

Regd.

Directorate of Town & Country Planning, Haryana5
Nagar Yojna Bhawan, Plot No-3, Block-A, Sector-18-A, Madhya Marg, Chandigarh.
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Memo No. ZP-1690/JD(SP)/2023/ 11236

Dated:- 19/04/2023

To

Trident Hills Pvt. Ltd.,
(Formerly known as Ireo Five Rivers Pvt. Ltd.),
Regd. Office 310, Prakash Deep Building,
7 Tolystoy Marg, New delhi-110001.


Subject: - Approval of zoning plan of Residential plotted Colony, Group Housing Scheme & Commercial site (under NILP Policy - 2022) and Primary School, Nursery School-1 & 2, Nursing Home-1 & 2 over an area measuring 71.28125 acres (Licence No. 124 of 2022 dated 18.08.2022) in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex District Panchkula being developed by Trident Hills Pvt. Ltd.

Reference: Kindly refer your application dated 10.11.2022 in the O/o DTP, Panchkula on the subject cited above.

Please find enclosed copies of approved of zoning plan of Residential plotted Colony, Group Housing Scheme & Commercial site (under NILP Policy - 2022) and Primary School, Nursery School-1 & 2, Nursing Home-1 & 2 over an area measuring 71.28125 acres (Licence No. 124 of 2022 dated 18.08.2022). The details of approved zoning plans is given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Residential plotted Colony (under NILP Policy)	DGTCP-9157	18.04.2023
2.	Group Housing Scheme 8.223 Acre (Pocket-Forest Vista)	DGTCP-9158	18.04.2023
3.	Commercial site-1.606 Acre (Pocket-Forest Vista)	DGTCP-9159	18.04.2023
4.	Primary School Site - 0.54 Acre (Pocket- Forest Vista)	DGTCP-9160	18.04.2023
5.	Nursery School-1 Site-0.234 Acre (Pocket- Hills Vista-A)	DGTCP-9161	18.04.2023
6.	Nursery School-2 Site-0.202 Acre (Pocket- Hills Vista-B)	DGTCP-9162	18.04.2023
7.	Nursing Home-1 Site-0.253 Acre (Pocket- Forest Vista)	DGTCP-9163	18.04.2023
8.	Nursing Home-2 Site-0.247 Acre (Pocket- Forest Vista)	DGTCP-9164	18.04.2023

DA/As above


(Ashish Sharma)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

A copy of approved zoning plans of above subjected site is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Panchkula..

DA/As above

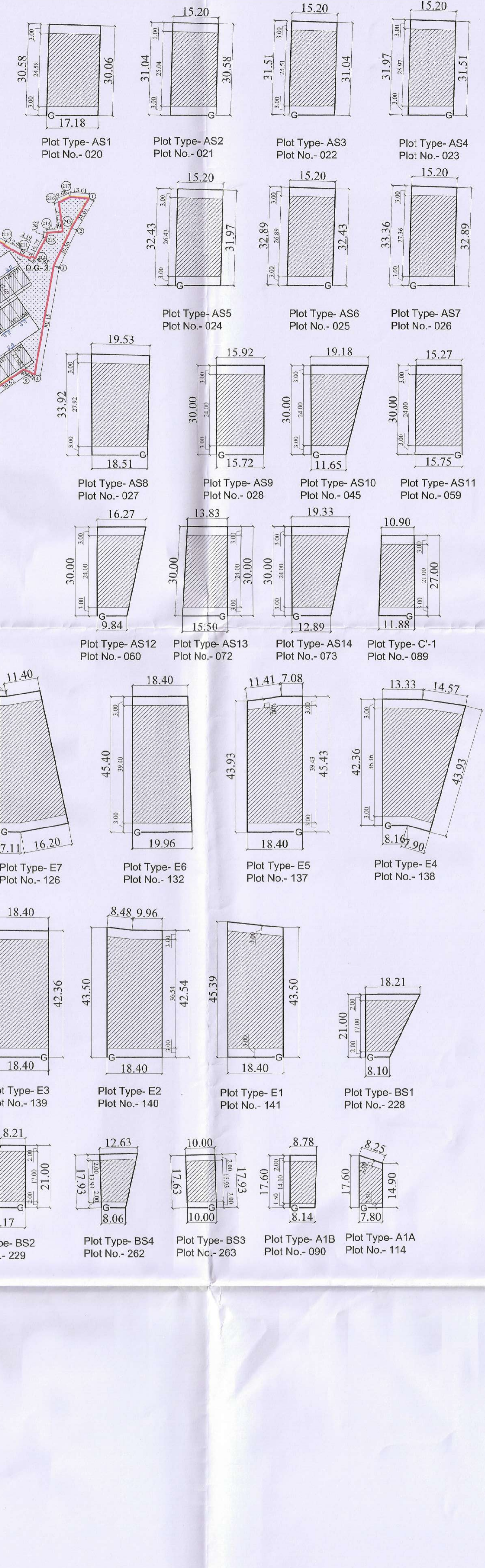
/

(Ashish Sharma)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

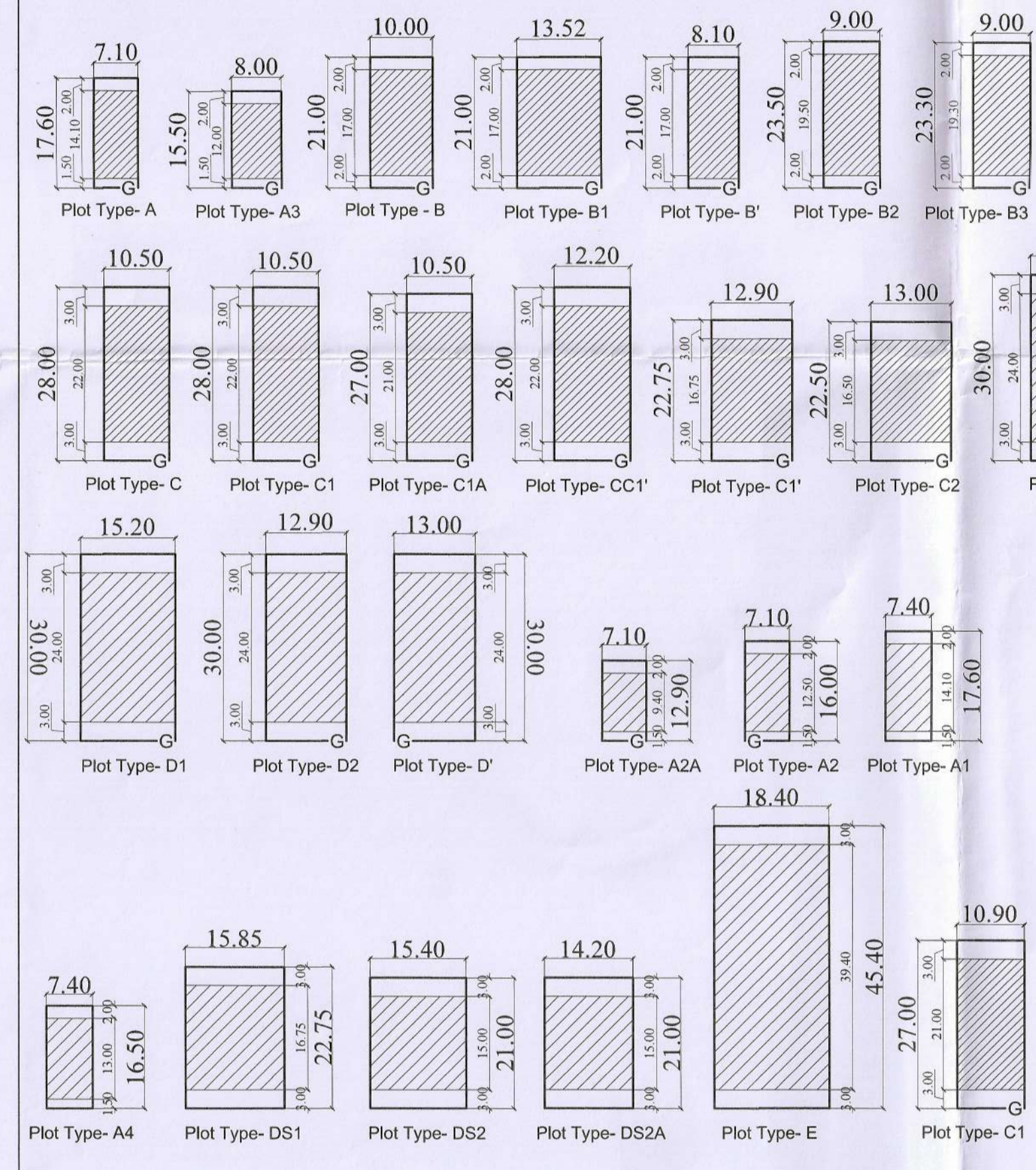
ODD SHAPED PLOTS DETAIL: FOREST VISTA

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NILP POLICY) MEASURING 71.28125 ACRES (LIC. NO. 124 OF 2022 DATED 18-08-2022) AT SECTOR - 3, 4 & 4A, PINJORE KALKA URBAN COMPLEX, DISTRICT - PANCHKULA BEING DEVELOPED BY M/s TRIDENT HILLS PVT. LIMITED AND OTHERS (FORMERLY KNOWN AS M/s IREO FIVERIVER PVT. LTD.)

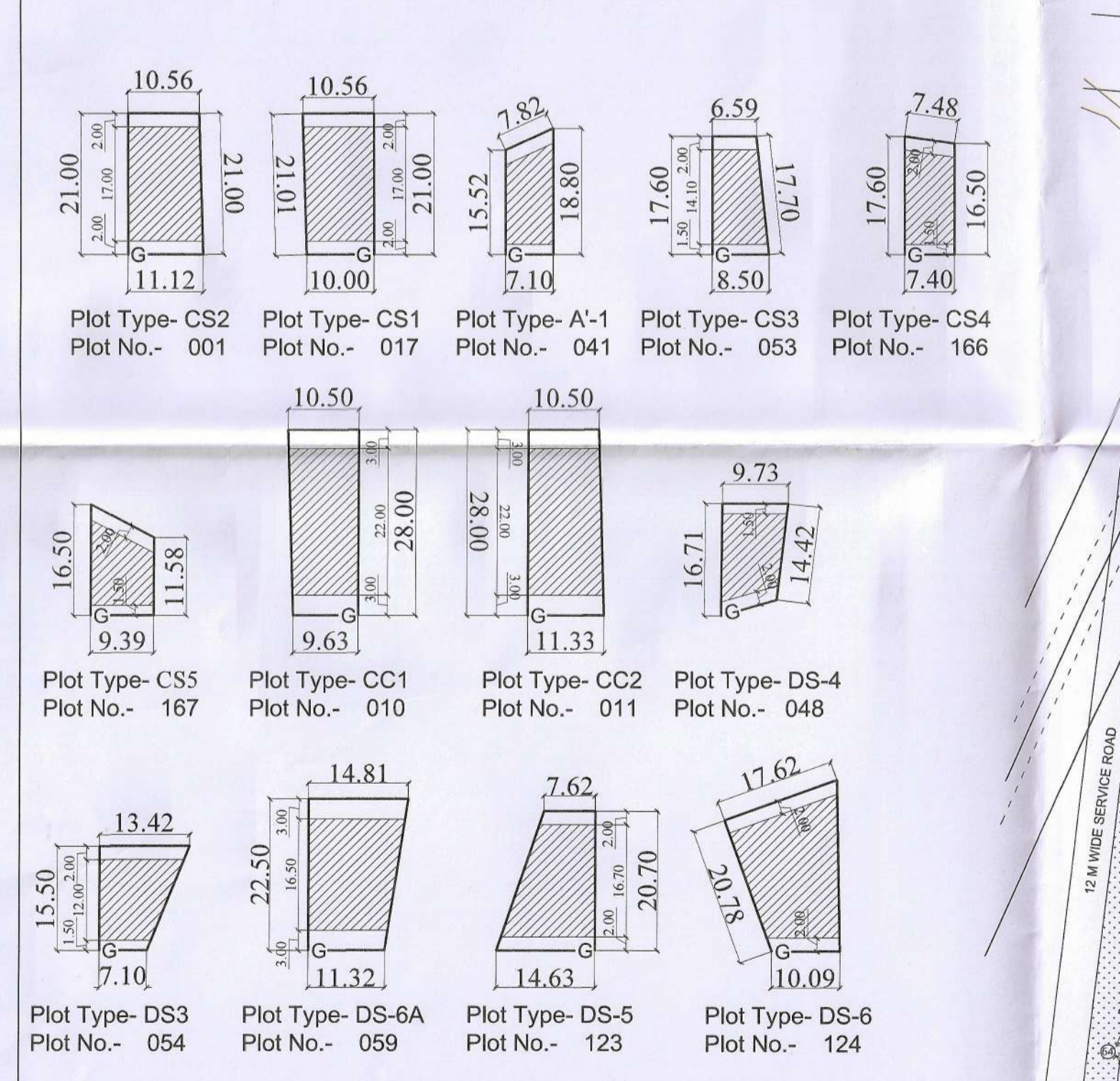
For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.



REGULAR PLOTS DETAIL: FOREST VISTA & HILLS VISTA A & B



ODD SHAPED PLOTS DETAIL: HILLS VISTA A & B



LEGEND :-

- LICENSE BOUNDARY
- O.L (OTHERS LAND)
- COMMERCIAL
- COMMUNITY FACILITIES
- U.D PARCELS

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 landscape features.
	Residential Building Zone	Residential Building
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community Building	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 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. and maximum permissible height / including stilt parking on the area of the site mentioned in column -1, according to the table below:-

Plot Size/ Category	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (6+3 Floor) (Including stilt (S+4 Floor) (in meters)	Additional Purchasable (FAR)	Total FAR	THE PERMISSIBLE GROUND COVERAGE HAS BEEN REVISED AND ACCORDINGLY PROVIDED VIDE MEMO NO. MSC-238-ULB-VOL-II-A/72/2006-21CP DATED 25/04/2022
1	2	3	4	5	6	7	
Upto 100 square metres	75%	Single Level	165%	upto 16.5 M	0.99	264%	MSC-238-ULB-VOL-II-A/72/2006-21CP DATED 25/04/2022
Above 100 to 250 square metres	75%	Single Level	145%	upto 16.5 M	1.19	264%	THE RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO
Above 250 to 350 square metres	66%	Single Level	130%	upto 16.5 M	1.15	245%	MS-MSC-2266/2019(SO/07)/24/015-31CP DATED 02/09/2019
Above 350 to 500 square metres	66%	Single Level	120%	upto 16.5 M	1.20	240%	
Above 500 to 1000 square metres	66%	Single Level	100%	upto 16.5 M	1.40	240%	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017.

- NOTE:-**
- a) In case of permissible ground coverage as permitted in the rules is not possible to achieve in the ground the same may be achieved on top floor.
 - b) The additional FAR is allowed in payment of charges as approved by the government from time to time.
 - c) The sites are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed upto 16.5 meters.

3. SUB-DIVISION / COMBINATION OF PLOTS.

- (a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPL plots, subject to the following conditions:- The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as residential buildable zone.

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 of plots. The clear height of the stilt shall be 2.40 meters for 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) Adequate parking spaces, covered open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code Haryana Building Code, 2017.
- (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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

9. BASEMENT

Single level basement within the building zone of the site may be provided constructed, used and maintained as per the Haryana Building Code 2017.

10. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the 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 DG, TCP, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.
- (c) In case of corner plots, boundary wall 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 E.W.S. plots.
 - iii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters.
 - iv) 2.0 meters Radius for plots above 420 sq. meters.

- (a) The owner/applicant if desires, is permitted to 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 of Plot, 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 in 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 berive an access from less than 12.00 meters wide road.

- 16. The community building/buildings shall be constructed by the Colonizer/ Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, falling which the said sites shall vest with the Government.

17. GENERAL

- (a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (b) 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.
- (c) 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.
- (d) Rain eater Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES :-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Panchkula vide Endst. no. 3191 dated 30/11/2022.

DRG. NO. D,TCP 9157 DATED 18-04-23

(SATYAPAL) JD(HQ) (RAHUL SINGLA) ATP(HQ) (ASHISH SHARMA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P.P. SINGH) CTP (HR) (T.L. SATYAPRAKASH) DG,TCP (HR)