

DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016, OVER AN AREA MEASURING 9.64375 ACRES, LICENSE NO. 39 OF 2025 DATED 26-03-2025 IN THE REVENUE ESTATE OF VILLAGE BAMNOLI, SECTOR-50, TEH. BAHADURGARH & DISTT. JHAJJAR (HARYANA), BEING DEVELOPED BY SMT. SUNITA W/O SH. VIRENDER KUMAR.

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- SHAPE & SIZE OF SITE.**
The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, JHAJJAR, vide Endst No. 4078 dated 09-05-2025
- 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.	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Build-able Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community	To be used for community facilities buildings.

- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

- 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.
- The Planning parameter to be adopted is as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Floor Area Ratio (FAR) (With Purchasable FAR)	Maximum permissible Height (G+3 Floor) (including stilt+4 Floor) (in meters)
Above 75.0 Sq.M. up to 150 Sq.M.	75%	Single Level	1.45	1.45+1.19 = 2.64	16.5

- The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 m. as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL- III- UBL/7/5/2006-2TCP dated 25-04-2022.

- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
No.'s of dwelling units permitted on each plot: **(Four)**

- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.

- 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 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.

- STILT PARKING**
Stilt parking is allowed in all sizes 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 shall be used as per code no. 7.1(1) of HBC-2017.

- PARKING**
(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

- PLINTH LEVEL**
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- 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.
- 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**
 - The boundary wall shall be constructed as per Code 7.5.
 - 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.
 - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below-
 - 0.5 meters Radius for plots opening on to open space.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
 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**
 - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
 - An additional wicket gate of standard design not exceeding 1.25 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**
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/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.
 - That the colonizer/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.
 - Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
 - 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, JHAJJAR vide Endst no. 4078 dated 09-05-2025

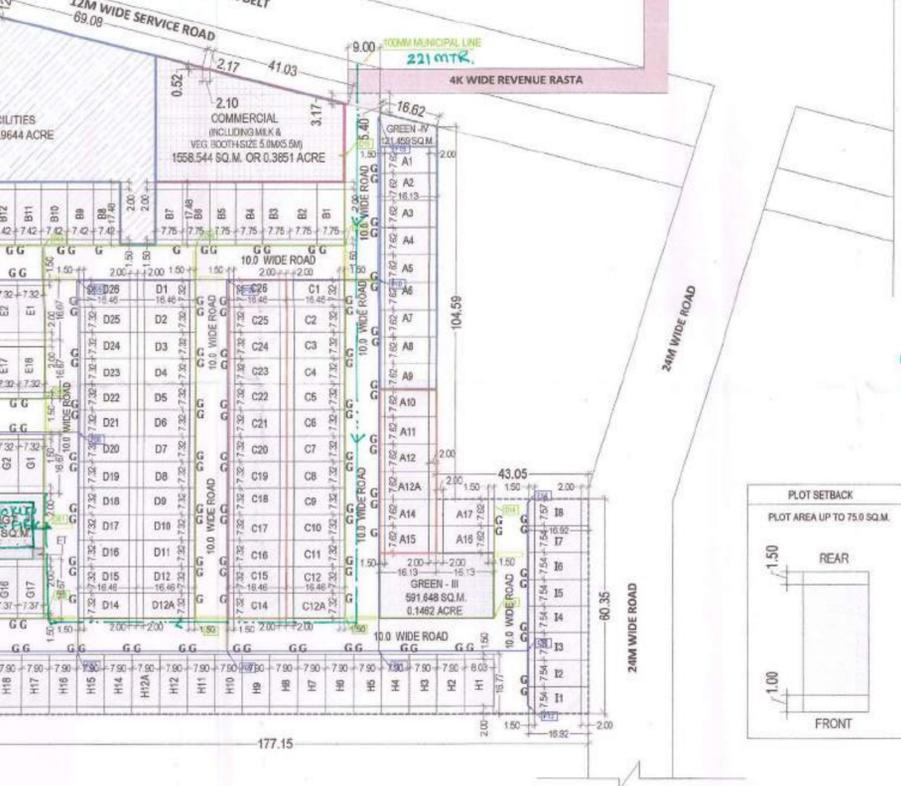
DRG. NO. DTCP 11203 DATED 26-06-2025

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ) (JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)

PROJECT - AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.64375 ACRES, LICENSE NO. 39 OF 2025 DATED 26-03-2025 IN THE REVENUE ESTATE OF VILLAGE BAMNOLI, SECTOR-50, TEH. BAHADURGARH & DISTT. JHAJJAR (HARYANA)

LE - DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINE

S.NO	Line No	Length of Pipe	Dia of Pipe	Head at start	Head at End	Head at End
1	UGT	D-01	5	95.000	45.00	100.000
2	D-01	D-02	38	100.000	38.92	100.000
3	D-02	D-05	67	100.000	39.73	100.000
4	D-02	D-03	44	100.000	39.73	100.000
5	D-03	D-04	67	100.000	39.54	100.000
6	D-04	D-05	44	100.000	39.46	100.000
7	D-05	D-06	32	100.000	39.44	100.000
8	D-06	D-07	32	100.000	39.43	100.000
9	D-07	D-08	24	100.000	39.43	100.000
10	D-08	D-10	43	100.000	39.39	100.000
11	D-08	D-09	43	100.000	39.39	100.000
12	D-09	D-10	106	100.000	39.36	100.000
13	D-10	D-12	43	100.000	39.33	100.000
14	D-09	D-11	44	100.000	39.33	100.000
15	D-11	D-12	108	100.000	39.33	100.000
16	D-12	D-13	43	100.000	39.32	100.000
17	D-13	D-14	32	100.000	39.22	100.000
18	D-14	D-15	26	100.000	39.33	100.000

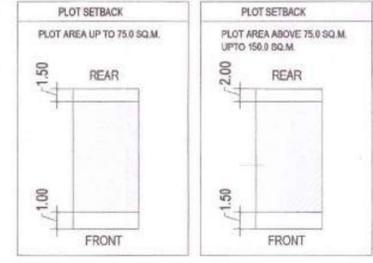


LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- U.G. STP = 450.0 SQ.M.
- U.G.T. = 200.0 SQ.M.
- ET 3.0MX3.0M
- PLOT
- GREEN AREA
- AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT
- MORTGAGED PLOTS IN LIEU OF B.G. OF EDC
- MORTGAGED PLOTS IN LIEU OF B.G. OF IDW

WATER SUPPLY LEGEND

- VALVE
- DOMESTIC WATER SUPPLY (Ductile Iron K7)
- FLUSHING WATER SUPPLY (UPVC SH 80)
- R.C.C. RUMBLE PIPE FOR ROAD CORISING
- GARDEN HYDRANT
- FIRE HYDRANT
- AIR RELEASE VALVE



AREA CALCULATIONS

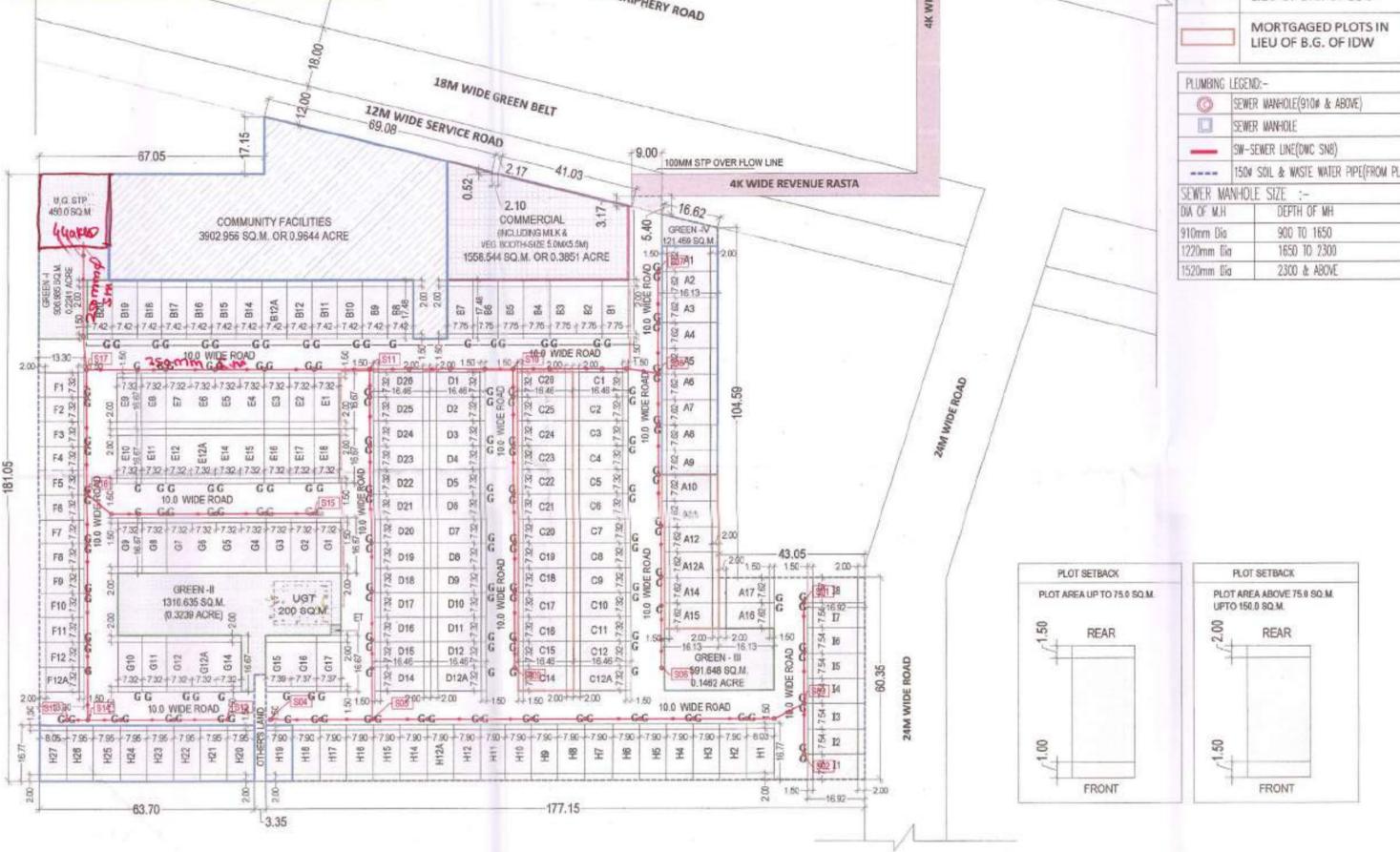
S.NO.	DESCRIPTION	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.64375	-	-	-
2	AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.0095	-	-	-
3	BALANCE AREA	9.63422	-	-	-
4	50% BENEFIT OF AREA UNDER 12.0M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.00476	-	-	-
5	NET PLANNED AREA	9.6390	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	5.2231	54.19%	5.8798	61.00%
7	AREA UNDER COMMERCIAL	0.3851	4.0%	0.3856	4%
8	TOTAL SALEABLE AREA (6+7)	5.6083	58.18%	6.2653	65.00%
9	OPEN SPACE/ PARKS	0.7242	7.51%	0.7229	7.50%
10	SPACE FOR COMMUNITY FACILITIES	0.9644	10%	0.96390	10%

PLOT AREA DETAILS

S.NO.	CATEGORY	SIZE IN METERS		AREA (SQ.M.)	NO. OF PLOT	TOTAL AREA (SQ.M.)
		WIDTH	DEPTH			
1	TYPE-A (A1-A17)	16.13	7.62	122.91	17	2089.48
2	TYPE-B (B1-B7)	7.75	17.48	135.47	7	948.29
3	TYPE-B (B8-B20)	7.42	17.48	129.70	13	1686.12
4	TYPE-C (C1-C26)	16.46	7.32	120.49	26	3132.67
5	TYPE-D (D1-D26)	16.46	7.32	120.49	26	3132.67
6	TYPE-E (E1-E18)	7.32	16.67	122.02	18	2196.44
7	TYPE-F (F1-F12A)	13.30	7.32	97.36	13	1265.63
8	TYPE-G (G1-G14)	7.32	16.67	122.02	14	1708.34
9	TYPE-G (G15)	7.39	16.67	123.19	1	123.19
10	TYPE-G (G16-G17)	7.37	16.67	122.86	2	245.72
11	TYPE-H (H1)	8.03	16.77	134.66	1	134.66
12	TYPE-H (H2-H19)	7.90	16.77	132.48	18	2384.69
13	TYPE-H (H20-H26)	7.95	16.77	133.32	7	933.25
14	TYPE-H (H27)	8.05	16.77	135.00	1	135.00
15	TYPE-I (I1-I7)	7.54	16.92	127.58	7	893.04
16	TYPE-I (I8)	7.57	16.92	128.08	1	128.08
A	TOTAL				172	21137.27
						5.2231

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S.No.	Line No.	Length	Pipe Size	Grade (S/M)	Proposed Head at Start	Proposed Head at End	Proposed Head at End	Proposed Head at End
1	S-01	5.00	150	0.00	100.00	100.00	100.00	100.00
2	S-02	5.00	150	0.00	100.00	100.00	100.00	100.00
3	S-03	5.00	150	0.00	100.00	100.00	100.00	100.00
4	S-04	5.00	150	0.00	100.00	100.00	100.00	100.00
5	S-05	5.11	150	0.00	100.00	100.00	100.00	100.00
6	S-06	5.00	150	0.00	100.00	100.00	100.00	100.00
7	S-07	5.00	150	0.00	100.00	100.00	100.00	100.00
8	S-08	5.10	150	0.00	100.00	100.00	100.00	100.00
9	S-09	5.10	150	0.00	100.00	100.00	100.00	100.00
10	S-10	5.11	150	0.00	100.00	100.00	100.00	100.00
11	S-11	5.17	150	0.00	100.00	100.00	100.00	100.00
12	S-12	5.14	150	0.00	100.00	100.00	100.00	100.00
13	S-13	5.14	150	0.00	100.00	100.00	100.00	100.00
14	S-14	5.16	150	0.00	100.00	100.00	100.00	100.00
15	S-15	5.16	150	0.00	100.00	100.00	100.00	100.00
16	S-16	5.17	150	0.00	100.00	100.00	100.00	100.00
17	S-17	5.17	150	0.00	100.00	100.00	100.00	100.00



LEGENDS

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- MORTGAGED PLOTS IN LIEU OF B.G. OF EDC
- MORTGAGED PLOTS IN LIEU OF B.G. OF IDW

PLUMBING LEGEND:-

- SEWER MANHOLE (910 & ABOVE)
- SEWER MANHOLE
- SM-SEWER LINE (DWC SMO)
- 150M SOIL & WASTE WATER PIPE (FROM PLOT)

SEWER MANHOLE SIZE :-

DIA OF MH	DEPTH OF MH
910mm Dia	900 TO 1650
1220mm Dia	1650 TO 2300
1520mm Dia	2300 & ABOVE

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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.	Road	Road furniture at approved places.
2.	Public open space	To be used only for landscape features.
3.	Residential Build-able Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.
5.	Community	To be used for community facilities buildings.

3. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING

- The building or buildings shall be constructed only within the portion of the site marked as build-able zone as explained above, and nowhere else.
- The Planning parameter to be adopted is as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Floor Area Ratio (FAR) (With Purchasable FAR)	Maximum permissible Height (G+3 Floor) (including stilt+4 Floor) (in meters)
Above 75.0 Sq.M. up to 150 Sq.M.	75%	Single Level	1.45	1.45+1.19 = 2.64	16.5

- 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 16.5 m. as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL- III- UBL/7/5/2006-2TCP dated 25-04-2022.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

No's of dwelling units permitted on each plot: 4 (Four)

5. BAR ON SUB-DIVISION OF PLOT

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

6. 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 in rear side.

7. 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.

8. STILT PARKING

Stilt parking is allowed in all sizes 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 shall be used as per code no. 7.1(1) of HBC-2017.

9. PARKING

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

10. PLINTH LEVEL

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

11. 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.

12. 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.

13. BOUNDARY WALL

- The boundary wall shall be constructed as per Code 7.5.
- 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.
- In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
 - 0.5 meters Radius for plots opening on to open space.
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- Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- An additional wicket gate of standard design not exceeding 1.25 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.

15. 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.

16. 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.

17. ACCESS

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

18. GENERAL

- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/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.
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- 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, JHAJJAR vide Endst no. 4078 dated 09-05-2025

AREA CALCULATIONS

S.NO.	DESCRIPTION	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.64375	-	-	-
2	AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.0095	-	-	-
3	BALANCE AREA	9.63422	-	-	-
4	50% BENEFIT OF AREA UNDER 12.0M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.00476	-	-	-
5	NET PLANNED AREA	9.6390	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	5.2231	54.19%	5.8798	61.00%
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DRG. NO. DTCP 11203 DATED 26-06-2025



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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.	Road	Road furniture at approved places.
2.	Public open space	To be used only for landscape features.
3.	Residential Build-able Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.
5.	Community	To be used for community facilities buildings.

- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

- 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.
- The Planning parameter to be adopted is as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Floor Area Ratio (FAR) (With Purchasable FAR)	Maximum permissible Height (G+3 Floor) (including stilt+4 Floor) (in meters)
Above 75.0 Sq.M. up to 150 Sq.M.	75%	Single Level	1.45	1.45+1.19 = 2.64	16.5

- The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 m. as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL- III- UBL/7/5/2006-2TCP dated 25-04-2022.

- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
No's of dwelling units permitted on each plot: **(Four)**

- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.

- 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 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.

- STILT PARKING**
Stilt parking is allowed in all sizes 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 shall be used as per code no. 7.1(1) of HBC-2017.

- PARKING**
(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

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

- 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.

- 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**
 - The boundary wall shall be constructed as per Code 7.5.
 - 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.
 - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below-
 - 0.5 meters Radius for plots opening on to open space.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.

- GATE AND GATE POST**
 - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
 - An additional wicket gate of standard design not exceeding 1.25 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**
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/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.
 - That the colonizer/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.
 - Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
 - 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, JHAJJAR vide Endst no. 4078 dated 09-05-2025

DRG. NO. DTCP 11203

DATED 26-06-2025

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP (HQ) (JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)

PROJECT - AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 9.64375 ACRES, LICENSE NO. 39 OF 2025 DATED 26-03-2025 IN THE REVENUE ESTATE OF VILLAGE BARNOLI, SECTOR-50, TEH. BAHADURGARH & DISTT. JHAJJAR (HARYANA)

LE - DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINE

S.NO	Line No	Length of Pipe	Dia of Pipe	Head at start	Head at End	Head at End
1	UGT	D-01	5	95.000	45.00	100.000
2	D-01	D-02	38	100.000	38.92	100.000
3	D-02	D-05	67	100.000	39.73	100.000
4	D-02	D-03	44	100.000	39.73	100.000
5	D-03	D-04	67	100.000	39.54	100.000
6	D-04	D-05	44	100.000	39.46	100.000
7	D-05	D-06	32	100.000	39.44	100.000
8	D-06	D-07	32	100.000	39.43	100.000
9	D-07	D-08	24	100.000	39.43	100.000
10	D-08	D-10	43	100.000	39.70	100.000
11	D-08	D-09	43	100.000	39.30	100.000
12	D-09	D-10	106	100.000	39.36	100.000
13	D-10	D-12	43	100.000	39.33	100.000
14	D-09	D-11	44	100.000	39.30	100.000
15	D-11	D-12	108	100.000	39.33	100.000
16	D-12	D-13	43	100.000	39.23	100.000
17	D-13	D-14	32	100.000	39.22	100.000
18	D-14	D-15	26	100.000	39.33	100.000

LE - FLUSHING WATER SUPPLY HYDRAULIC CHART FOR RING LINE

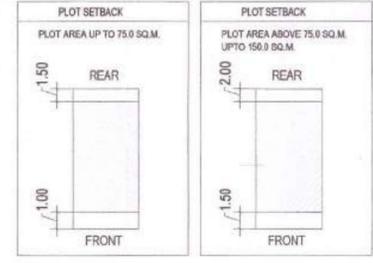
S.NO	Line No	Length of Pipe	Dia of Pipe	Head at start	Head at End	Head at End
1	STP	F-01	41	160.000	45.16	100.000
2	F-01	F-02	43	160.000	39.38	100.000
3	F-02	F-03	62	160.000	39.19	100.000
4	F-03	F-04	48	160.000	39.19	100.000
5	F-02	F-06	86	160.000	39.19	100.000
6	F-05	F-06	41	160.000	39.19	100.000
7	F-06	F-07	62	160.000	39.19	100.000
8	F-07	F-08	43	160.000	39.19	100.000
9	F-01	F-08	95	160.000	39.19	100.000
10	F-05	F-08	43	160.000	39.19	100.000
11	F-08	F-09	105	160.000	39.19	100.000
12	F-08	F-11	43	160.000	39.19	100.000
13	F-08	F-10	43	160.000	39.19	100.000
14	F-10	F-11	105	160.000	39.19	100.000
15	F-11	F-12	42	160.000	39.19	100.000
16	F-12	F-13	36	160.000	39.19	100.000
17	F-13	F-14	42	160.000	39.19	100.000
18	F-10	F-15	38	160.000	39.19	100.000

LEGENDS

- PLOT BOUNDARY
- COMMERCIAL
- COMMUNITY
- U.G. STP = 450.0 SQ.M.
- U.G.T. = 200.0 SQ.M.
- ET 3.0MX3.0M
- PLOT
- GREEN AREA
- AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT
- MORTGAGED PLOTS IN LIEU OF B.G. OF EDC
- MORTGAGED PLOTS IN LIEU OF B.G. OF IDW

WATER SUPPLY LEGEND

- VALVE
- DOMESTIC WATER SUPPLY (Ductile Iron K7)
- FLUSHING WATER SUPPLY (UPVC SH 80)
- R.C.C. RING PIPE FOR ROAD CROSSING
- GARDEN HYDRANT
- FIRE HYDRANT
- AIR RELEASE VALVE



AREA CALCULATIONS

S.NO.	DESCRIPTION	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	9.64375	-	-	-
2	AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.0095	-	-	-
3	BALANCE AREA	9.63422	-	-	-
4	50% BENEFIT OF AREA UNDER 12.0M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.00476	-	-	-
5	NET PLANNED AREA	9.6390	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	5.2231	54.19%	5.8798	61.00%
7	AREA UNDER COMMERCIAL	0.3851	4.0%	0.3856	4%
8	TOTAL SALEABLE AREA (6+7)	5.6083	58.18%	6.2653	65.00%
9	OPEN SPACE/ PARKS	0.7242	7.51%	0.7229	7.50%
10	SPACE FOR COMMUNITY FACILITIES	0.9644	10%	0.96390	10%

PLOT AREA DETAILS

S.NO.	CATEGORY	SIZE IN METERS		AREA (SQ.M.)	NO. OF PLOT	TOTAL AREA (SQ.M.)
		WIDTH	DEPTH			
1	TYPE-A (A1-A17)	16.13	7.62	122.91	17	2089.48
2	TYPE-B (B1-B7)	7.75	17.48	135.47	7	948.29
3	TYPE-B (B8-B20)	7.42	17.48	129.70	13	1686.12
4	TYPE-C (C1-C26)	16.46	7.32	120.49	26	3132.67
5	TYPE-D (D1-D26)	16.46	7.32	120.49	26	3132.67
6	TYPE-E (E1-E18)	7.32	16.67	122.02	18	2196.44
7	TYPE-F (F1-F12A)	13.30	7.32	97.36	13	1265.63
8	TYPE-G (G1-G14)	7.32	16.67	122.02	14	1708.34
9	TYPE-G (G15)	7.39	16.67	123.19	1	123.19
10	TYPE-G (G16-G17)	7.37	16.67	122.86	2	245.72
11	TYPE-H (H1)	8.03	16.77	134.66	1	134.66
12	TYPE-H (H2-H19)	7.90	16.77	132.48	18	2384.69
13	TYPE-H (H20-H26)	7.95	16.77	133.32	7	933.25
14	TYPE-H (H27)	8.05	16.77	135.00	1	135.00
15	TYPE-I (I1-I7)	7.54	16.92	127.58	7	893.04
16	TYPE-I (I8)	7.57	16.92	128.08	1	128.08
A	TOTAL				172	21137.27 5.2231

DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016, OVER AN AREA MEASURING 9.64375 ACRES, LICENSE NO. 39 OF 2025 DATED 26-03-2025 IN THE REVENUE ESTATE OF VILLAGE BAMNOU, SECTOR-50, TEH. BAHADURGARH & DISTT. JHAJJAR(HARYANA), BEING DEVELOPED BY SMT. SUNITA W/O SH. VIRENDER KUMAR.

FOR PURPOSE OF CODE 1.2 (kvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- SHAPE & SIZE OF SITE.**
The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, JHAJJAR, vide Enrst No. 4078 dated 09-05-2025
- 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.
- 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.
- 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 walls 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 1.25 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.
(c) The Planning parameter to be adopted is as below :-
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND INCLUDING STILT PARKING.**
(a) The building or buildings shall be constructed only within the portion of the site marked as build-able zone as explained above, and nowhere else.
(b) The Planning parameter to be adopted is as below :-
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT.**
No's of dwelling units permitted on each plot: 4 (Four)
- BAR ON SUB-DIVISION OF PLOT.**
Sub-division or clubbing of the plots shall not be permitted in any circumstances.
- 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 in rear side.
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable) Act, 2009, as amended from time to time.
(iv) Fire safety protection measures shall be regulated by Haryana fire service issued by Haryana Government Renewable Energy Department, if applicable, dated 21.03.2016
(iii) Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(ii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(i) That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government for internal lighting as well as Campus lighting.
- ACCESS.**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL.**
(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service issued by Haryana Government Renewable Energy Department, if applicable, dated 21.03.2016
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable) Act, 2009, as amended from time to time.

Plot Area	Ground Coverage	Ratio (FAR)	Floor Area Ratio (FAR)	Maximum Permissible Height (in meters)
Above 75.0 Sq.M. up to 150 Sq.M.	75%	Single Level	1.45	16.5
			1.45+1.19 = 2.64	

- PARKING.**
Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time, in no circumstances, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- STILT PARKING.**
Stilt parking is allowed in all sizes 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 shall be used as per code no. 7.1(1) of HBC-2017.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY.**
As per provisions of Haryana Building Code, 2017.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT.**
No's of dwelling units permitted on each plot: 4 (Four)
- BAR ON SUB-DIVISION OF PLOT.**
Sub-division or clubbing of the plots shall not be permitted in any circumstances.
- 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 in rear side.
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable) Act, 2009, as amended from time to time.
(iv) Fire safety protection measures shall be regulated by Haryana fire service issued by Haryana Government Renewable Energy Department, if applicable, dated 21.03.2016
(iii) Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(ii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(i) That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government for internal lighting as well as Campus lighting.
- ACCESS.**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL.**
(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service issued by Haryana Government Renewable Energy Department, if applicable, dated 21.03.2016
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable) Act, 2009, as amended from time to time.

LEGENDS

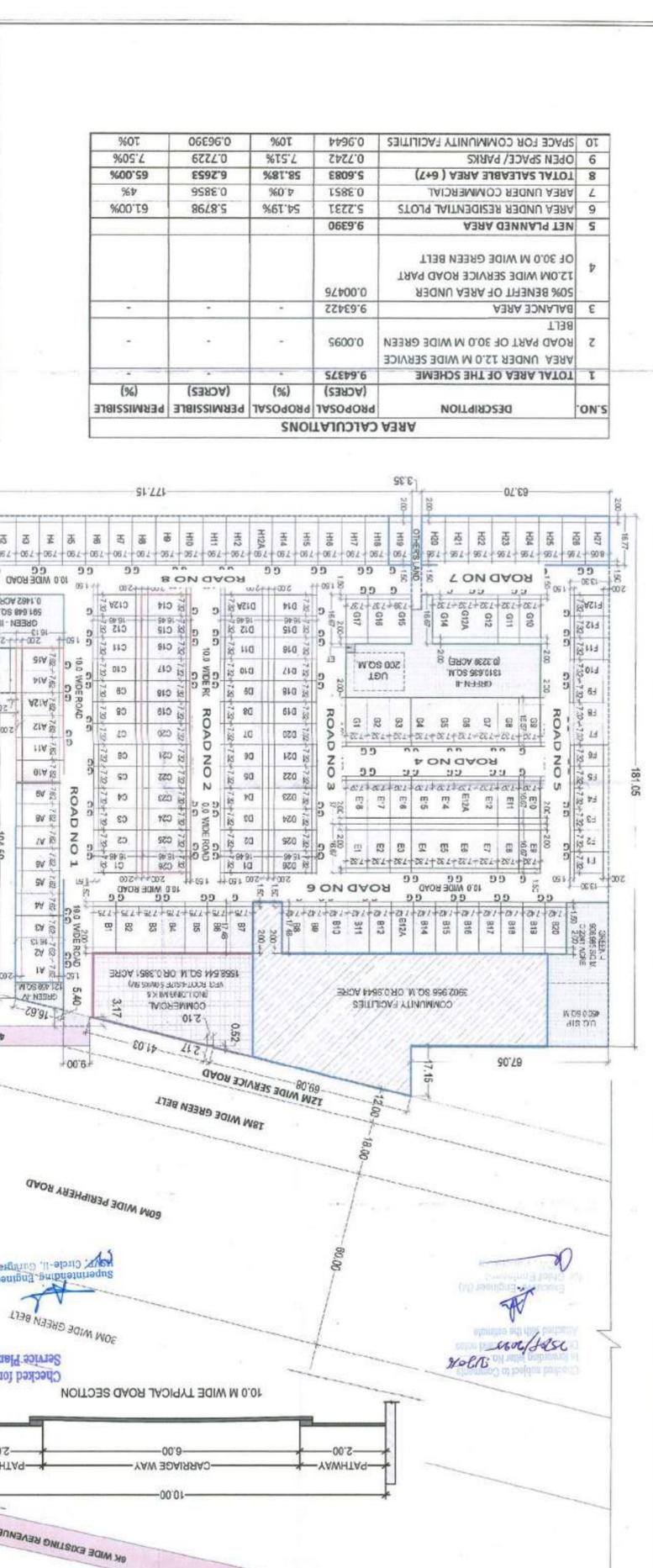
[Red Box]	LEU OF B.G. OF IDW
[Green Box]	MORTGAGED PLOTS IN LEU OF B.G. OF IDW
[Blue Box]	LEU OF B.G. OF EDC
[Purple Box]	MORTGAGED PLOTS IN LEU OF B.G. OF EDC
[Light Blue Box]	AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT
[Light Green Box]	GREEN AREA
[White Box]	PLOT
[Light Blue Box]	ET 3.0MX3.0M
[Light Green Box]	U.G.T. = 200.0 SQ.M.
[Light Green Box]	U.G. STP = 450.0 SQ.M.
[Light Blue Box]	COMMUNITY
[Light Green Box]	COMMERCIAL
[Light Blue Box]	PLOT BOUNDARY

ROAD DETAILS

SN	NAME	LENGTH	WIDTH	METALLED
1	148.41 M	10 M	5.5 M	
2	105.16 M	10 M	5.5 M	
3	105.16 M	10 M	5.5 M	
4	75.88 M	10 M	5.5 M	
5	105.16 M	10 M	5.5 M	
6	180.02 M	10 M	5.5 M	
7	63.70 M	10 M	5.5 M	
8	155.23 M	10 M	5.5 M	
9	60.35 M	10 M	5.5 M	
10	999.07 M			

PLOT AREA DETAILS

S.NO.	CATEGORY	SIZE IN METERS	WIDTH X DEPTH (SQ.M.)	AREA NO. OF TOTAL AREA (SQ.M.)
1	TYPE-A (A1-A17)	16.13 X 7.62	122.94	2089.48
2	TYPE-B (B1-B7)	17.48 X 7.75	135.47	948.29
3	TYPE-B (B8-B20)	17.48 X 7.42	129.70	1686.12
4	TYPE-C (C1-C26)	16.46 X 7.32	120.49	3132.67
5	TYPE-D (D1-D26)	16.46 X 7.32	120.49	3132.67
6	TYPE-E (E1-E18)	16.67 X 7.32	122.02	2196.44
7	TYPE-F (F1-F24)	13.30 X 7.32	97.36	1265.63
8	TYPE-G (G1-G14)	16.67 X 7.32	122.02	1708.34
9	TYPE-G (G15)	16.67 X 7.39	123.19	123.19
10	TYPE-G (G16-G17)	16.67 X 7.37	122.86	245.72
11	TYPE-H (H1)	16.77 X 14.66	134.66	134.66
12	TYPE-H (H2-H9)	16.77 X 7.90	132.48	2384.69
13	TYPE-H (H20-H26)	16.77 X 7.95	133.32	933.25
14	TYPE-H (H27)	8.05 X 16.77	135.00	135.00
15	TYPE-I (I1-I7)	16.92 X 7.54	127.58	893.04
16	TYPE-I (I8)	16.92 X 7.57	128.08	128.08
A	TOTAL			2137.27



AREA CALCULATIONS

S.NO.	DESCRIPTION	PROPOSAL (ACRES)	PERMISSIBLE (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	AREA UNDER 12.0 M WIDE SERVICE ROAD PART OF 30.0 M WIDE GREEN BELT	0.0095	-	-	-
2	ROAD PART OF 30.0 M WIDE GREEN BELT	-	-	-	-
3	BALANCE AREA	9.6422	-	-	-
4	50% BENEFIT OF AREA UNDER 12.0M WIDE SERVICE ROAD PART	0.00476	-	-	-
5	NET PLANNED AREA	9.6390	54.19%	5.8798	61.00%
6	AREA UNDER COMMERCIAL	0.3851	4.0%	0.3856	4%
7	TOTAL SALEABLE AREA (6*7)	5.6083	58.18%	6.2633	65.00%
8	OPEN SPACE/ PARKS	0.2242	7.51%	0.2729	7.50%
9	SPACE FOR COMMUNITY FACILITIES	0.9644	10%	0.96390	10%

DRG. NO. DTCP 11203
DATED 26-05-2025

(AMIT KHATRI, IAS) DTCP (HR.)
BHUVNESH KUMAR CTP (HR.)
(VIRENDER SINGH) STP (HQ.)
(JAIDEEP) DTP (HQ.)
(SIVANU ROHILLA) ATP (HQ.)
(GURPREET KHEHAR) JD (HQ.)

Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P., JHAJJAR vide Enrst no. 4078 dated 09-05-2025

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

11. **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.

12. **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.

13. **BOUNDARY WALL.**
(a) The boundary walls 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.

14. **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 1.25 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.
(c) The Planning parameter to be adopted is as below :-

15. **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.

16. **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.

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

18. **GENERAL.**
(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the colonizer/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(iii) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5-Power Renewable Energy Department, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service issued by Haryana Government Renewable Energy Department, if applicable, dated 21.03.2016
(v) Rain water harvesting shall be provided as per HBC-2017 (if applicable) Act, 2009, as amended from time to time.