



### ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA (DDJAY ) OVER AN AREA MEASURING 12.00 ACRES (LICENCE NO. 12 OF 2023 DATED 24.01.2023 IN THE REVENUE ESTATE OF VILLAGE JHAMBRA SECTOR 10, SHAHBAD DISTT. KURUKSHETRA BEING DEVELOPED BY ESS GEE DEVELOPERS & PROMOTERS AND OTHERS

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 in column 1	Type of building permissible on land marked in column 1.
	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 within the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters, as per the terms and condition of policy circulated vide memo no. misc- 2338 VOL-III ULB/7/5/2006-2/TCP dated 25.04.2022

#### 3. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted in any circumstances.

#### 4. 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 not project beyond the portion marked as residential buildable zone in rear side.

#### 5. 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.

#### 6. 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.

#### 7. 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(i)(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 DGTC. 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-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-SPower 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.
- (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 D.T.P. Kurukshetra vide Endst no 645 dated 28.02.2023

DRG. NO. DG,TCP 9332 DATED 16-06-23

(SATYAPAL) JD(HQ)

(RAHUL SINGLA) ATP (HQ)

(ASHISH SHARMA) DTP(HQ)

(SUNITA SETHI) STP(M)HQ

(P. P. SINGH) CTP(HR)

(T.L.SATYAPRAKASH, IAS) DG,TCP(HR)



**BR-VII**  
[See Code 4.10(2), (4) and (5)]  
**FORM of OCCUPATION CERTIFICATE**

**REGD.**

From

Senior Town Planner,  
Cum-Chairman, Building Composition Committee,  
Panchkula

To

✓ Sh. Rajrishi-Upender Ss/o Sh. Kesar Das  
in collaboration with ESS GEE Developers & Promoters,  
SCO-406, 1<sup>st</sup> Floor, Sector-20, Panchkula.

Memo No.STP(P)/BP-296/2024/ **2536**

Dated: **22.08.2024**

**Subject:** Regarding issuance of Occupation Certificate for Community Building (Community Centre along with Outdoor Facility) site on an area measuring 1.20 acres (forming part of Affordable Residential Plotted Colony (DDJAY-2016) on the area measuring 12.00 acres (License No. 12 of 2023 dated 24.01.2023 in the revenue estate of Village Jhambra, Sector-10, Shahabad, District Kurukshetra developed by Ess Gee Developers & Promoters Pvt. Ltd.

**Reference:** - In continuation to this office memo no. 2393 dated 08.08.2024 and your application received in this office on 10.07.2024.

Whereas applicant has applied for the issuance of Occupation Certificate for Community Building (Community Centre along with Outdoor Facility) site on an area measuring 1.20 acres (forming part of Affordable Residential Plotted Colony (DDJAY-2016) on the area measuring 12.00 acres (License No. 12 of 2023 dated 24.01.2023 in the revenue estate of Village Jhambra, Sector-10, Shahabad, District Kurukshetra. The detail of the said building alongwith area for which occupation certificate is being granted is as under:-

Ground Floor	: 562.47	Sqm
First Floor	: 81.267	Sqm
<b>Total</b>	<b>: 643.737</b>	<b>Sqm</b>

I hereby grant permission for the Occupation Certificate of the said building with following conditions:-

The permission for the occupation of the above said building is hereby granted after compounding of the violations and receipt of the composition charges amounting Rs 14,417/- (Rs. Fourteen Thousand Four Hundred and Seventeen only) subject to audit and reconciliation of accounts.

1. This occupation certificate will be void ab-initio, if the permitted use of building or part thereof is change or any additional construction or alteration in the said building is raised without approval of the Competent Authority or the portion of the building for which occupation certificate has not been granted is occupied. This would also attract action under the applicable law.
2. Fire safety measures will be provided for all the time as per Fire safety certificate approved by Director General, Fire Service, Haryana, Panchkula vide memo no. FS/2024/786 dated 11.07.2024 for an area measuring 524.553 Sqmt.
3. That you shall get Fire NOC (Fire Safety Certificate) of the actual achieved area within 60 days of issuance of this letter and submit the same to this office, in absence of which this occupation certificate will be null and void (ab-initio) without any prior intimation/reference.
4. That you will be fully responsible for any mishappening/incident/fault regarding Fire Safety measures during the course of time i.e. 60 days.

  
Senior Town Planner-cum-Chairman,  
Building Composition Committee,  
Panchkula.

Endst. No.: STP(P)/BP-296/2024/

Dated:-

A copy of the above is forwarded to the following for information please.

1. Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 205752 dated 24.07.2023.
2. District Town Planner, Kurukshetra w.r.t. his office memo no. 2619 dated 24.07.2024.

  
Senior Town Planner-cum-Chairman,  
Building Composition Committee,  
Panchkula.



