHRIAN, SECTOR-12, TESHIL-JAGADHARI, DISTRICT - YAMUNANAGAR. BEING DEVELOPED BY M/S ALEX HOUSING.

CONTENTS:-

BASEMENT PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATION, SECTION-A-A & B-B.



TITLE: BOOTH

NO.-3 TO 10

COVERED AREA DETAIL:-

BOOTH- = 3.500 X 12.422 = 43.477 SQ.MT.

- 1.) BASEMENT (NON-F.A.R.) = 3.500 X 12.422 = 43.477 SQ.MT.
- 2.) GROUND FLOOR (F.A.R.) = 3.500 X 12.422 = 43.477 SQ.MT.
- 3.) FIRST FLOOR (F.A.R.) = 3.500 X 12.422 = 43.477 SQ.MT.

JOINERY SCHEDULE:-

DOORS / WINDOWS / SHUTTER			
TYPE	SIZE	SILL(TOP)	LINTEL(BELOW)
RS.	2.508 x 3.00	00	+3.00
D	0.90 x 3.00	00	+2.52
G/W	3.00X 1.62	0.90	+2.52

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 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
7. PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
8. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
9. PARKING AREA CANNOT BE SOLD AT ANY MANNER
9. ONE MILK & VEGETABLE BOOTH SITE SHALL MANDATORILY BE PROVIDED IN ONE OF ANY BOOTH.
10. BASEMENT SHALL BE FULLY MECHANICAL VENTILATED.

OWNER

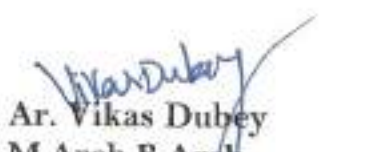
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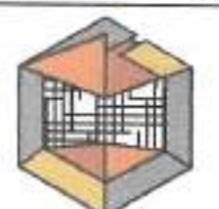

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DRAWN BY :- SONIA KOCHER

ARCHITECT :-

DRG. No. - DTP 10028 (1) Dated:- 12-01-24

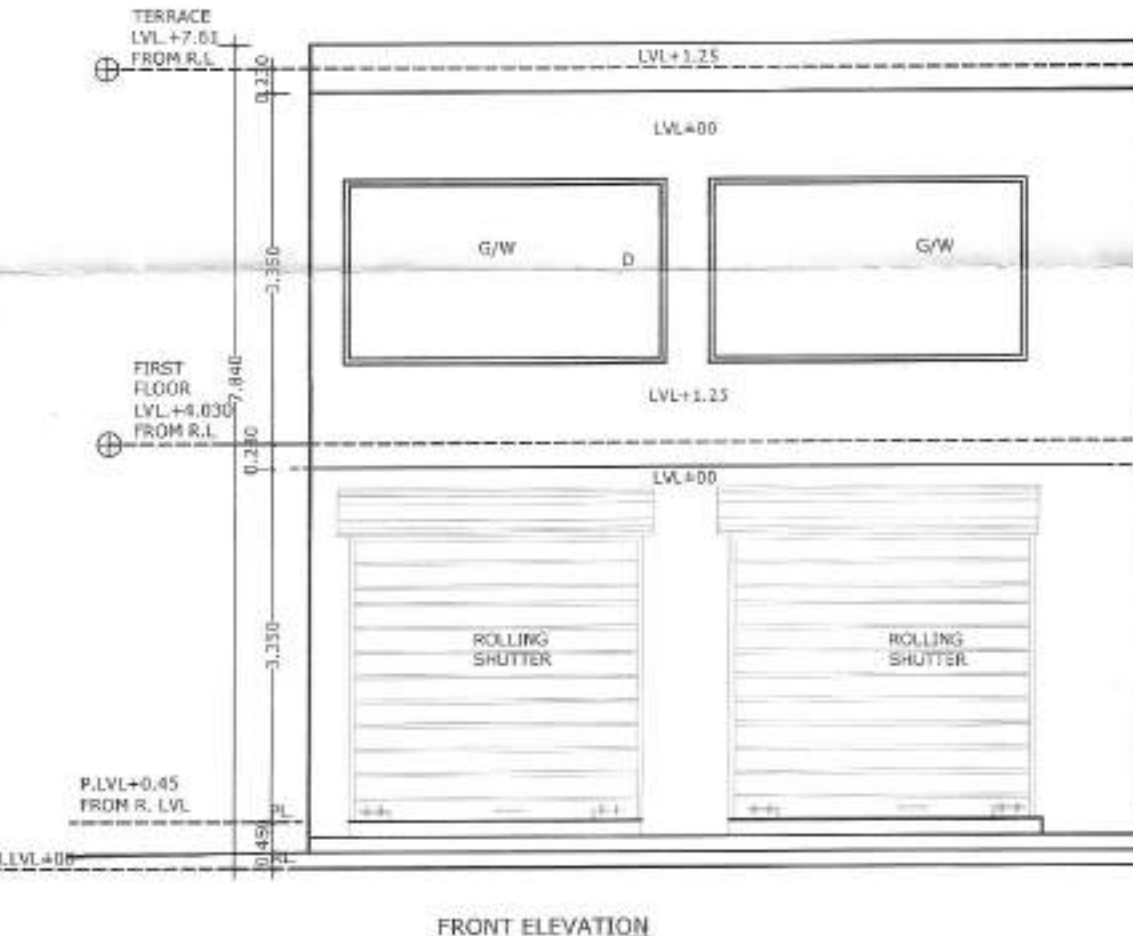
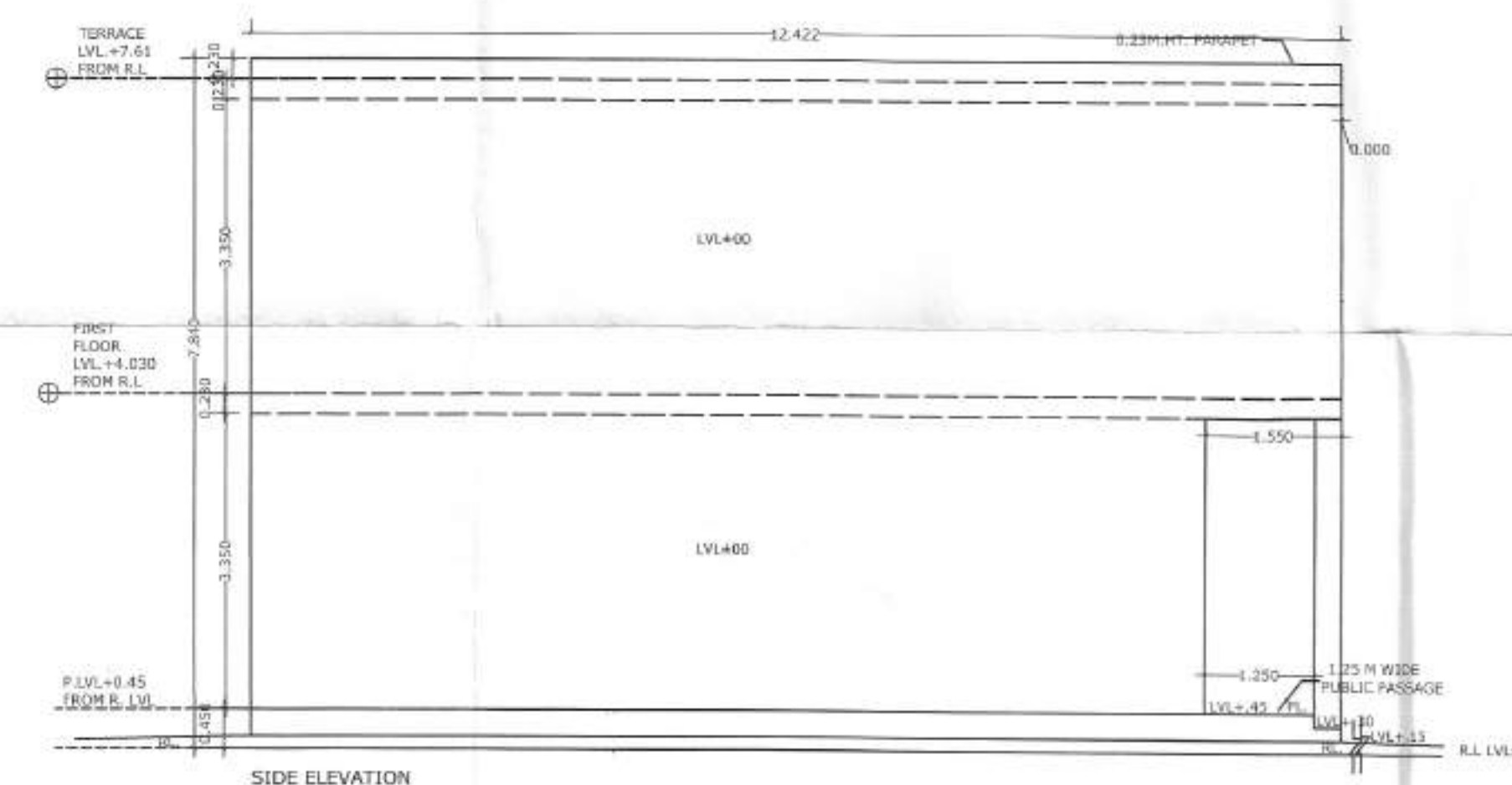
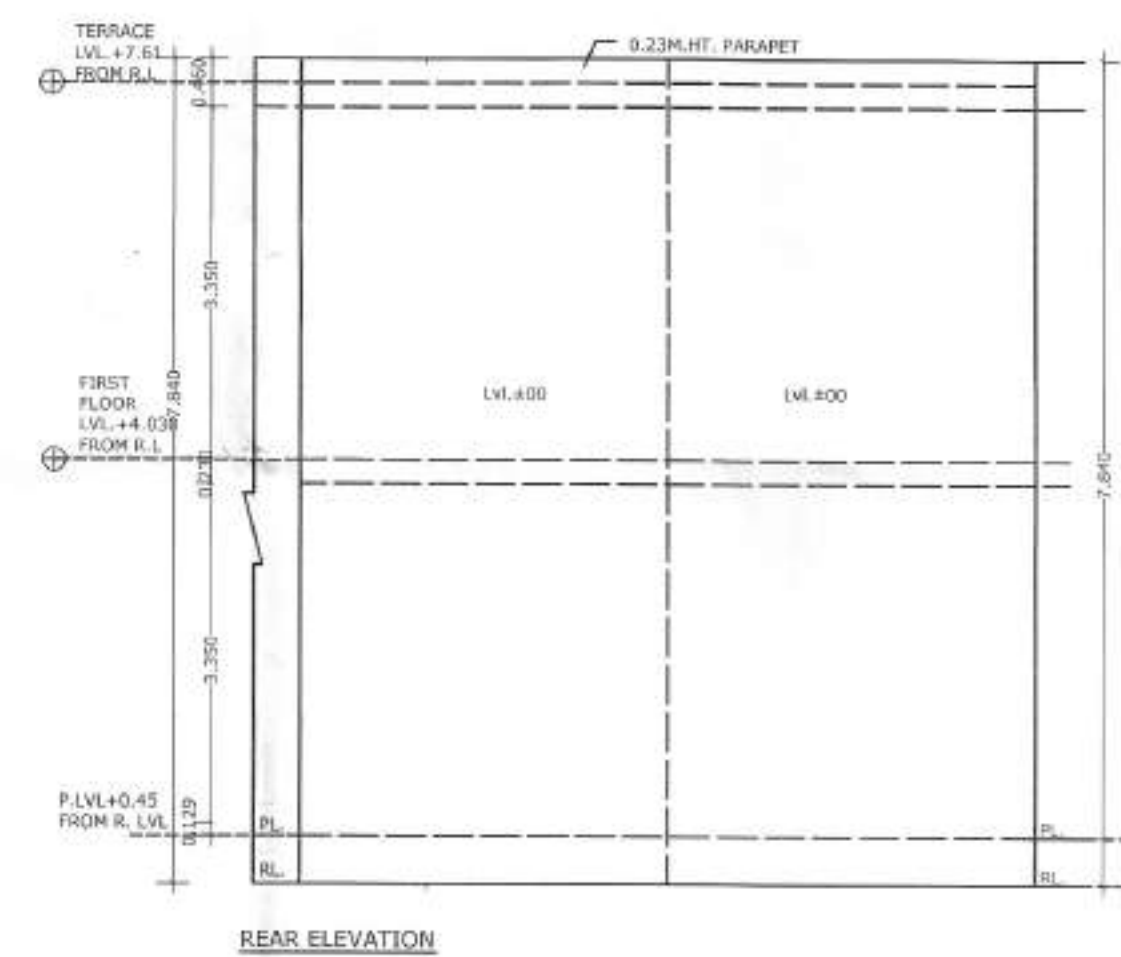
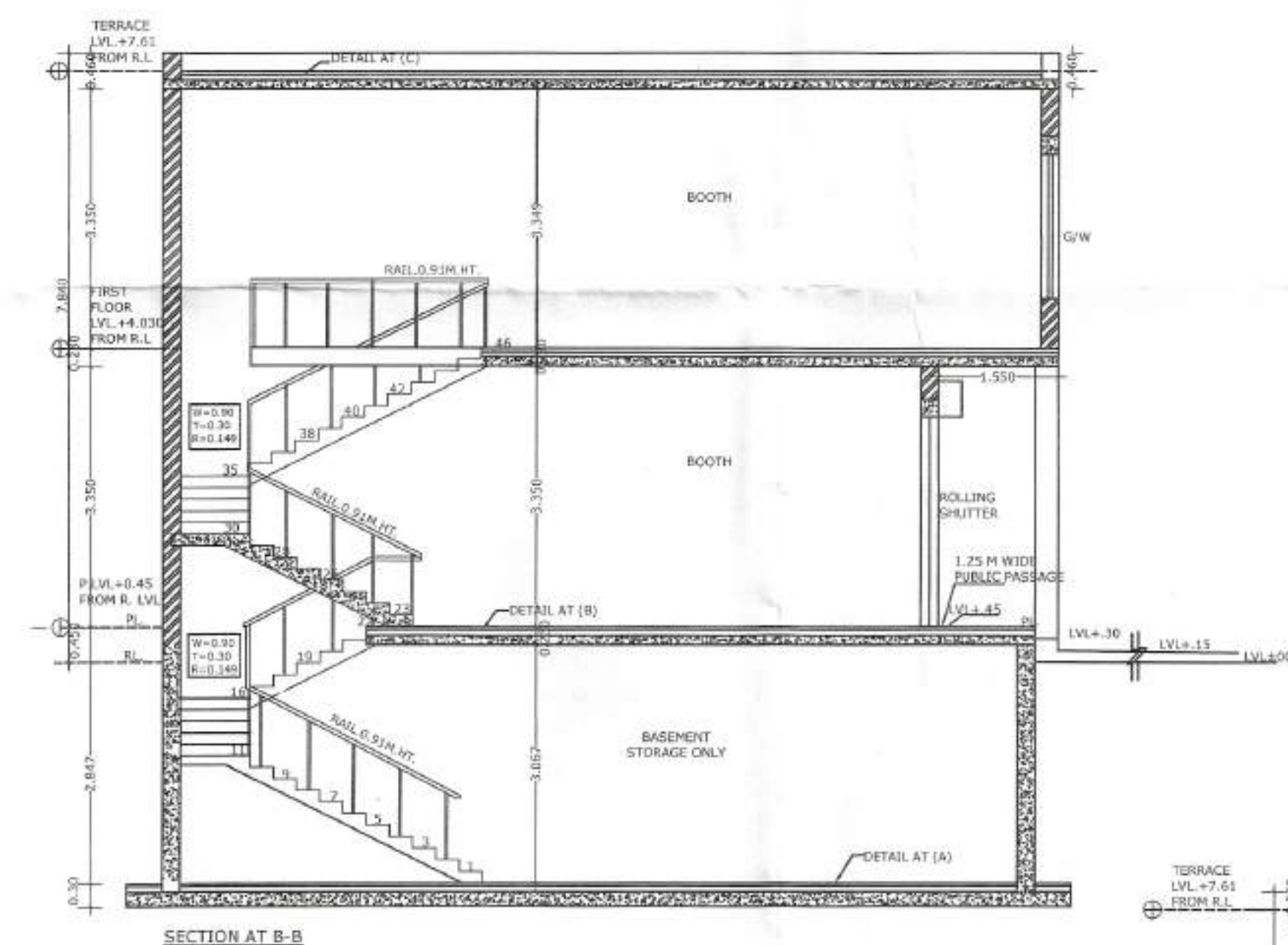
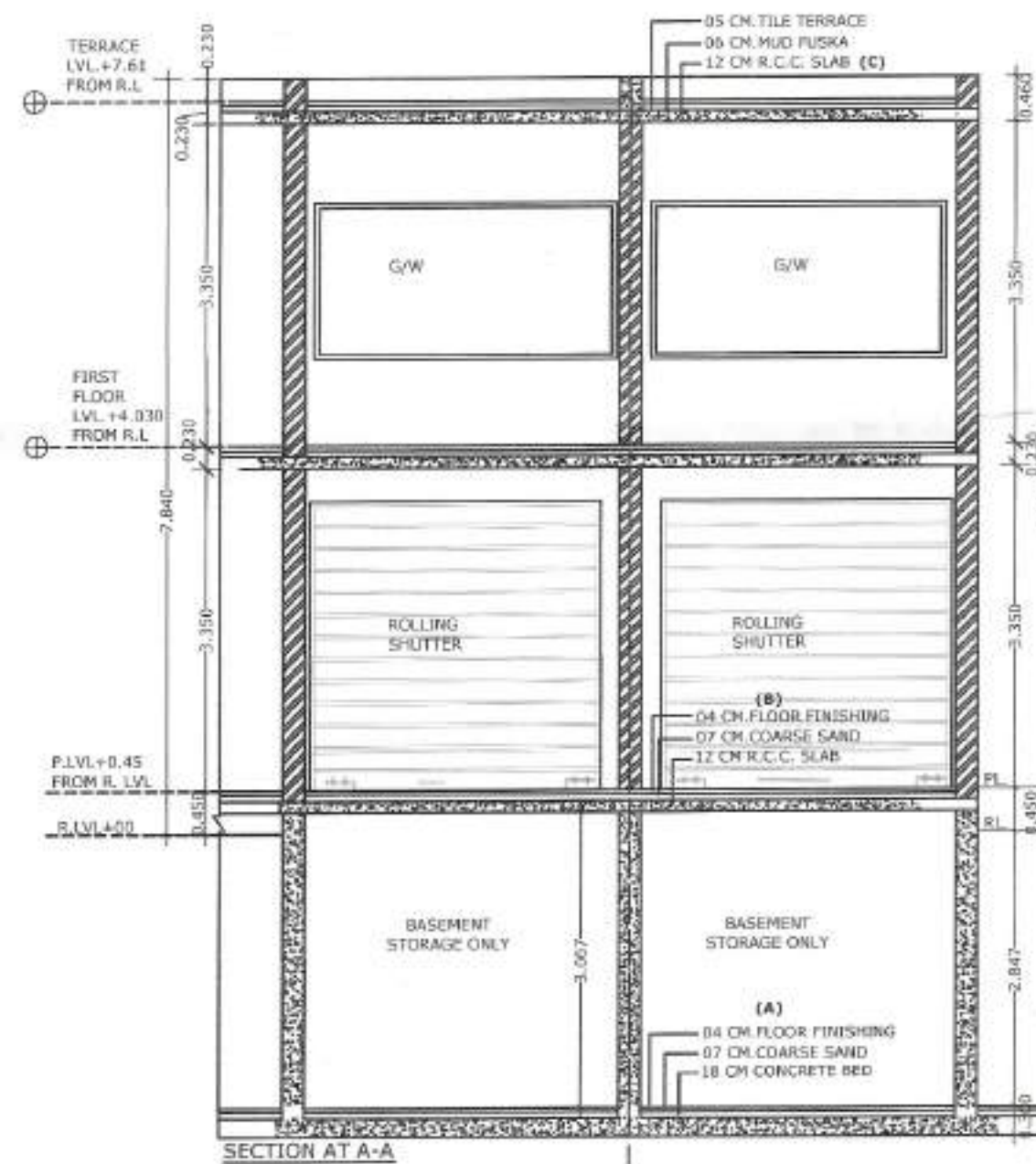
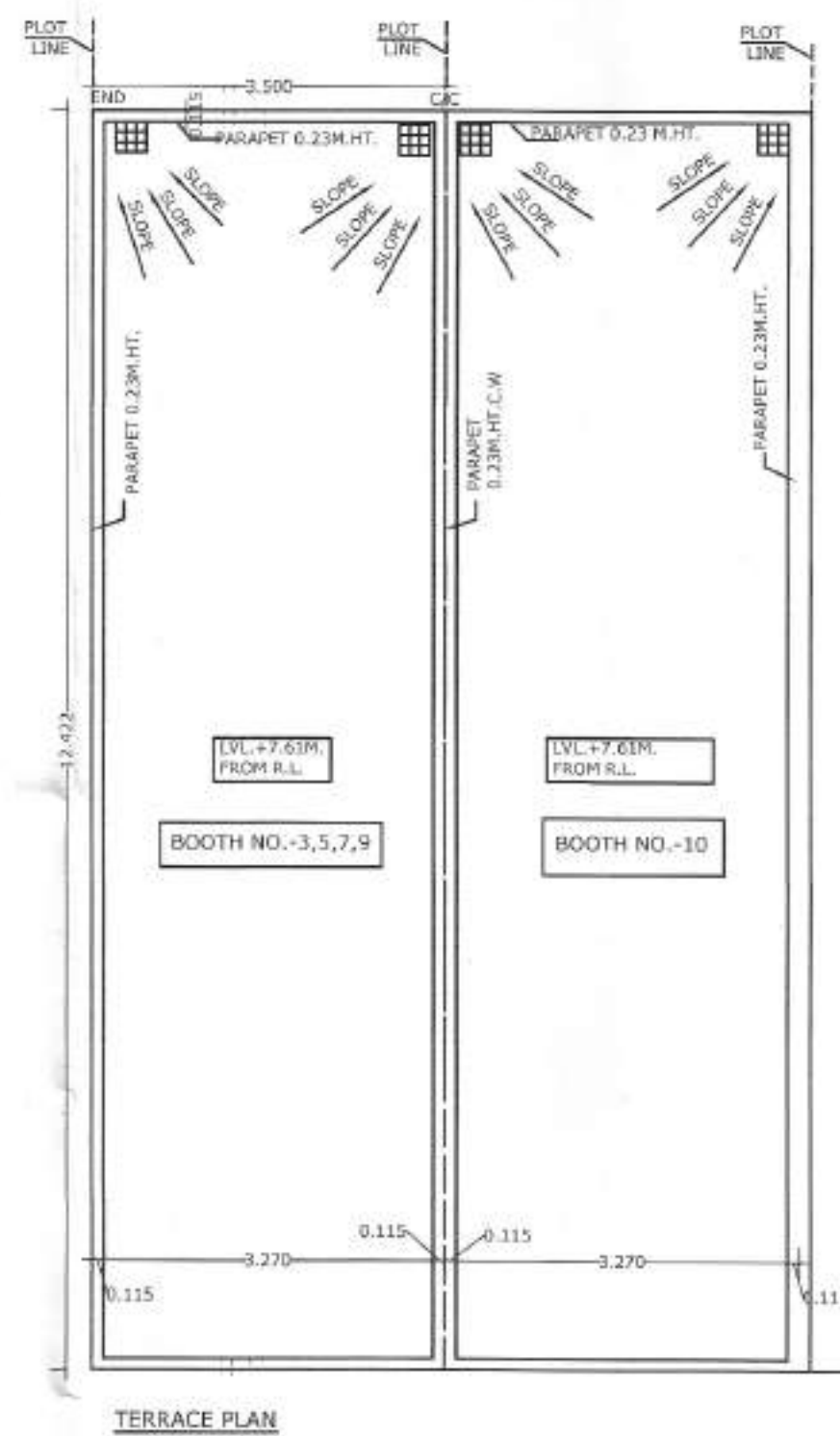
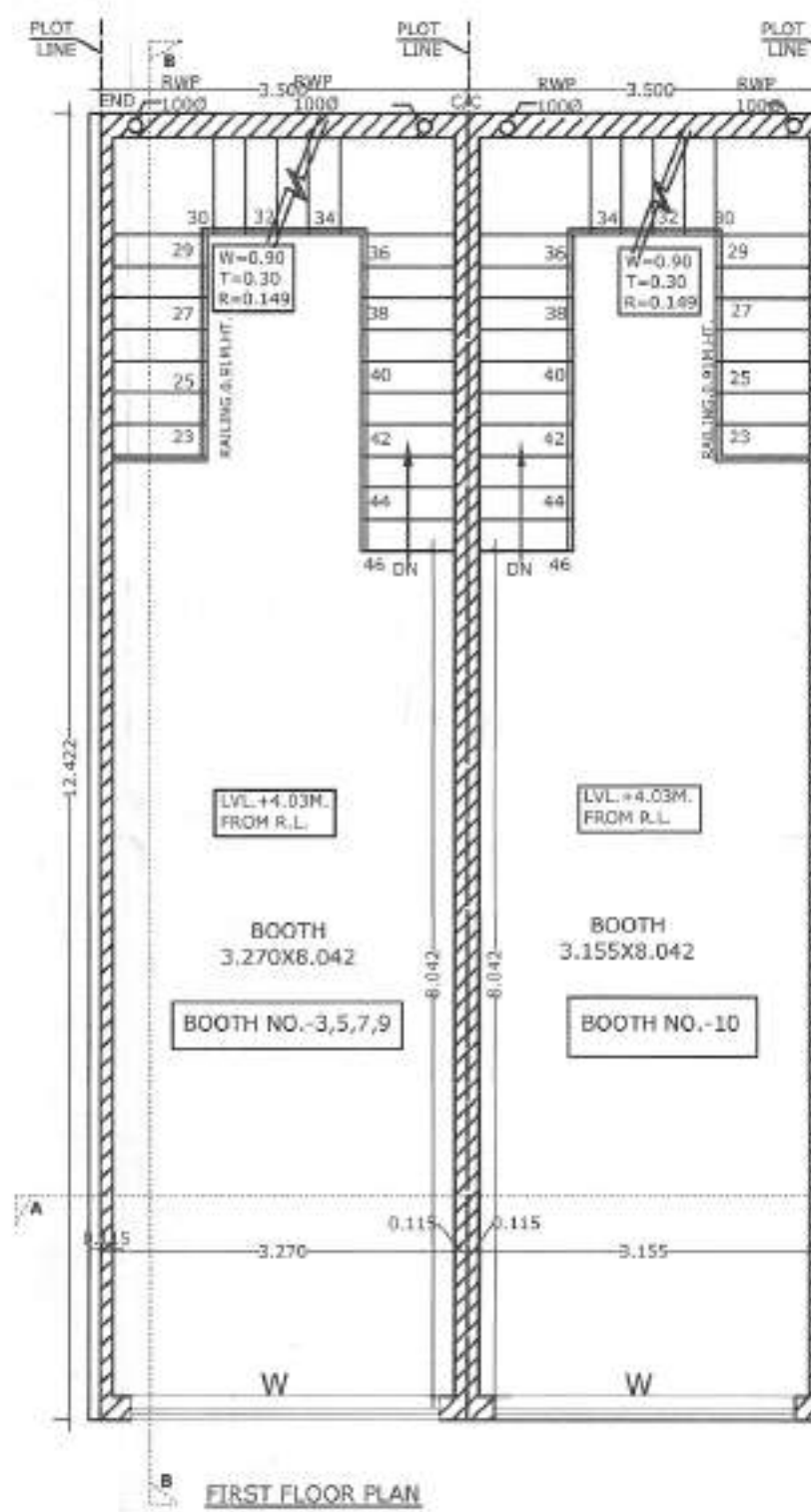
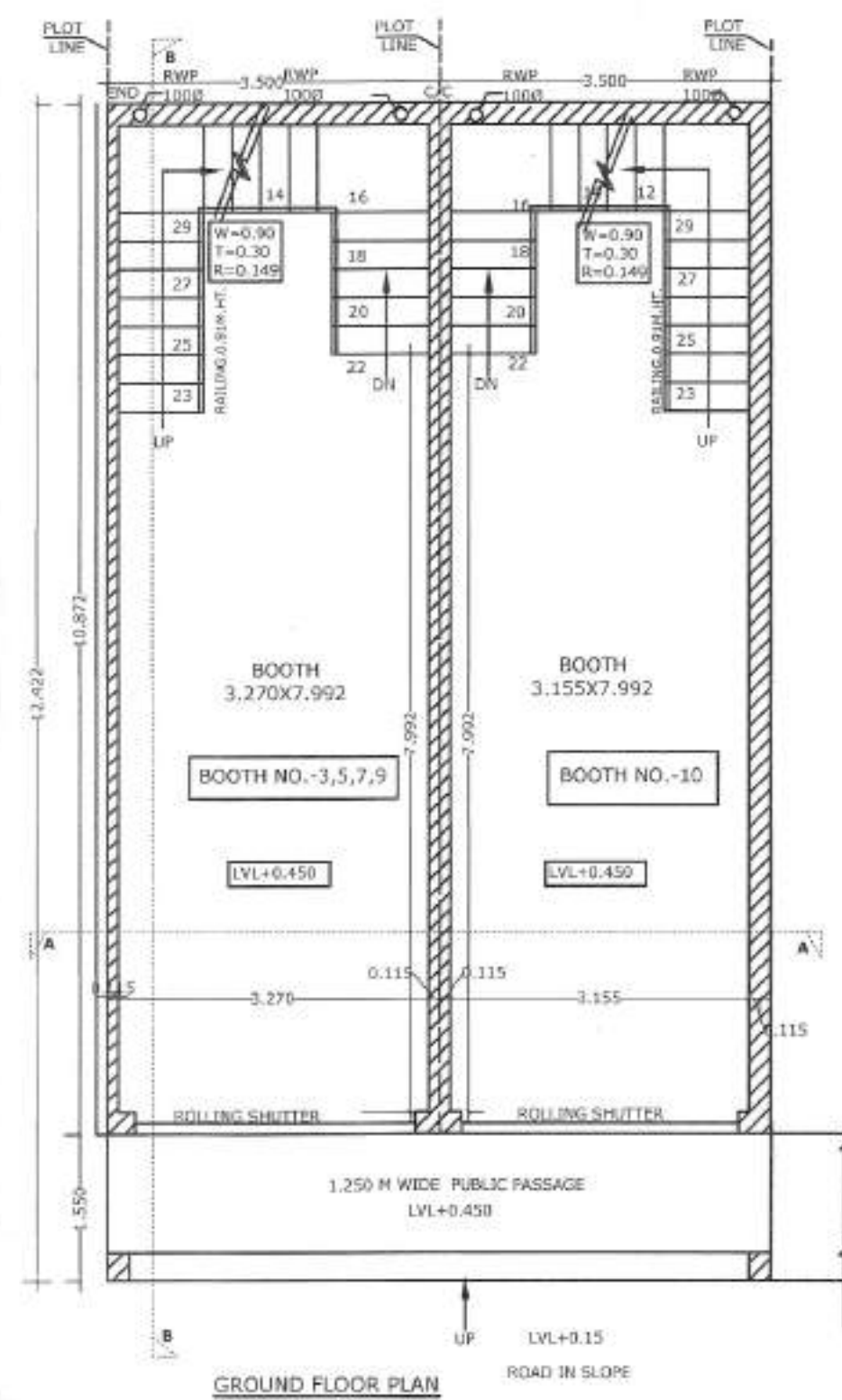
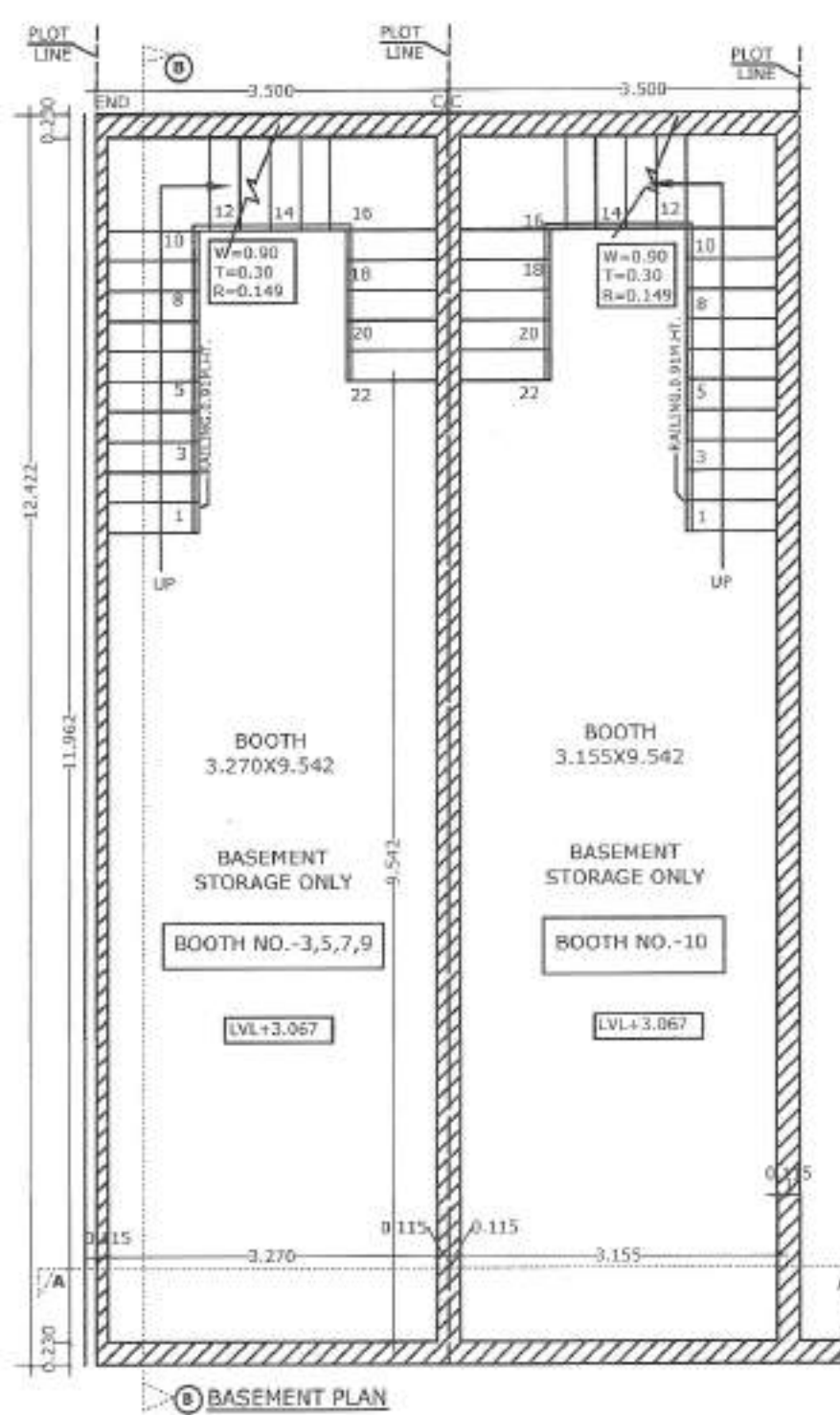

 Ar. Vikas Dubey
 M.Arch, B.Arch
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 Mob.-9915725569



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ABBREVIATIONS:-

P.L. - PLINTH LEVEL
 R.L. - ROAD LEVEL.
 W - WIDTH
 T - TREAD
 R - RISER

(SUNITA SETHI)
STP(HQ)

(P.P. SINGH)
CTP(HR)

(AMIT KHATRI, IAS)
DTP(HR)

(DIVYA DOGRA)
DTP(HQ)

(RAHUL SINGLA)
DTP(HQ)

(SATYA PAL)
JD(HQ)

STANDARD DESIGN OF BOOTH'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 1221.663 SQ.MT. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) MEASURING 15.09375 ACRES BEARING LICENCE NO 07 OF 2024 DATED 22/1/2024. AT VILLAGE KHERI RANGHRAN, SECTOR-12, TESHIL-JAGADHARI, DISTRICT - YAMUNANAGAR. BEING DEVELOPED BY M/S ALEX HOUSING.

CONTENTS:-

BASEMENT PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, SIDE ELEVATION, SECTION-A-A & B-B.



TITLE: BOOTH

NO.-2

COVERED AREA DETAIL:-

BOOTH- (AS PER DETAIL) = 48.015 SQMT.

1.) BASEMENT (NON-F.A.R.) = 48.015 SQ.MT.

2.) GROUND FLOOR (F.A.R.) = 48.015 SQ.MT.

3.) FIRST FLOOR (F.A.R.) = 48.015 SQ.MT.

JOINERY SCHEDULE:-

DOORS / WINDOWS / SHUTTER			
TYPE	SIZE	SILL (TOP)	LINTEL (BELOW)
RS.	2.508 x 3.00	00	+3.00
D	0.90 x 3.00	00	+2.52
G/W	3.81 x 1.62	0.90	+2.52

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 BOOTH.
- BASEMENT SHALL BE FULLY MECHANICAL VENTILATED.

OWNER

M/A ALEX HOUSING.

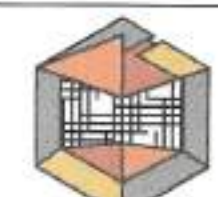
AUTHORISED SIGNATORY.

DRAWN BY :- SONIA KOCHER

ARCHITECT :-

DRG. NO:- DTP 10023 (11) DATED:- 12-02-24

Ar. Vikas Dubey
M.Arch, B.Arch
CA/2014/66168
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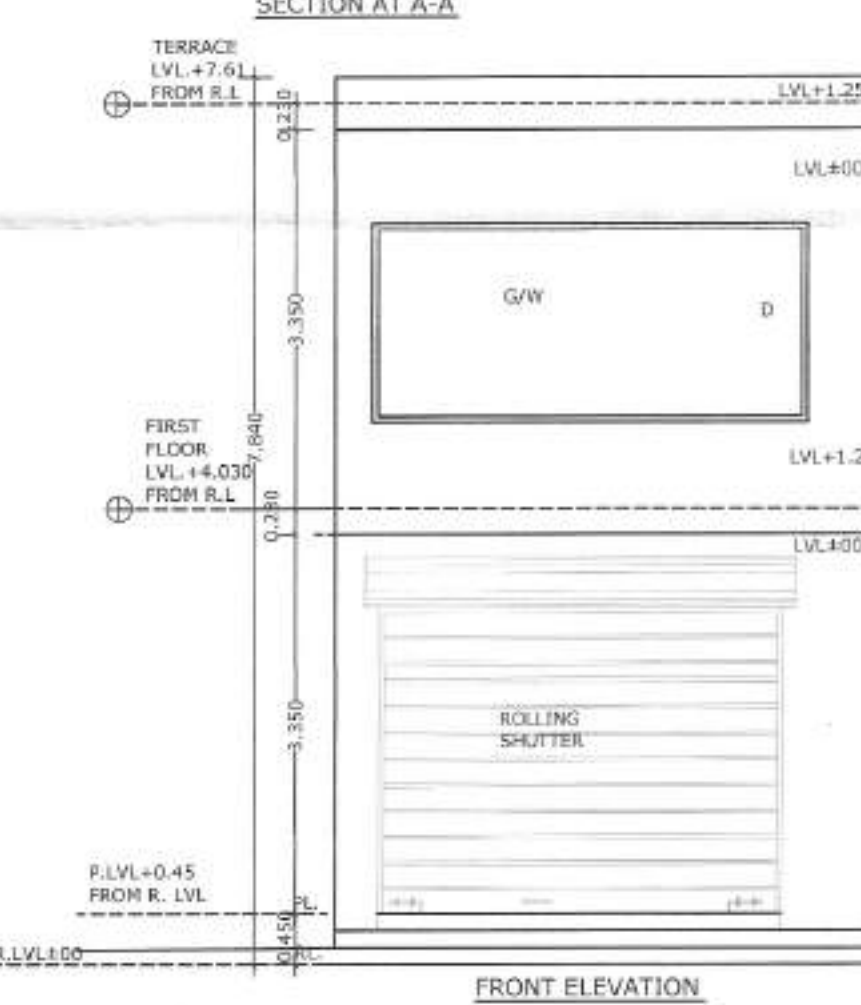
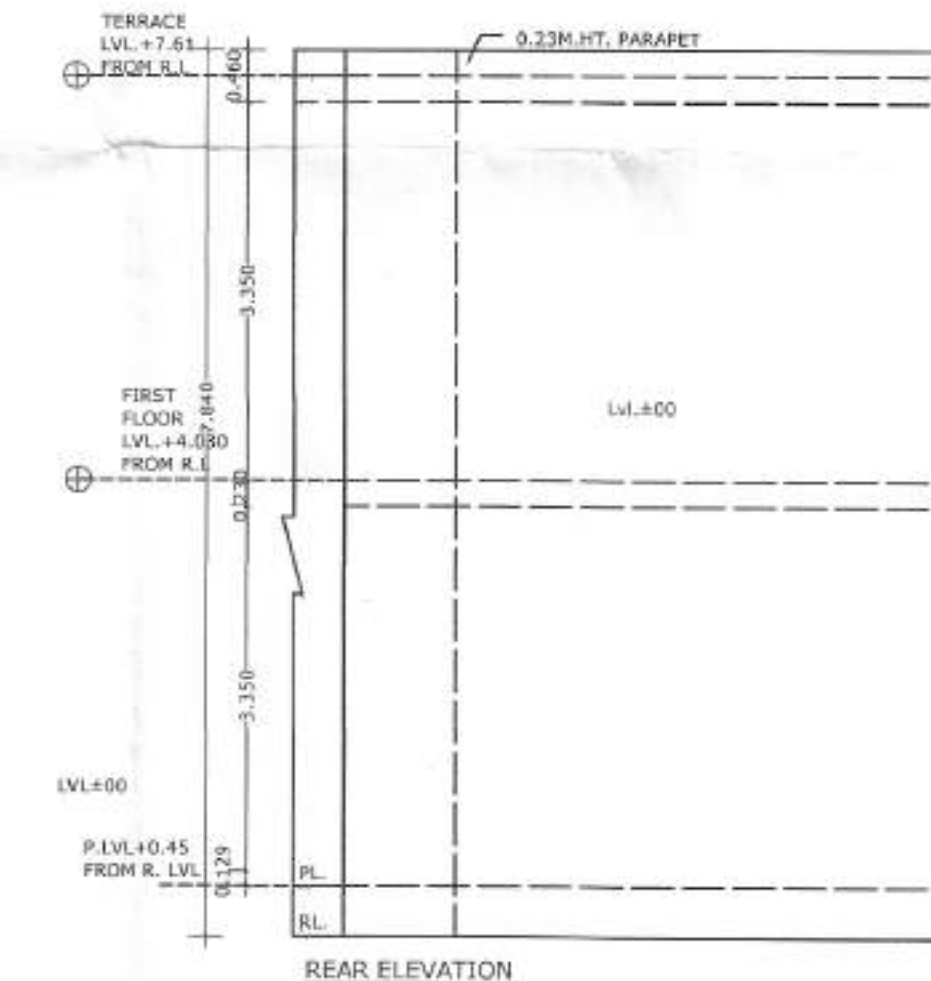
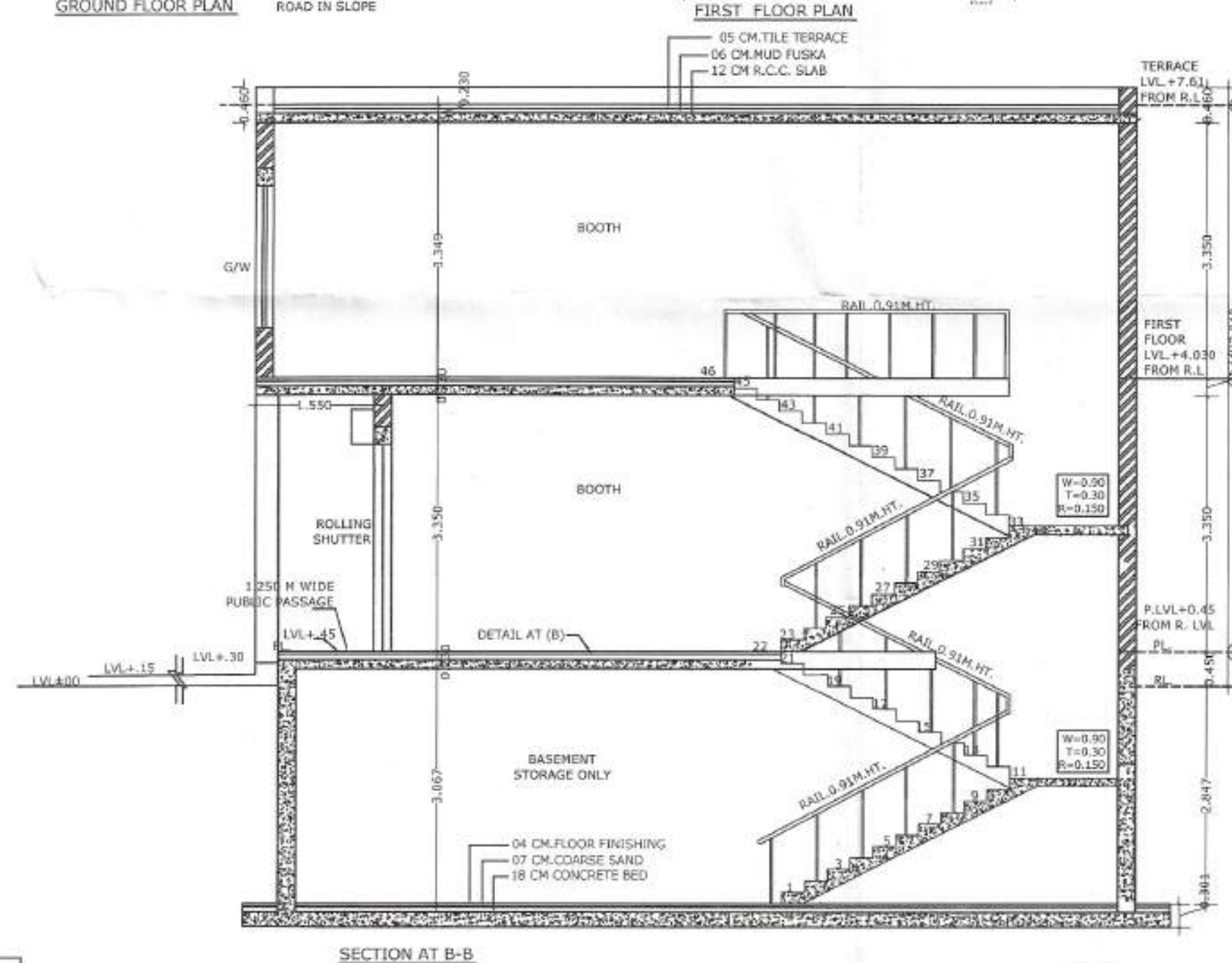
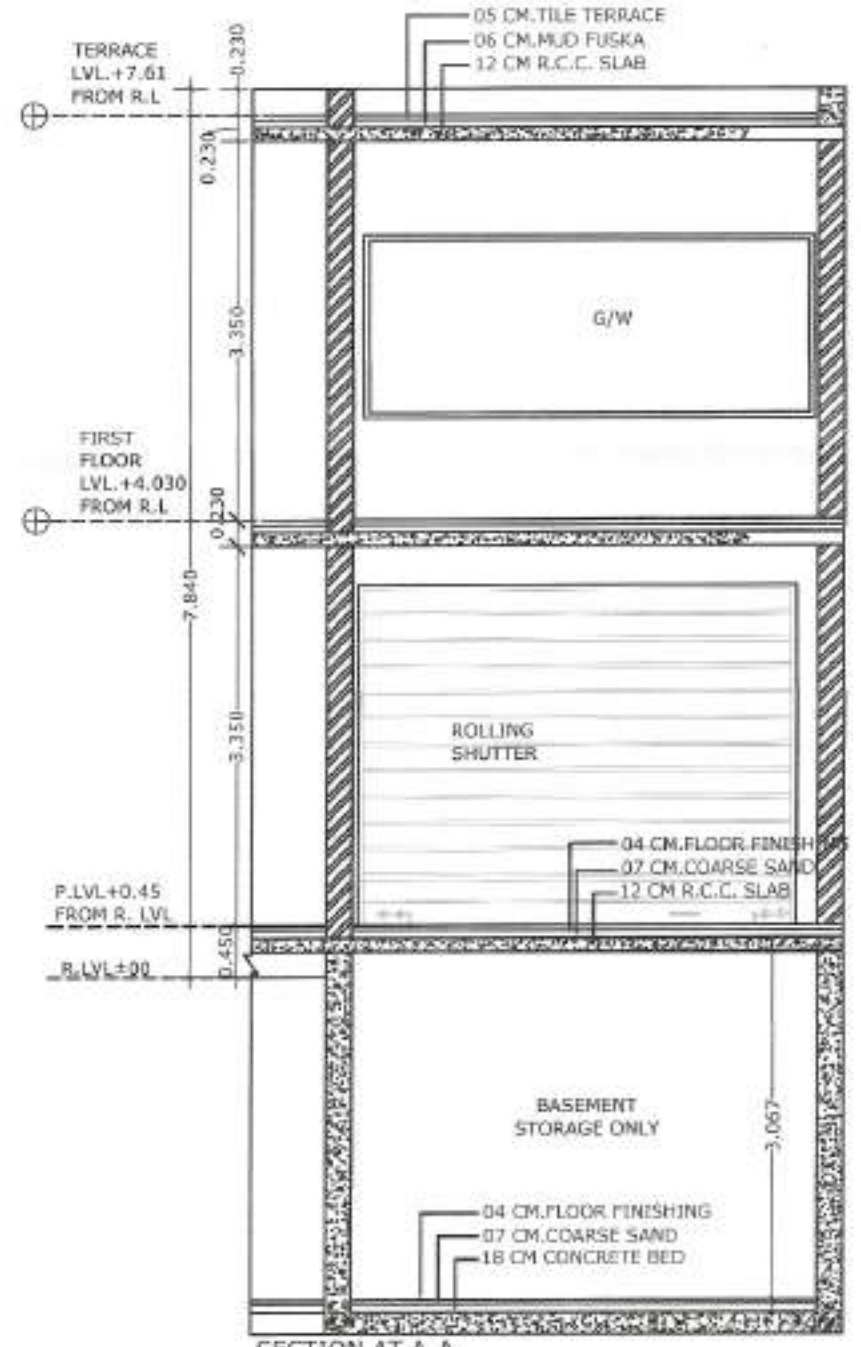
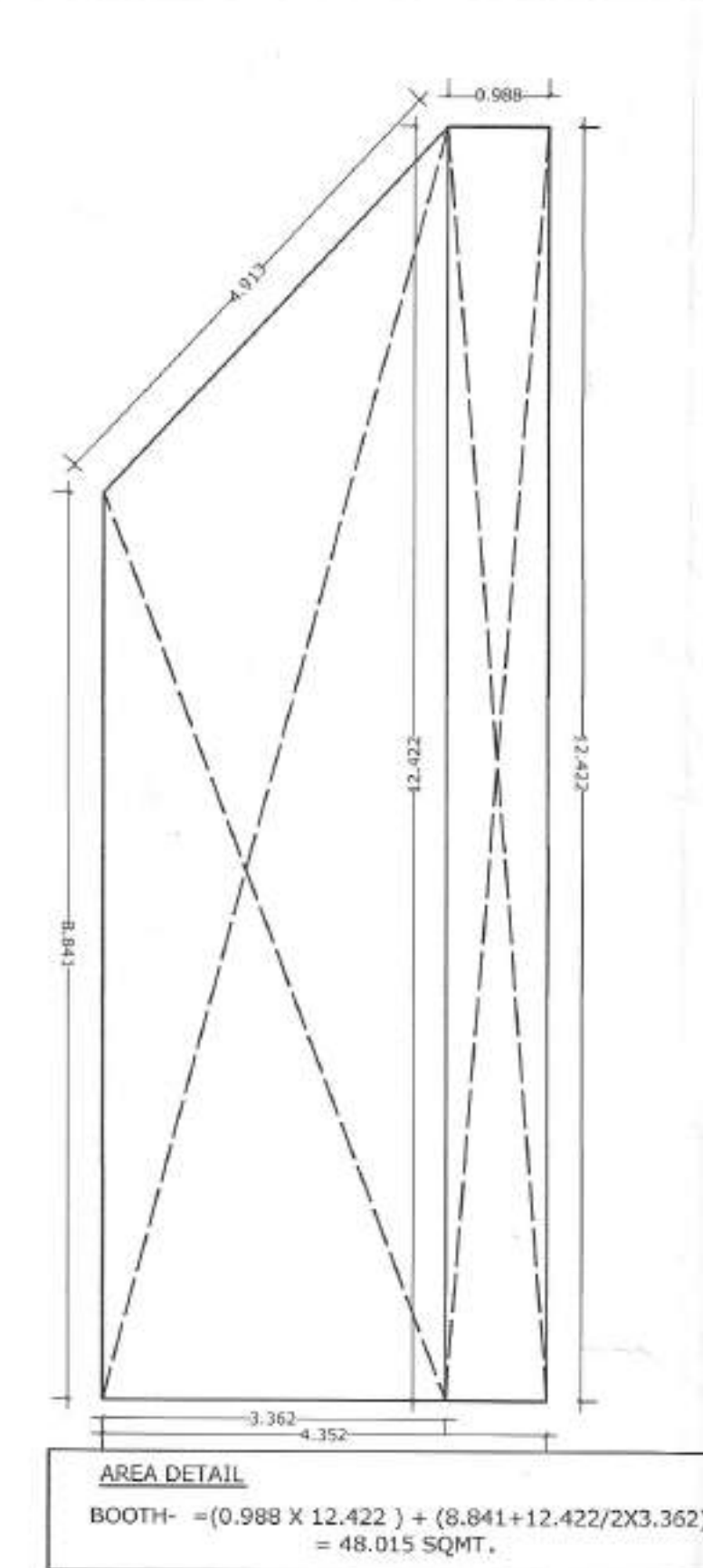
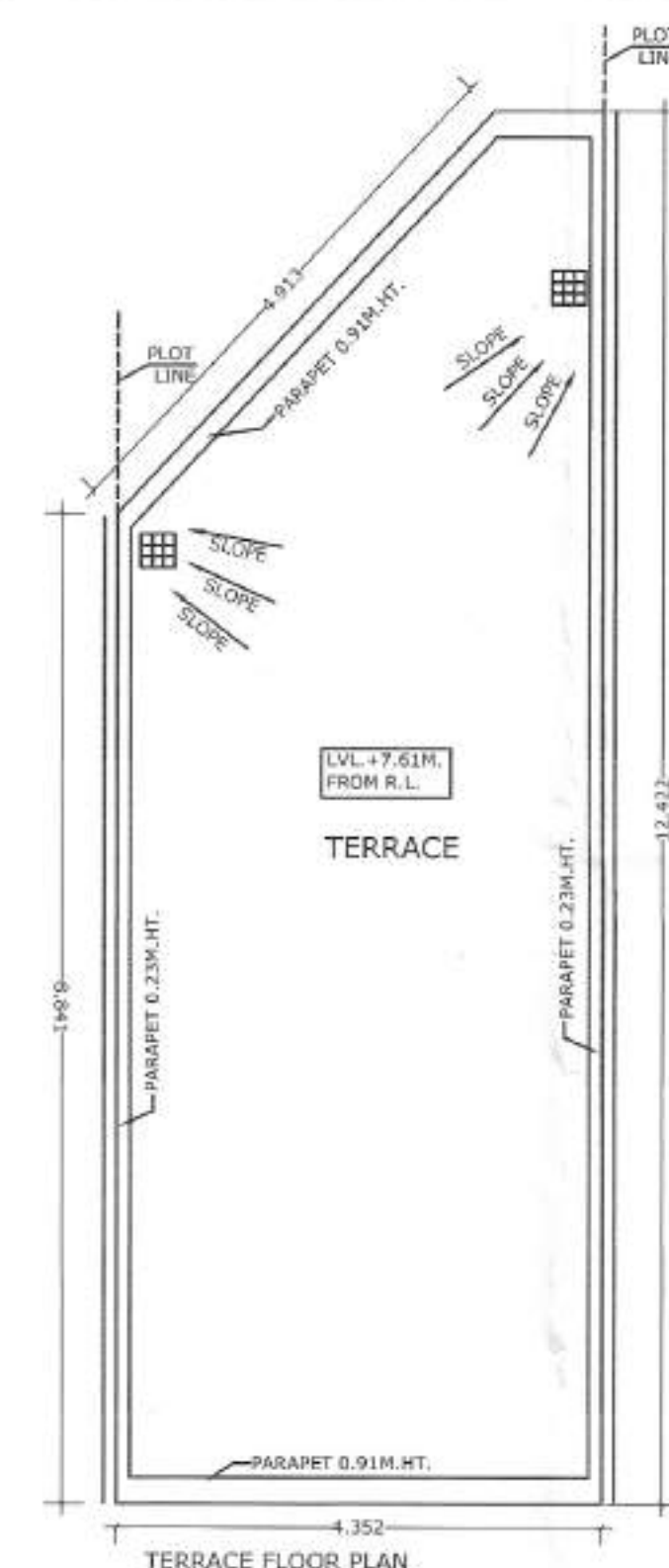
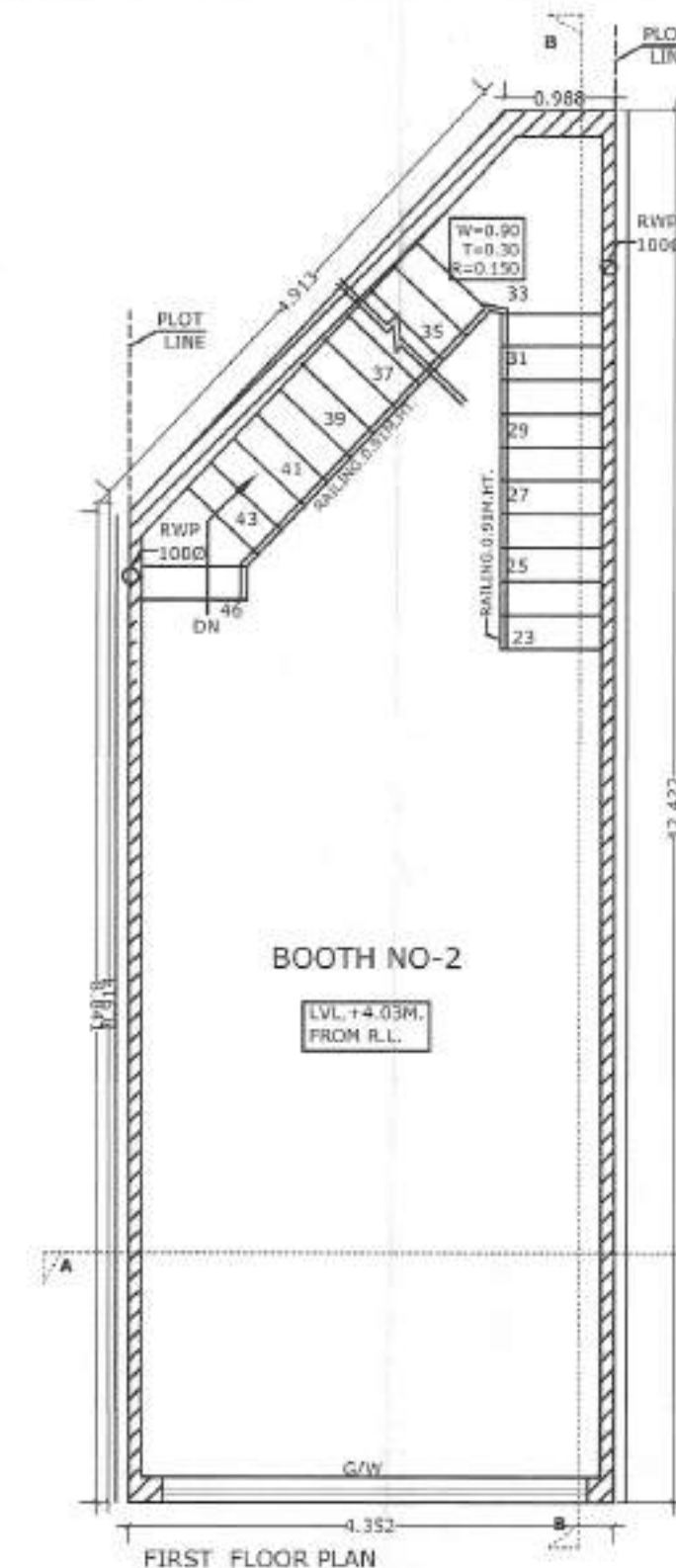
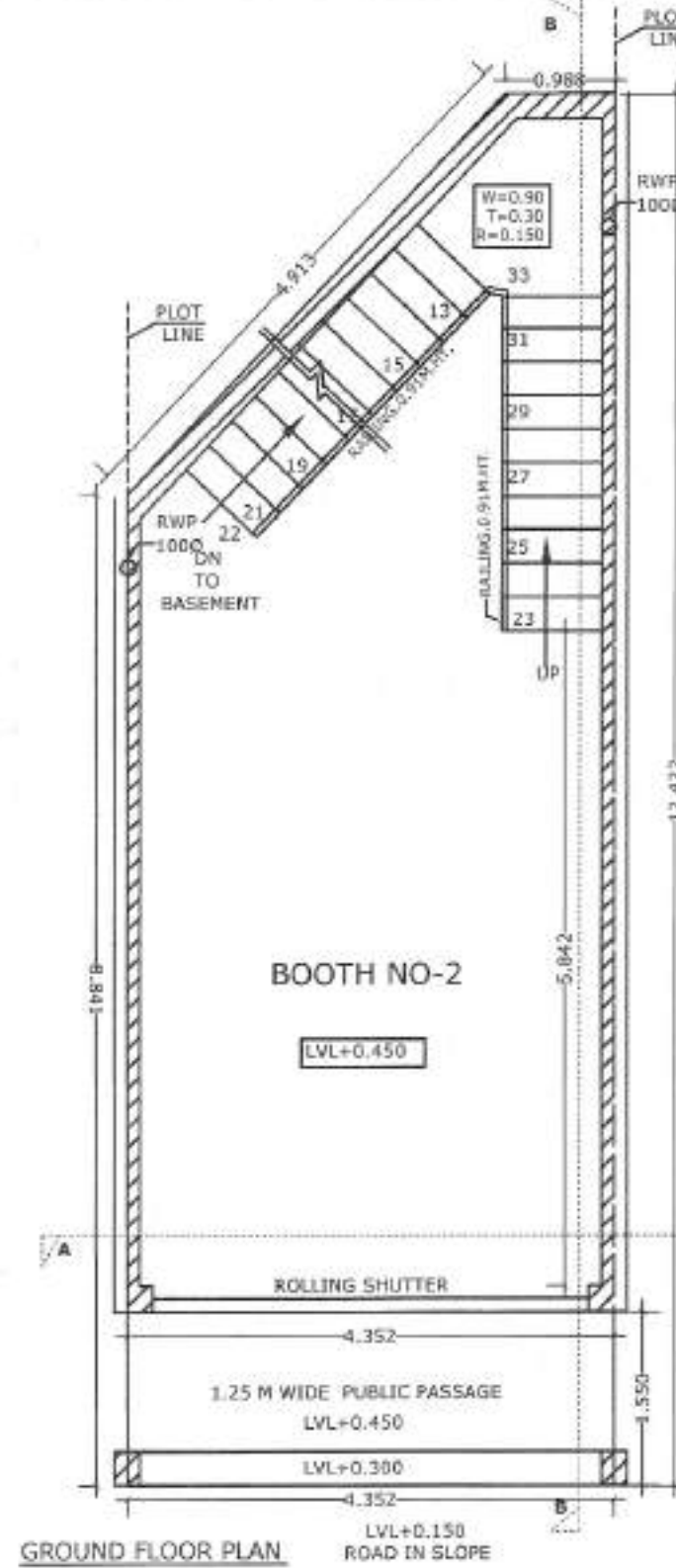
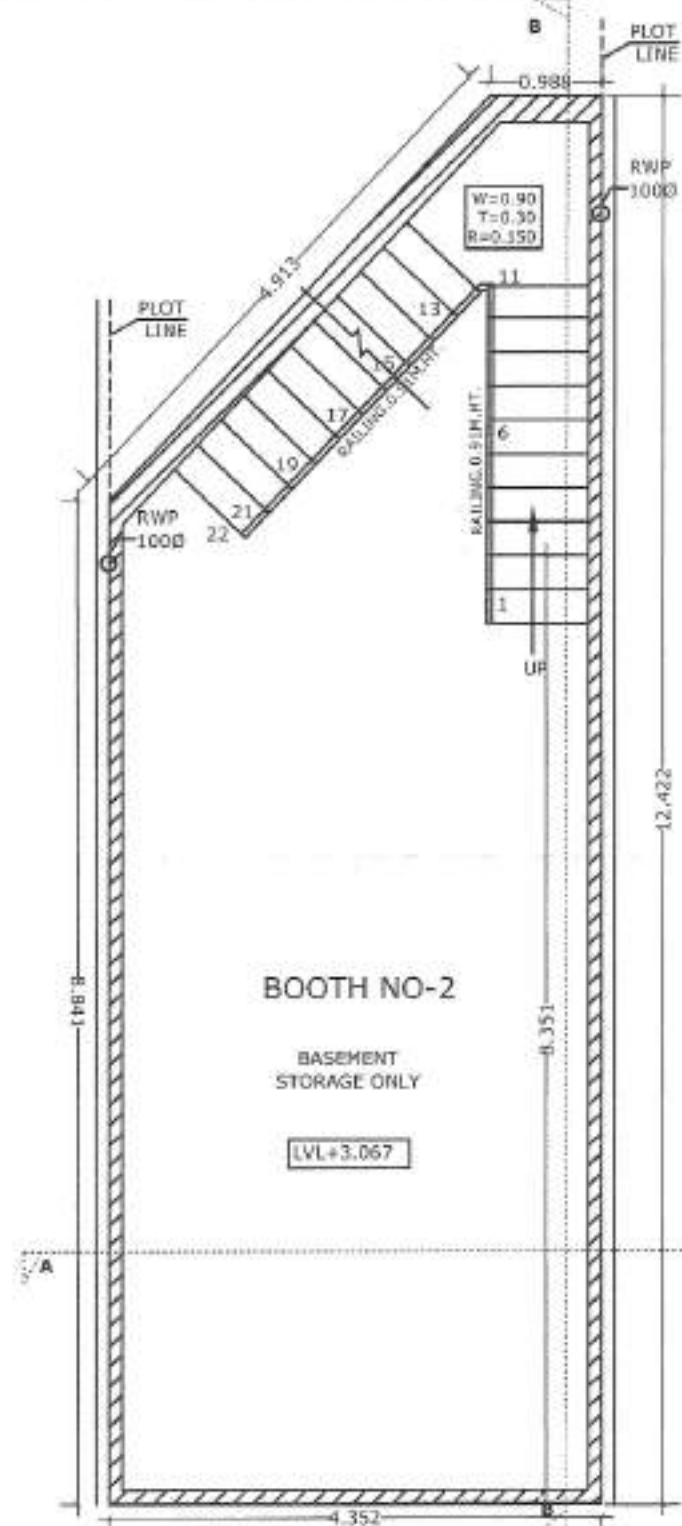


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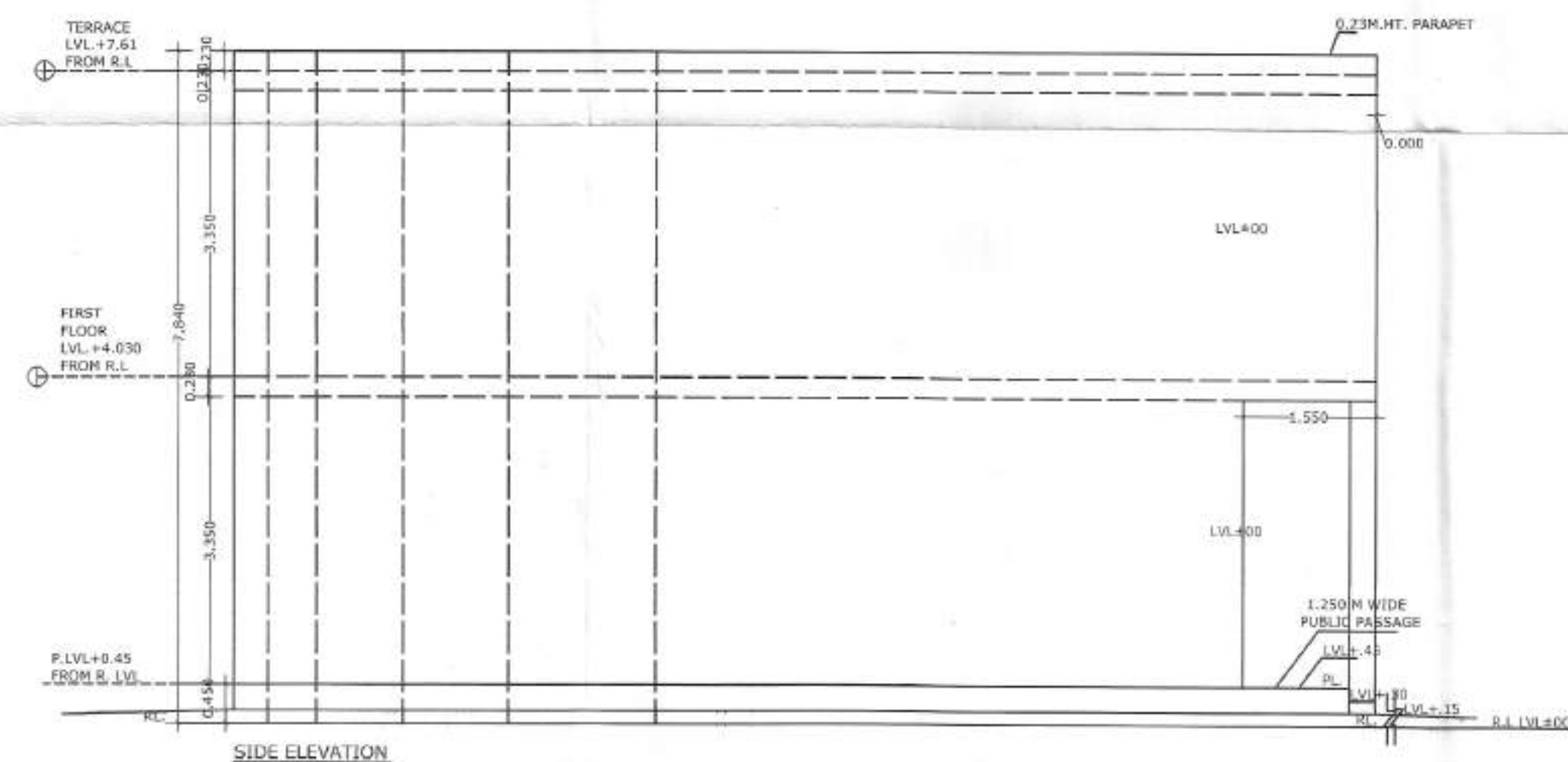
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ABBREVIATIONS:-

P.L. - PLINTH LEVEL
R.L. - ROAD LEVEL
W - WIDTH
T - TREAD
R - RISER



Sethi
(SUNITA SETHI)
STR(HQ)

(P.P. SINGH)
CTP(HQ)

(AMIT KHATRIAS)
DTP(HQ)

Dogra
(DIVYA DOGRA)
DTP(HQ)

(RAHUL SINGLA)
DTP (HQ)

SPD
(SATYA PAL)
JD(HQ)

STANDARD DESIGN OF BOOTH'S FOR
COMMERCIAL SITE OVER AN AREA MEASURING
1221.663 SQ.MT. FORMING PART OF
AFFORDABLE RESIDENTIAL PLOTTED COLONY
(UNDER DEEN DAYAL JAN AWAS YOJNA-2016)
MEASURING 15.09375 ACRES BEARING
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AT VILLAGE KHERI RANGHRAN,
SECTOR - 12, TESHIL - JAGADHARI,
DISTRICT - YAMUNANAGAR. BEING
DEVELOPED BY M/S ALEX HOUSING.

CONTENTS:-

BASEMENT PLAN, GROUND FLOOR PLAN,
FIRST FLOOR PLAN, TERRACE PLAN,
FRONT ELEVATION,
REAR ELEVATION, SIDE ELEVATION,
SECTION A-A & B-B.



TITLE: BOOTH

NO. -1

COVERED AREA DETAIL:-

BOOTH = $3.371 \times 8.834 / 2 \times 5.134 = 31.379$ SQ.MT.

- 1.) BASEMENT (NON-F.A.R.) = 31.379 SQ.MT.
- 2.) GROUND FLOOR (F.A.R.) = 31.379 SQ.MT.
- 3.) FIRST FLOOR (F.A.R.) = 31.379 SQ.MT.

JOINERY SCHEDULE:-

DOORS / WINDOWS / SHUTTER			
TYPE	SIZE	SILL(TOP)	LINTEL(BELOW)
RS.	2.508 x 3.00	00	+3.00
D	0.90 x 3.00	00	+2.52
G/W	4.37 x 1.62	0.90	+2.52

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 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 BOOTH.
10. BASEMENT SHALL BE FULLY MECHANICAL VENTILATED.

OWNER

M/S ALEX HOUSING.

AUTHORISED SIGNATORY.

DRAWN BY :- SONIA KOCHER

ARCHITECT :-

DRG. NO:- DTP 10028 (IV) DATED:- 12-02-24

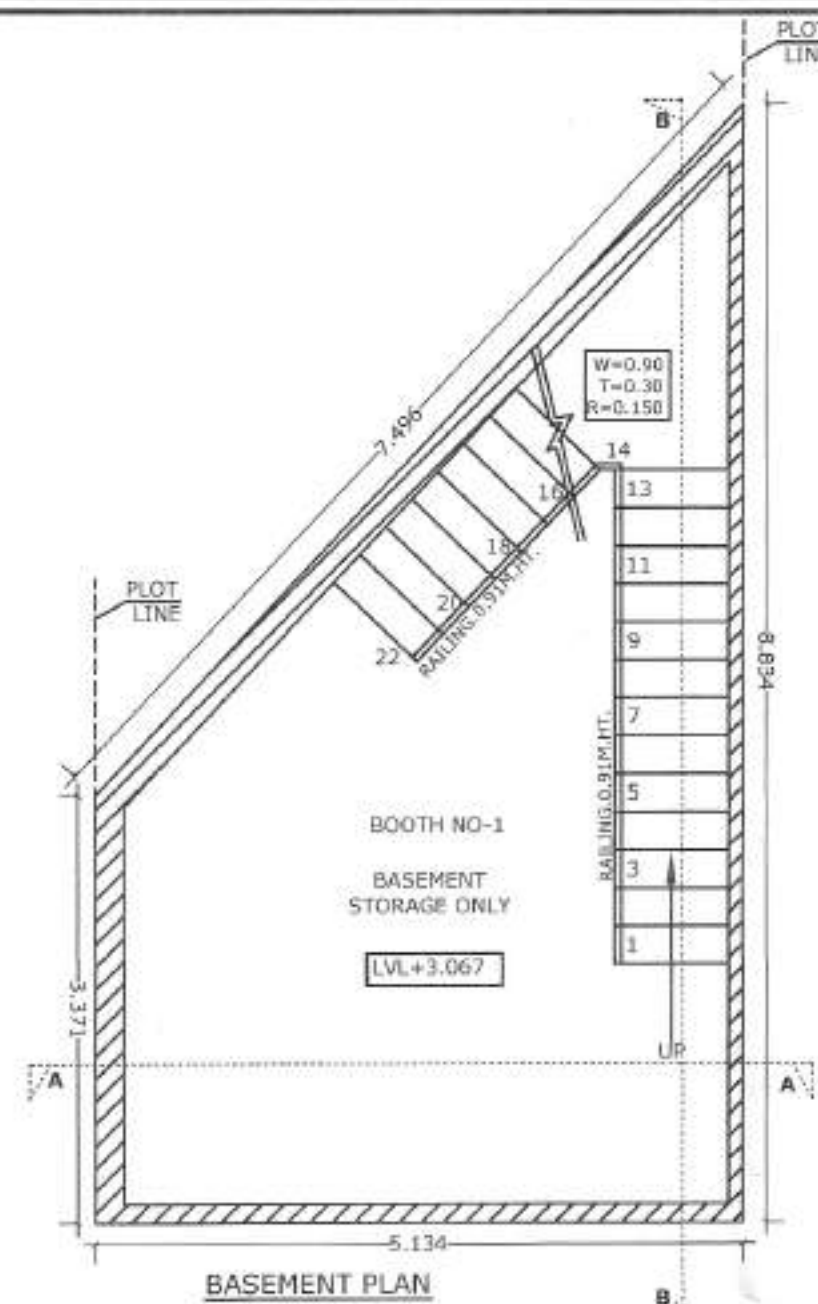
Ar. Vikas Dubey
M.Arch, B.Arch
CA/2014/66168
Mob.-9915725569



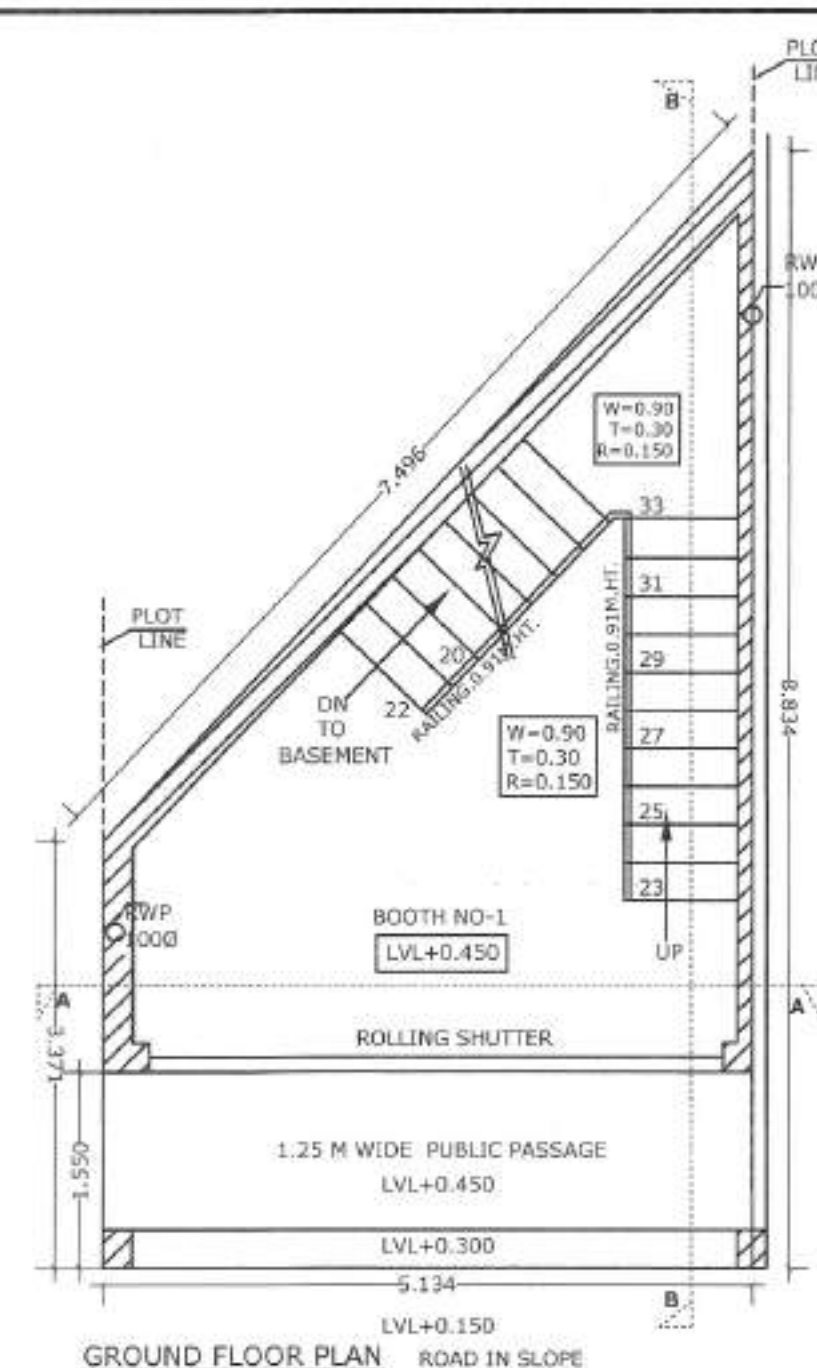
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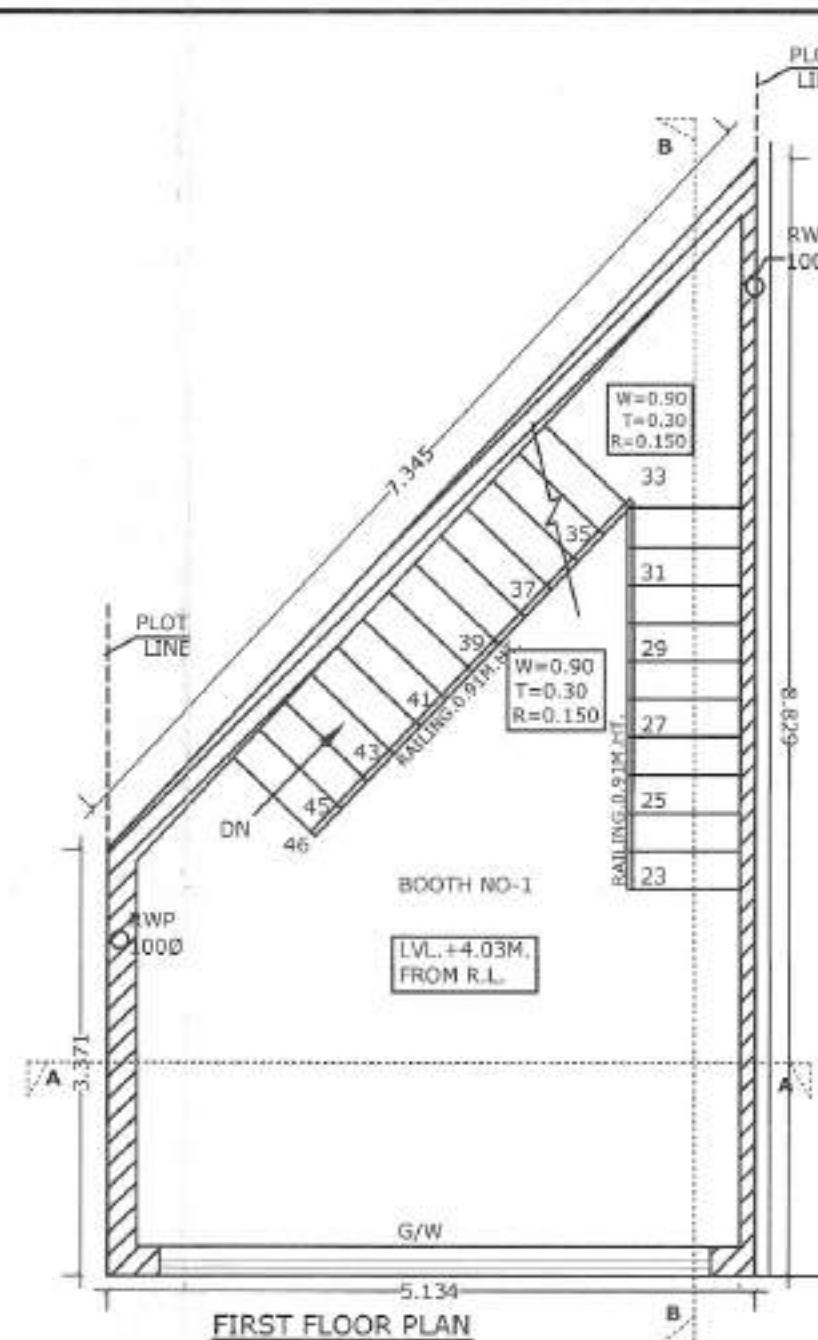
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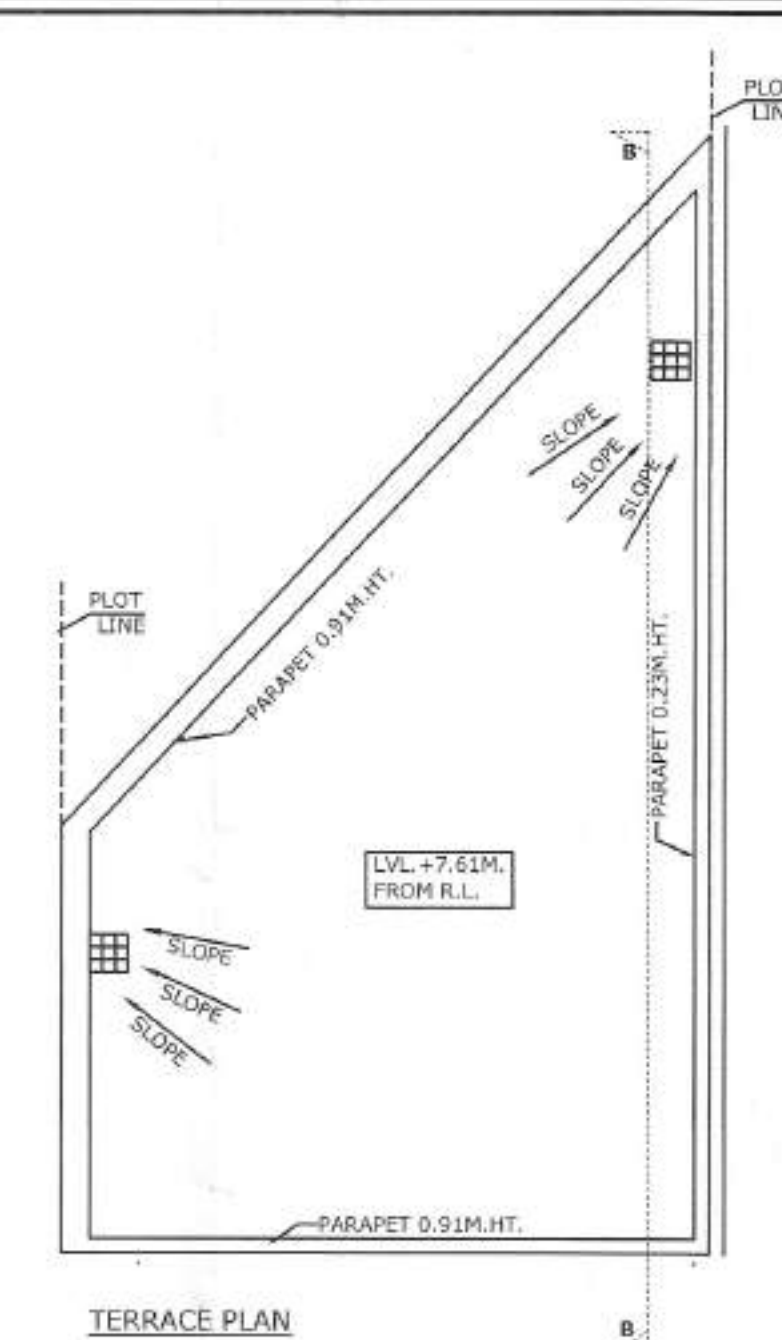
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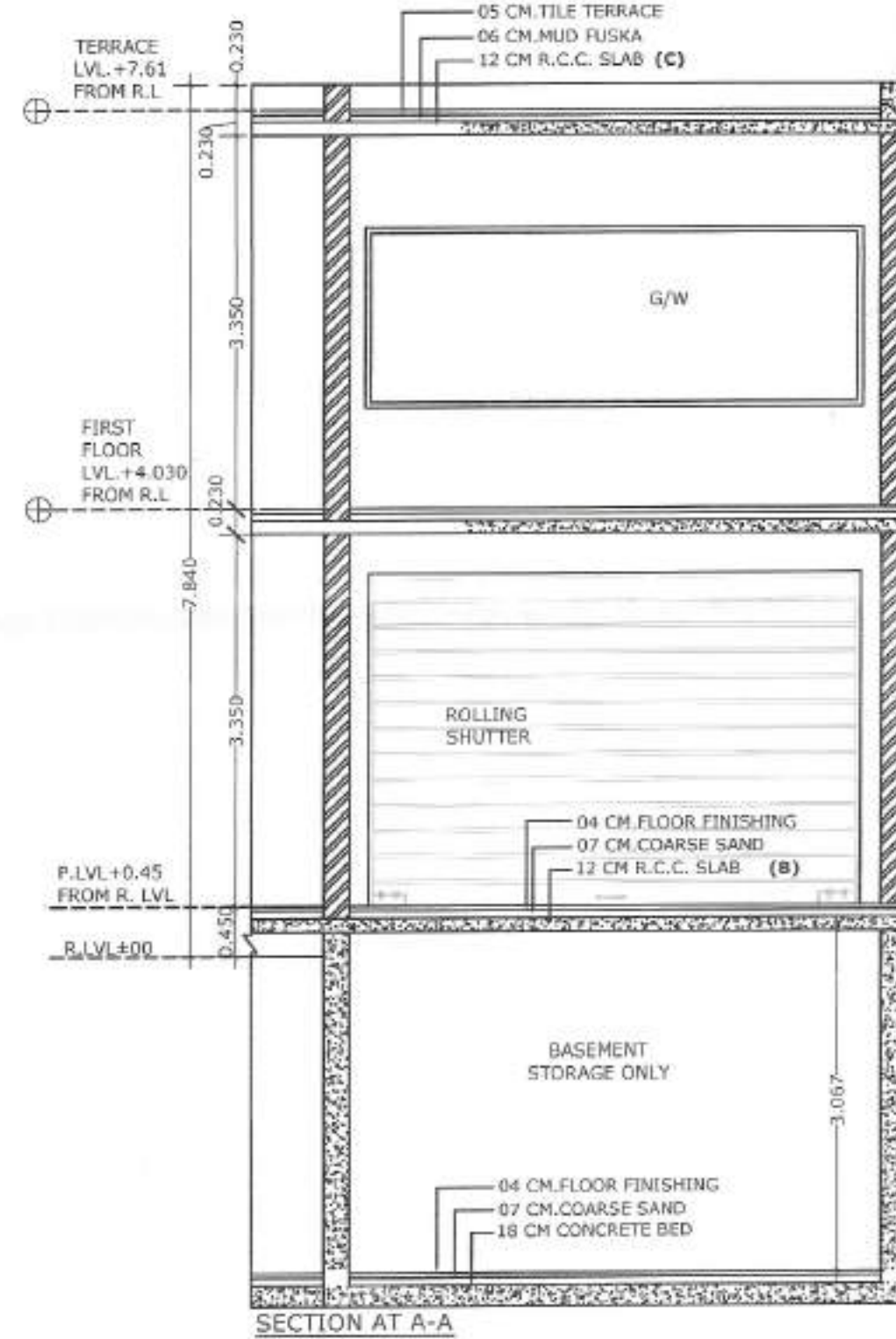
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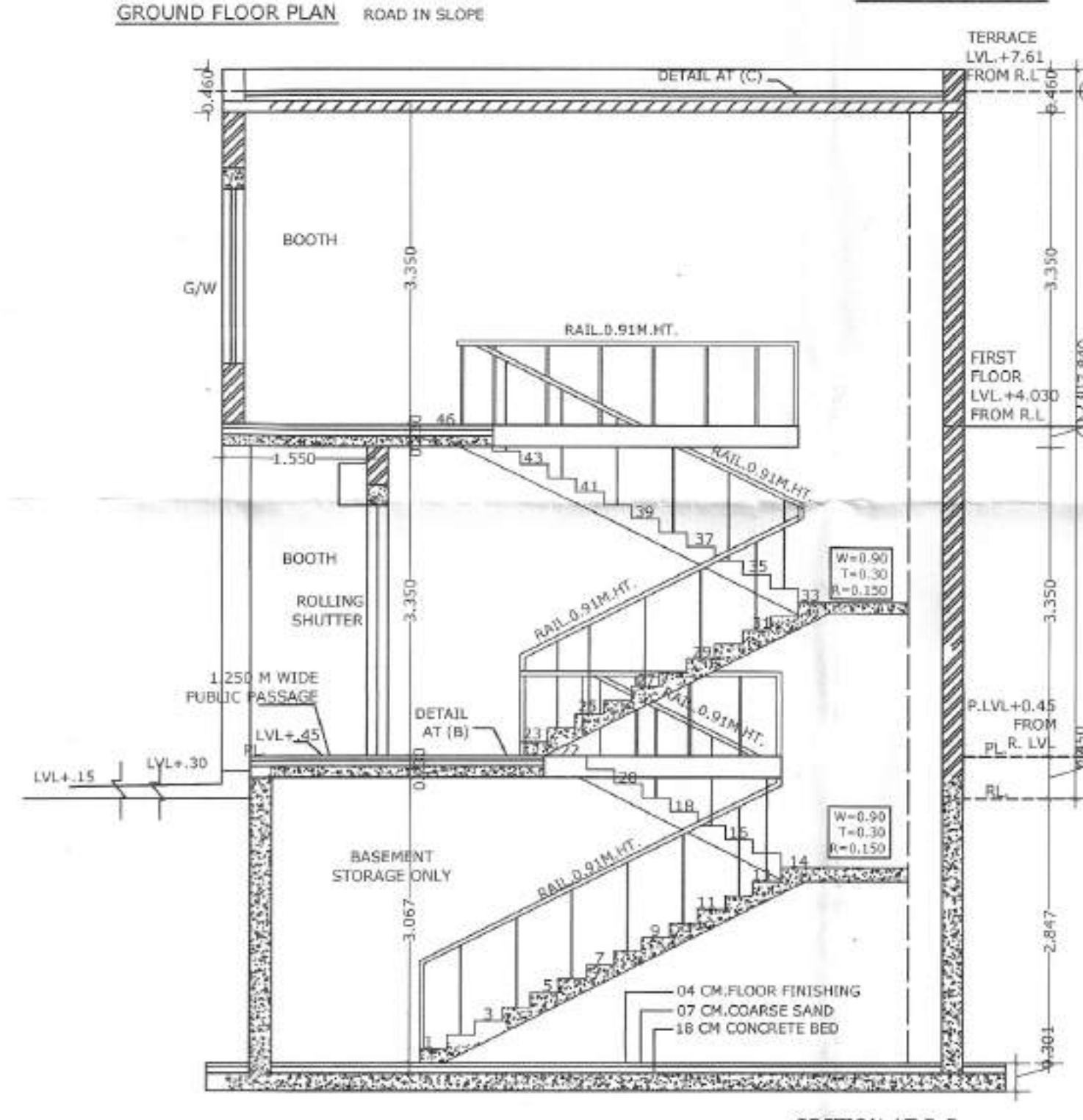
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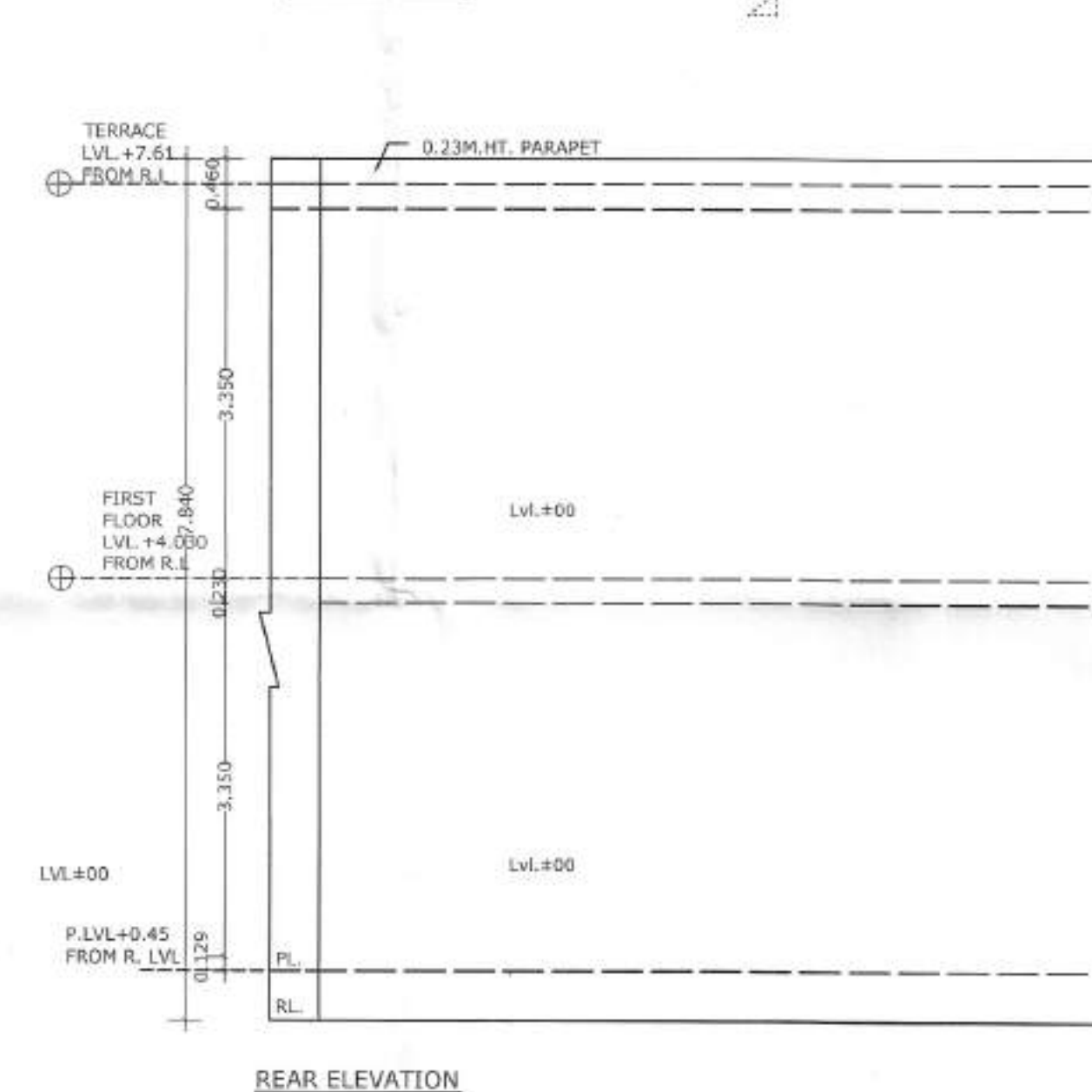
TERRACE PLAN



SECTION AT A-A

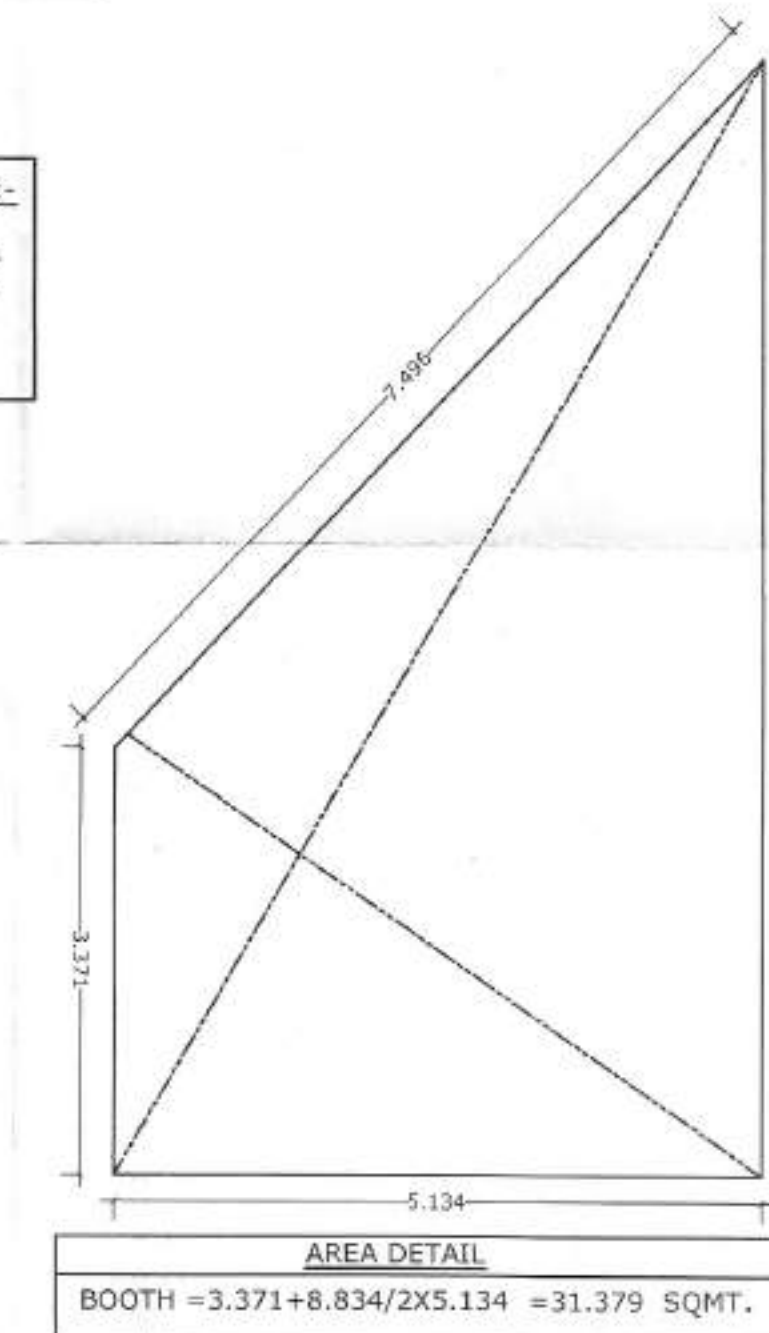


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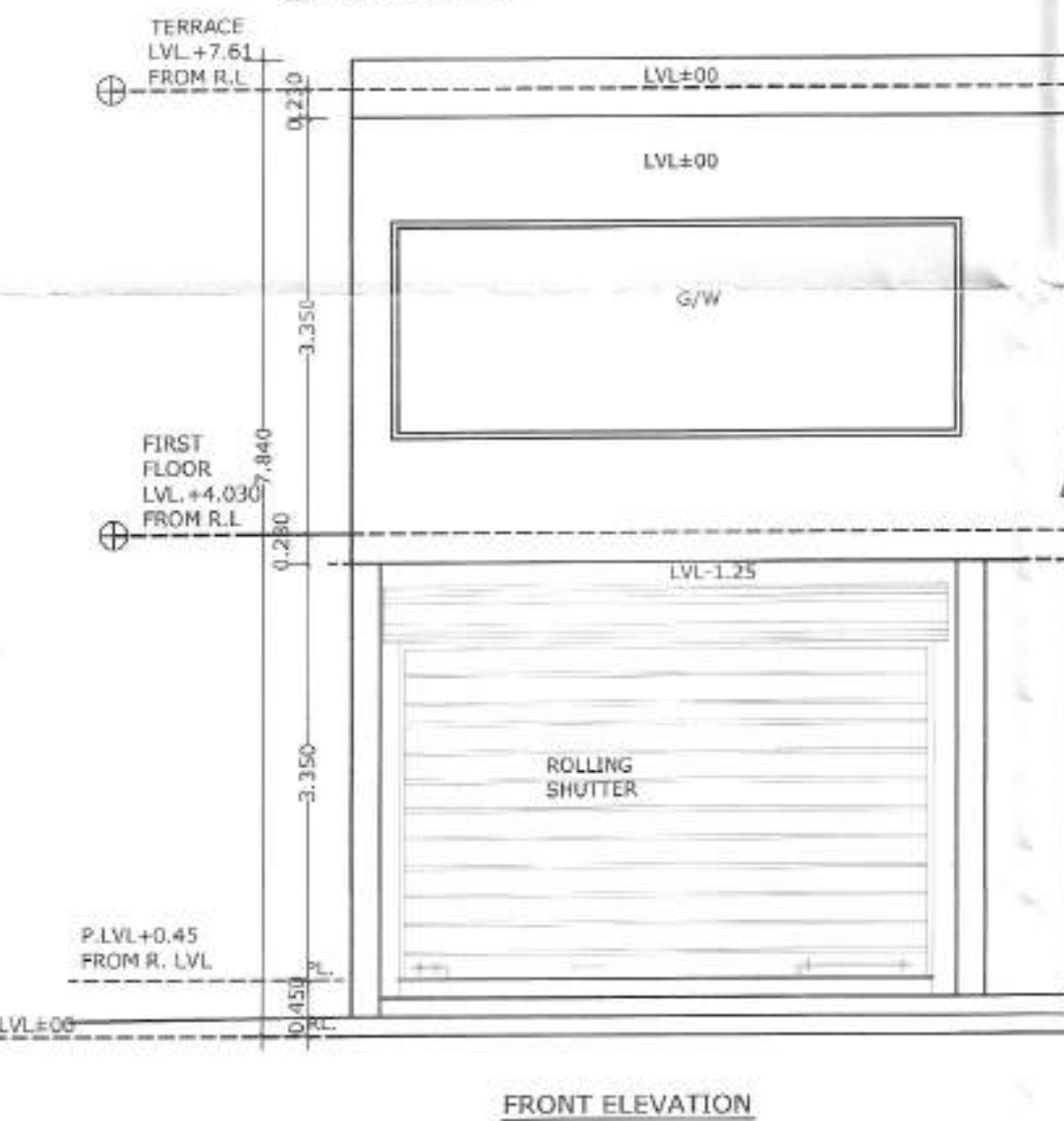


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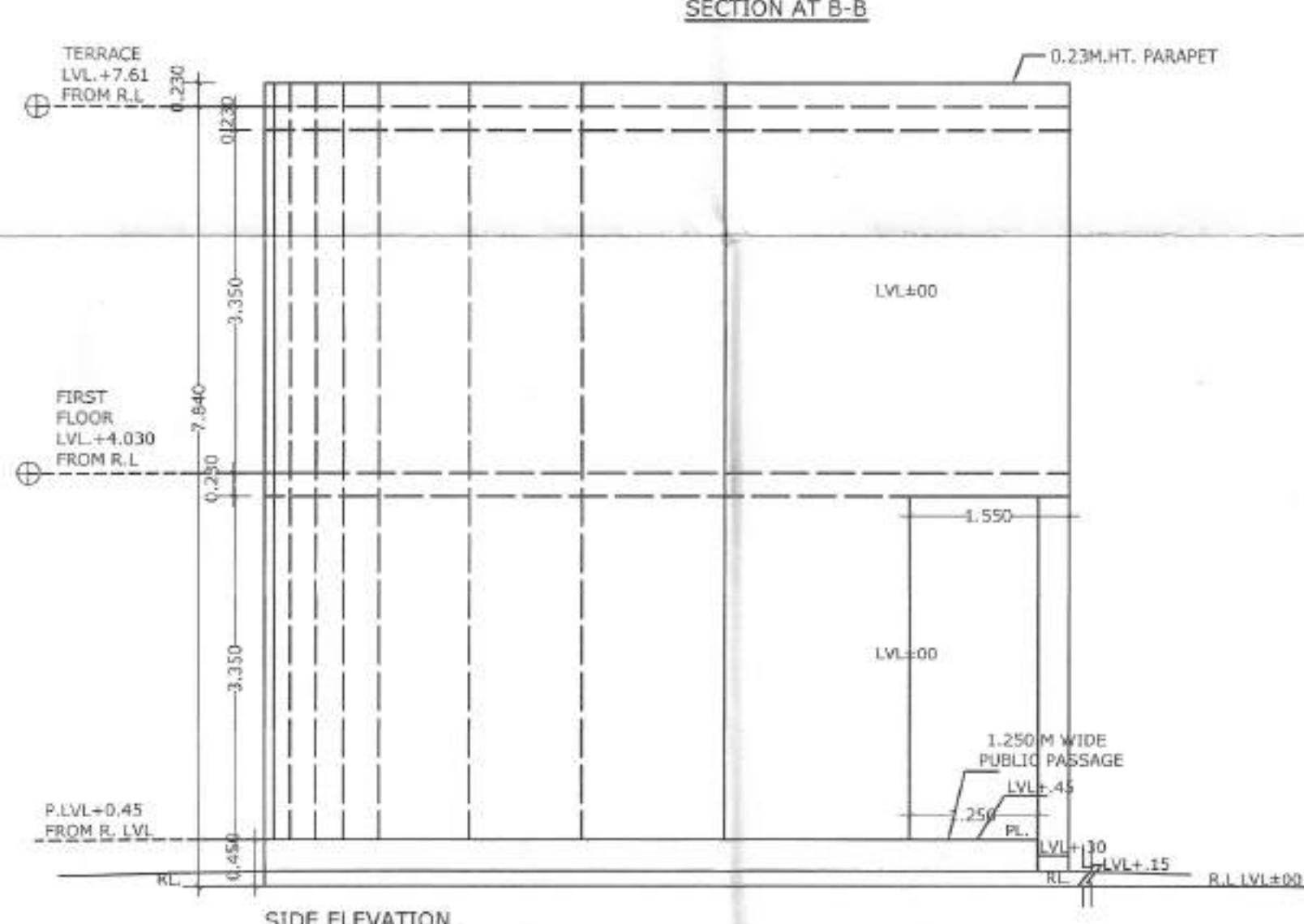
ABBREVIATIONS:-
P.L. - PLINTH LEVEL
R.L. - ROAD LEVEL
W - WIDTH
T - TREAD
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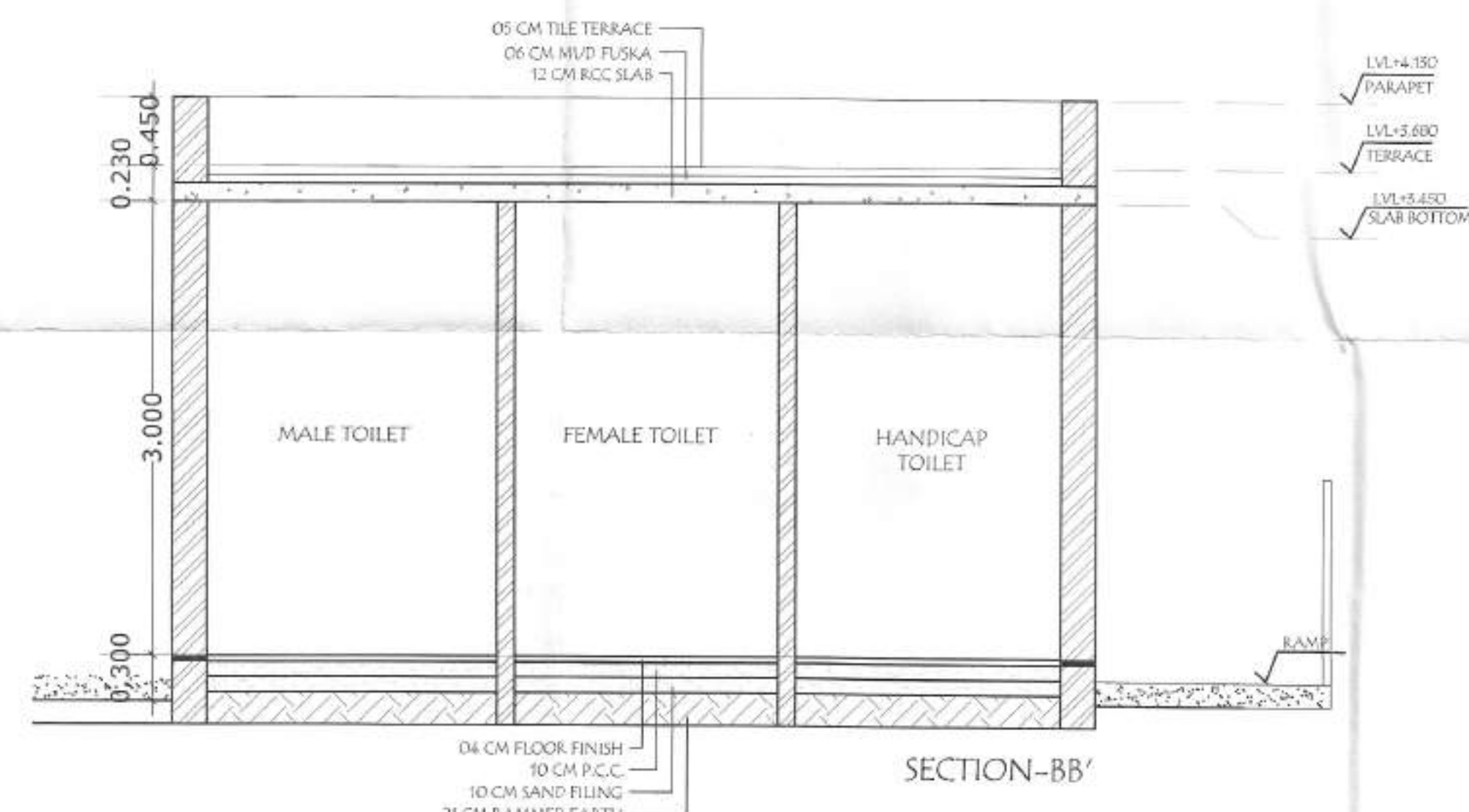
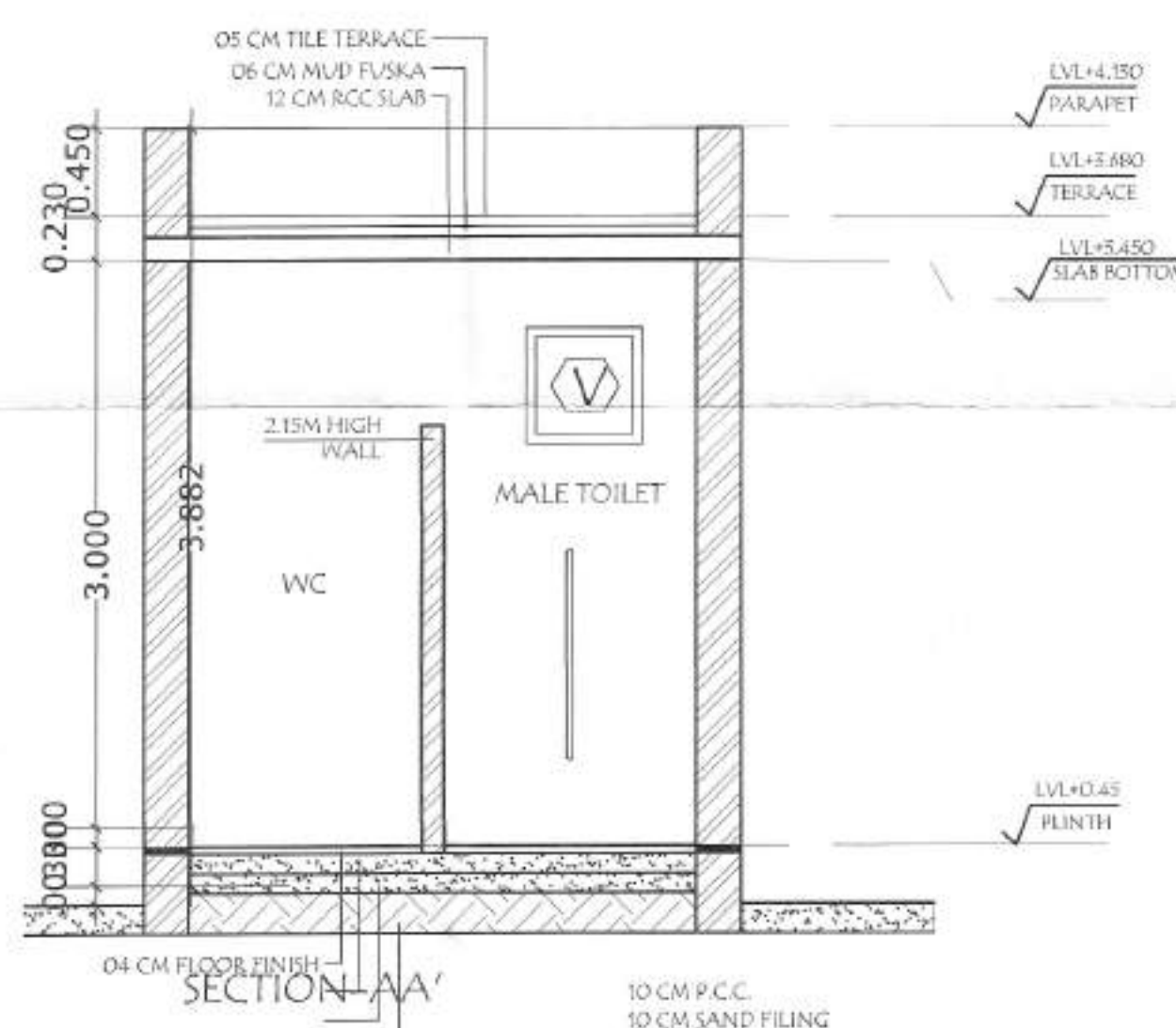
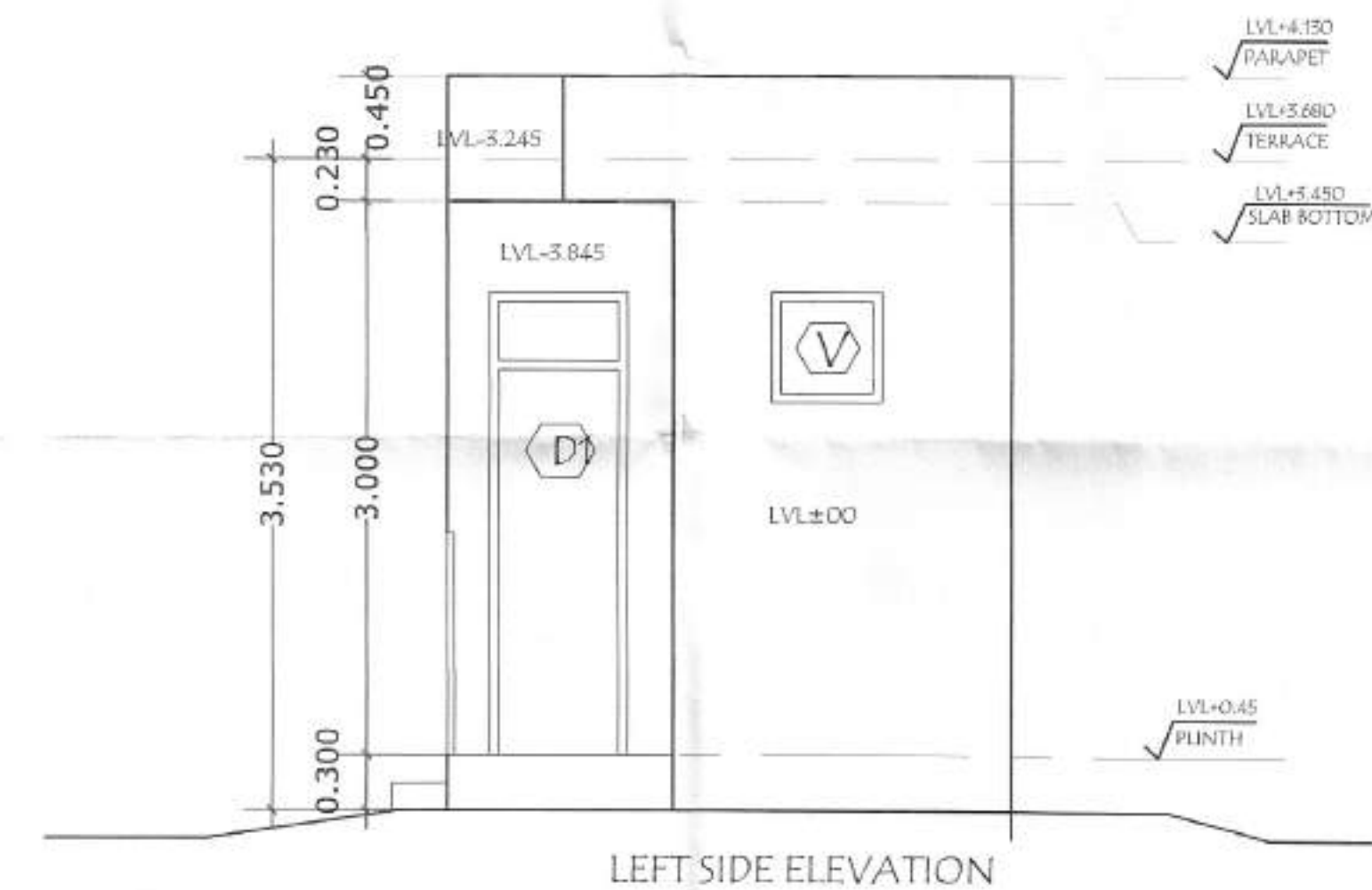
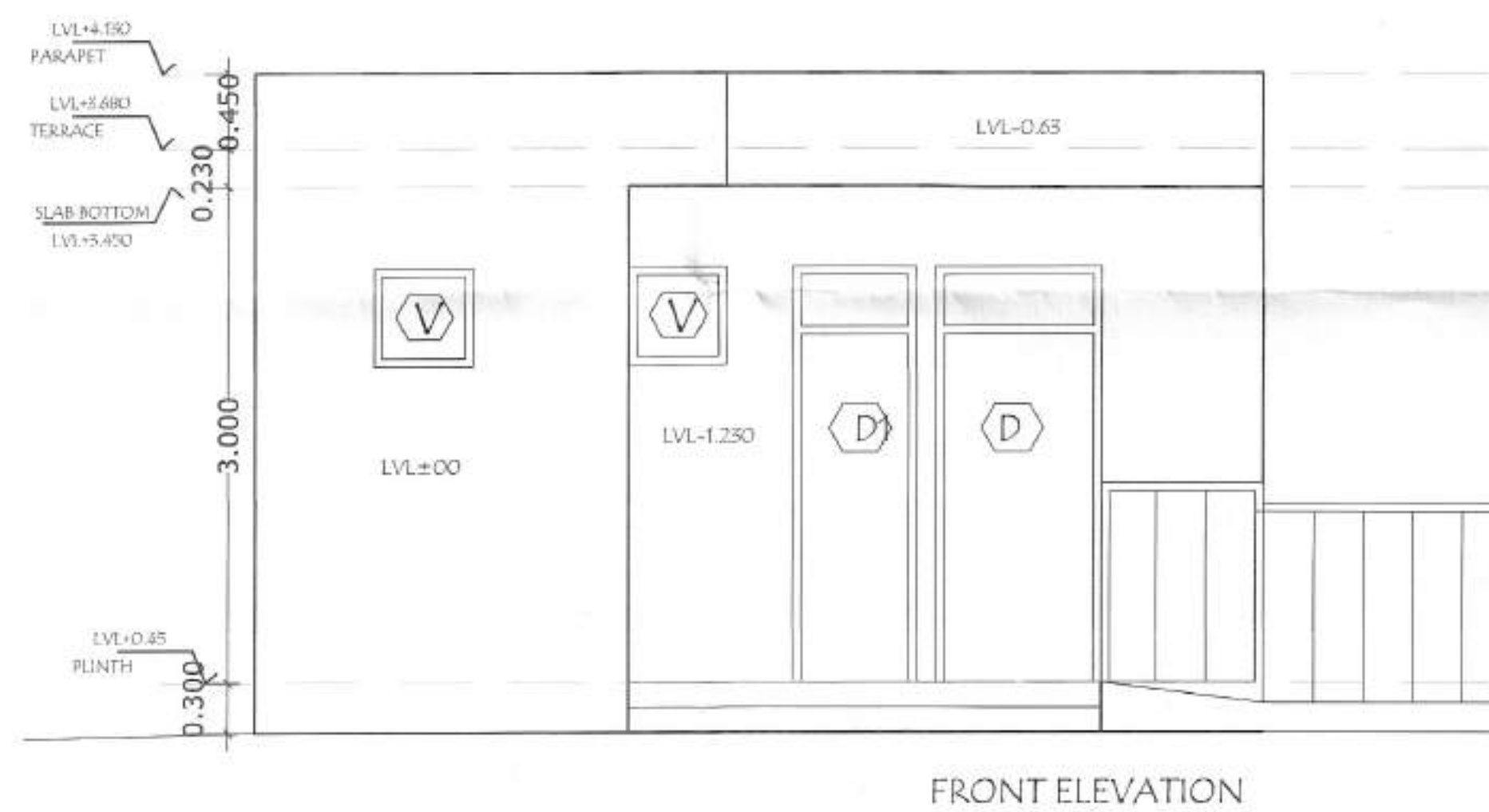
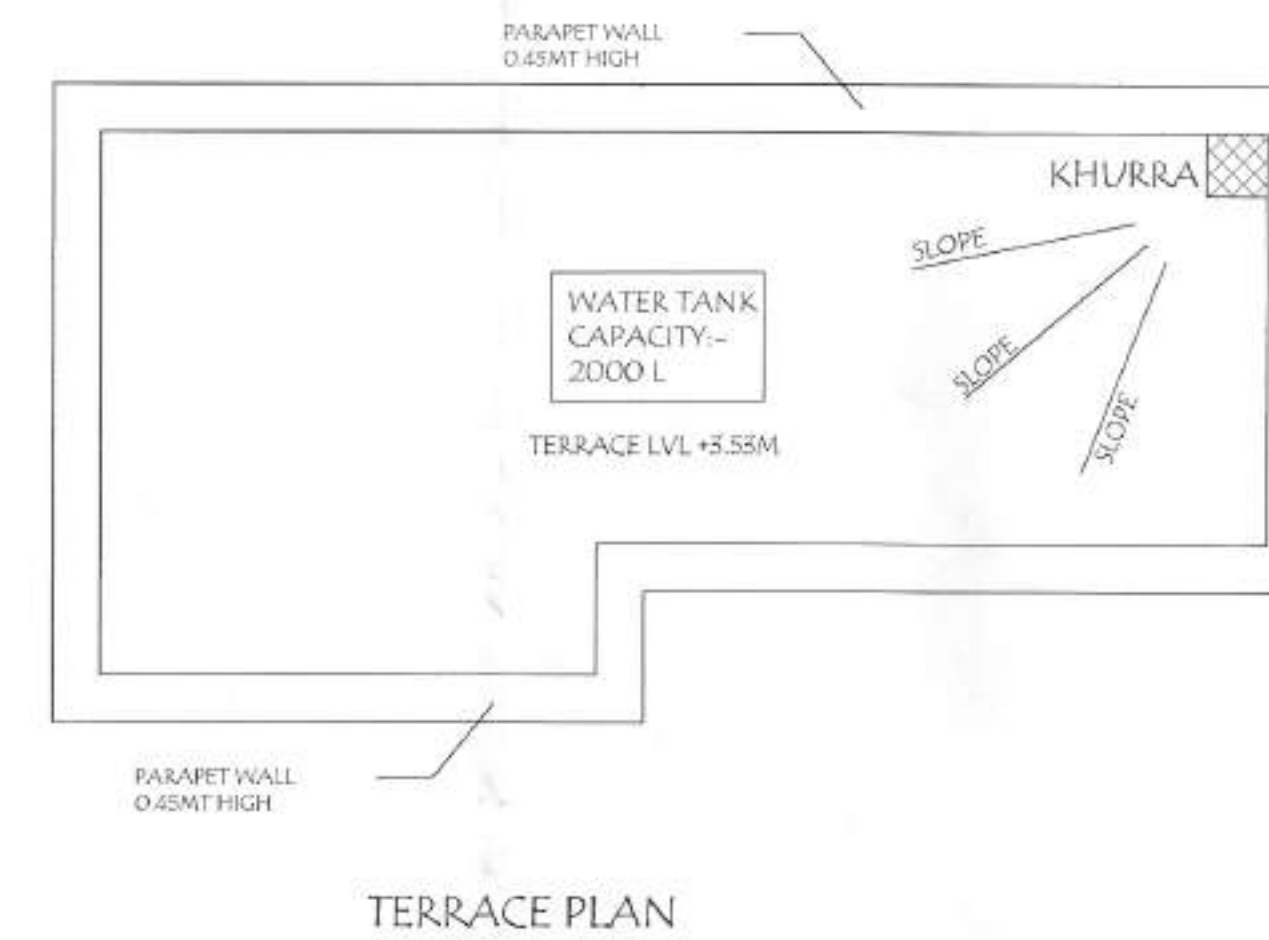
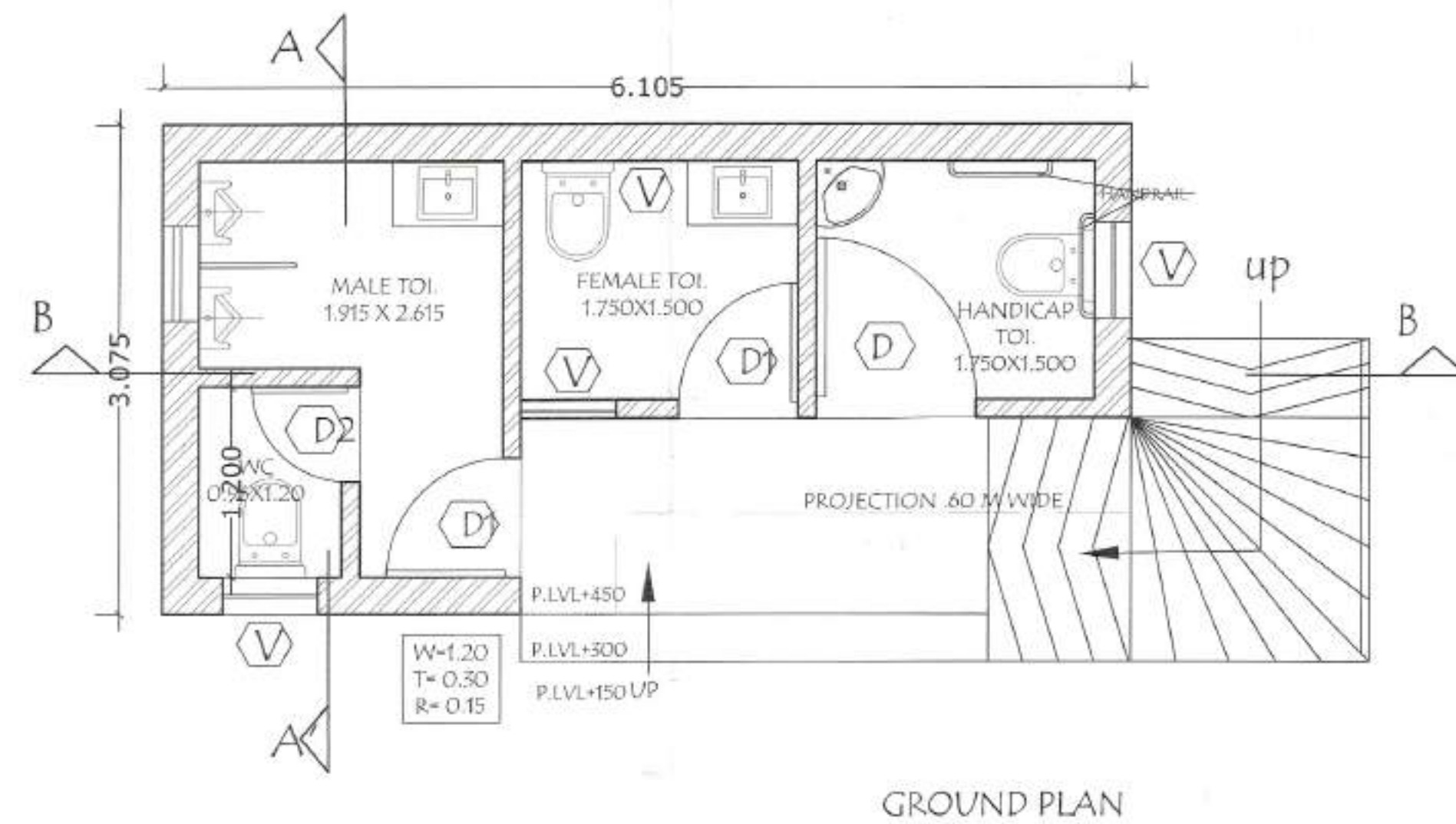
AREA DETAIL
BOOTH = $3.371 \times 8.834 / 2 \times 5.134 = 31.379$ SQ.MT.



FRONT ELEVATION



SIDE ELEVATION



(SUNITA SETHI) STP(HQ)
 (P.P. SINGH) CTP(HR)
 (AMIT KHATRIAS) DTP(HR)
 (DIVYA DOGRA) DTP(HQ)
 (RAHUL SINGLA) DTP(HQ)
 (SATYA PAL) JD(HQ)

STANDARD DESIGN OF BOOTH'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 1221.663 SQ.MT. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) MEASURING 15.09375 ACRES BEARING LICENCE NO 07 OF 2024 DATED 22/1/2024. AT VILLAGE KHERI RANGHRAN, SECTOR-12, TESHIL-JAGADHARI, DISTRICT - YAMUNANAGAR. BEING DEVELOPED BY M/S ALEX HOUSING.

CONTENTS:-
 GROUND FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, SECTION-A-A & B-B.

JOINERY SCHEDULE:-

DOOR & WINDOW SCHEDULE			
NAME	DIMENSIONS	CILL	INTEL
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 P.L.
 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 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 STRUCTURE DRAWING.
 6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
 7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.

DRAWING NUMBER/TYPE

PUBLIC TOILET

COVERED AREA DETAIL:-
 3.075X6.105 = 18.772



OWNER

M/S ALEX HOUSING.

AUTHORISED SIGNATORY.

DRAWN BY:- SONIA KOCHER
 ARCHITECT :-

DRG. NO.:- DTP 1002B (cr) Dated:- 12-02-24

Ar. Vikas Dubey
 M.Arch, B.Arch
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DEMARCATON CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA 2016) ON THE LAND MEASURING 15.09375 ACRES, FALLING LICENSE NO. 07 OF 2024 DATED: 22.01.2024 AT VILLAGE: KHERI RANGHRAN, SECTOR-12, TESHIL- JAGADHARI & DISTRICT-YAMUNANAGAR. BEING DEVELOPED BY ALEX HOUSING.

FOR PURPOSE OF CODE 1.2 (xvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS 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 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 planning parameter to be adopted as below :-
- 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.
- BOUNDARY WALL**
(a) The boundary wall shall be constructed as per Code 7.5. of 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 DGTCR HR. 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 up to 125 sqm.
iii). 1.5 meters radius for plot above 125 sqm up to 150 sqm.
(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 or 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 to be provided by the colonizer.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- 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. 19/8/2016-SP 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. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time as per the Provision of HBC-2017 Chapter 7-17 (1)
(v) Rain water harvesting shall be provided as per Haryana building Code - 2017 if applicable.
Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Yamunagar vide Endst no- 405 Dated : 25.01.2024

DRG. NO DGTCR 10027 DATED 12-01-24

(SATYA PAL) JD (HQ) (RAHUL SINGLA) DTP(HQ) (DIVYA DOGRA) DTP(HQ) (SUNITA SETHI) STP (HQ) (P.P. SINGH) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)



LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL PLOT
- GREEN/PARK AREA
- PAVED PATHWAY