

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madya Marg, Chandigarh.
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Memo No. ZP-1775/AD(GK)/2024/ 16016

Dated:- 03/06/2024

To

Smt. Sudesh Devi and Others,
In collaboration with Oxygreens Infrastructure Pvt. Ltd.,
Plot no. 18-P, Sector-45, Gurugram-122002.

Subject: - Approval of Zoning Plan of Affordable Residential Plotted Colony measuring 8.13125 acres (License No. 138 of 2022 dated 09.09.2022) falling in sector-20, Jhajjar, being developed by Smt. Sudesh Devi W/o Sh. Ajmer Singh & Others in collaboration with Oxygreens Infrastructure Pvt. Ltd.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved Zoning Plan of Affordable Residential Plotted Colony (DDJAY) of subject cited Colony bearing following details:-

Sr. No	Name of site	Drawing no.
1.	Zoning Plan	Drg. No. DTCP-10251 dated 29.05.2024

The above said Zoning Plan of Affordable Residential Plotted Colony is approved with the following condition:-

- That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of Zoning Plan.

DA/As above

(S. K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1775/AD(GK)/2024/_____ Dated_____

A copy is forwarded to the following for information and further necessary action.

- Senior Town Planner, Rohtak along with the copies of approved Zoning Plan for compliance of condition no. i above.
- District Town Planner, Jhajjar.

DA/As above

(S. K. Sehrawat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY - 2016 OVER AN AREA MEASURING 8.13125 ACRES IN SECTOR -20, DISTRICT - JHAJJAR BEING DEVELOPED BY OXYGREENS INFRASTRUCTURE 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 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 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 100 square metres	66%	Single Level	200%	16.5
Upto 100 to 150 square metres	66%	Single Level	200%	16.5

- (c) The stilts are permitted for parking purpose in residential plots of all sizes.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- A). No. 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 approvals of stilt+4 dwelling units is revoked by the competent authority and building plans approvals for such stilt+4 units is allowed the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

4. BAR ON SUB-DIVISION OF PLOT

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

5. BUILDING SET BACK

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.

6. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 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.

8. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9. 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.

10. 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.

11. 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 DG.TCP. 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.
- (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.

12. 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.

13. 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.

14. 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.

15. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

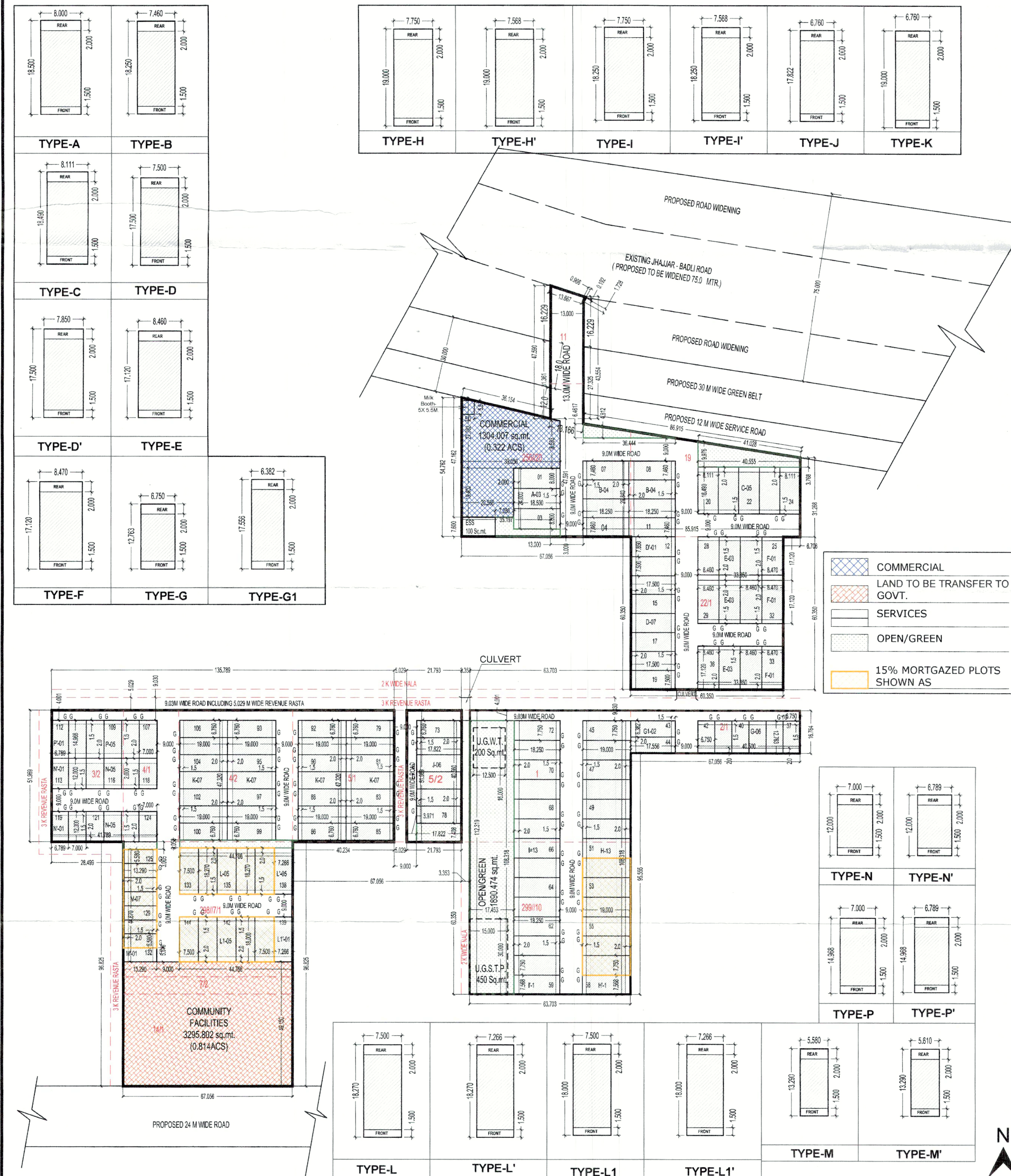
16. GENERAL

- (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 ensure the installation of Solar Power Plant as per the provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide notification no.19/4/2016-5 Power dated 14-03-2016, if applicable.
- (iii) 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.
- (iv) Approval of building plan on 50% freed plots shall be allowed as per term & condition of office order dated 05.08.2019
- (v) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time
- (vi) 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., Panipat vide Endst no.1573, dated 20-12-2021.

DRG.NO.DTCP.....10251.....DATED.....29.05.24



(GURPREET KHEPAR)
AD (HQ)

(NEHA YADAV)
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STP (E & V)

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(AMIT KHATRI, IAS)
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