

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

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

-Sub-division & clubbing of the plots shall not be permitted 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 cantileve projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

### 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.

### 5. 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(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 DGTCP. 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.

#### 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

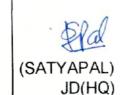
- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal
- lighting as well as Campus lighting.

  (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.
- (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 16-6-23











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

# [See Code 4.10(2), (4) and (5)] FORM of OCCUPATION CERTIFICATE

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, 1st 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 First Floor Total

: 562.47 Sqm : 81.267 Sqm

: 643.737 Sqm

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.

- 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.
- 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.

Dated: -

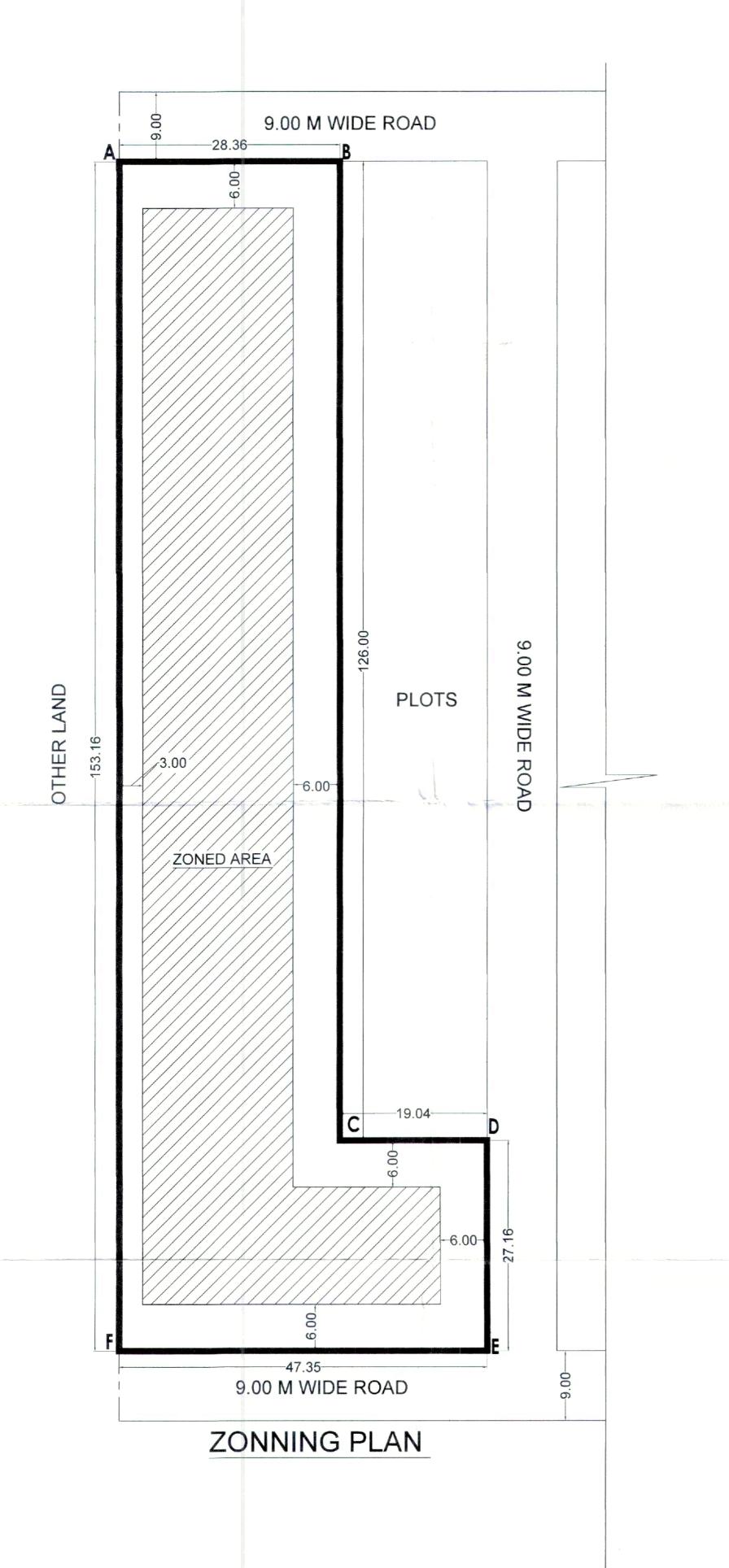
Endst. No.: STP(P)/BP-296/2024/

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

 Superintending Engineer HUDA Circle, Karnal w.r.t. his office memo No. 205752 dated 24.07.2023.

 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.



ZONING PLAN OF COMMUNITY CENTRE ON THE SITE AREA MEASURING 1.2006 ACRES (4858.84 SQ.MT.) PART OF 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 IN 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, amended from time to time.

#### SHAPE & SIZE OF SITE :

The shape and size of the Community Centre Site is in accordance to the demarcation plan verified by DTP, KURUKSHETRA vide Endst. no 2578 dated 26.07.2023 shown as A to F on the zoning plan.

#### LAND USE

The type of buildings use permissible is Community Centre in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be

#### 3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES

- (a) The type of building permitted on this site shall be building designated and intended to be used for Community Centre. Not more than 10% of the permissible FAR to be allow for rooms and residence of Manager and chowkidar.
- (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-3 above and uses permissible in the open space zone.

#### 4. SITE COVERAGE AND FLOOR AREA RATIO (FAR)

- (a) The building or buildings shall be constructed only with in the portion of the site marked as /// building zone as explained above, and nowhere else.
- (b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area of 1.2006 acres .
- (c) Maximum permissible FAR shall be 100% on the site area of 1.2006 acres. However, the maximum 10% of the permissible FAR can be utilized for commercial use viz , canteen / Restaurant.

#### HEIGHT OF BUILDING:

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Harvana Building Code, 2017.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1.	10	3
2.	15	5
3,	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8,	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

### PARKING:

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as prescribed in Code 7.1 of the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

### APPROACH TO SITE:

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director General, Town & Country Planning, Haryana. (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.

### BAR ON SUB-DIVISION OF SITE:

NOTE :-

FOLLOWED.

THAN 10.00 MTR.

1.THE APPLICANT SHALL NOT RAISE THE CONSTRUCTION MORE

2.IN CASE THE HEIGHT EXCEEDS, NORMS OF SETBCAK/OPEN SPACE AROUND THE BUILDING SHALL PROVIDED AS PER CODE 7.11(5) OF HARYANA BUILDING CODE-2017, SHALL BE

3. THE APPLICANT SHALL PROVIDE ADEQUATE FREE SPACE AS PER FIRE NORMS FOR MOVEMENT OF FIRE TENDER WHILE

APPROVAL OF BUILDING PLAN IF APPLICABLE

4.ZONED AREA = 3021.267 SQM (0.746 ACRES)

ALL DIMENSIONS ARE IN METERS

Sub-division of the site shall not be permitted, in any circumstances.

#### APPROVAL OF BUILDING PLANS:

The building plans of the building to be constructed at site shall have to be got approved from the Director General, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per Haryana Building Code-2017 (as amended from time to time), before starting up the construction.

#### 10. BASEMENT:

- (a) The single level basement within the buildable zone shall be allowed as per chapter 6.3.(3)(vi) of the Harvana Building Code, 2017.
- (b) The Basement shall be constructed, used and maintained as per chapter 7.16 of the Haryana Building Code, 2017.

#### 11. PLANNING NORMS:

The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director General, Town & Country Planning, Haryana.

#### 12. PROVISIONS OF PUBLIC HEALTH FACILITIES:

The W.C. and urinals provided in the buildings shall conform to the National Building Code of India,

#### 13. EXTERNAL FINISHES:

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Director General, Town & Country Planning, Haryana.
- (b) The water storage tanks and plumbing works shall not be visible on any face of the building and
- (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

#### 14. LIFTS AND RAMPS:

- (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase
- (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.

### 15. BUILDING BYE-LAWS:

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

### 16. FIRE SAFETY MEASURES:

- (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent
- (b) Electric Sub Station/generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
- (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

## 17. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code,

- **18.** That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- 19. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation
- 20. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

### 21. GENERAL:

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.

(b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on

- any external face of the building. (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of
- building but shall be suitably encased.
- (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
- (e) No advertisement shall be permitted.
- (f) You shall construct such Community Centre at your own cost which shall not be loaded/levied on the residents of the colony.
- (g) You shall not be allowed to sale such Community Centre without the approval of Director and the proceeds of the same shall be transferred to RWA. (h) You shall not be allowed to earn any profit such as membership charges/ fee from such
- Community Centre. (i) You shall complete the Community Centre and get the occupation certificate before obtaining

full/ part completion certificate.

DRG. NO. DG,TCP 9615 DATED 1809.2023

(SATYAPAL) JD (HQ)

(RAHUL SINGLA) ATP (HQ) (ASHISH \$HARMA) DTP (HQ)

(SUNITA SETHI) STP (HQ) (P, 8%. SINGH)

(T. L. SATYAPRAKASH, IAS) DGTCP(HR)