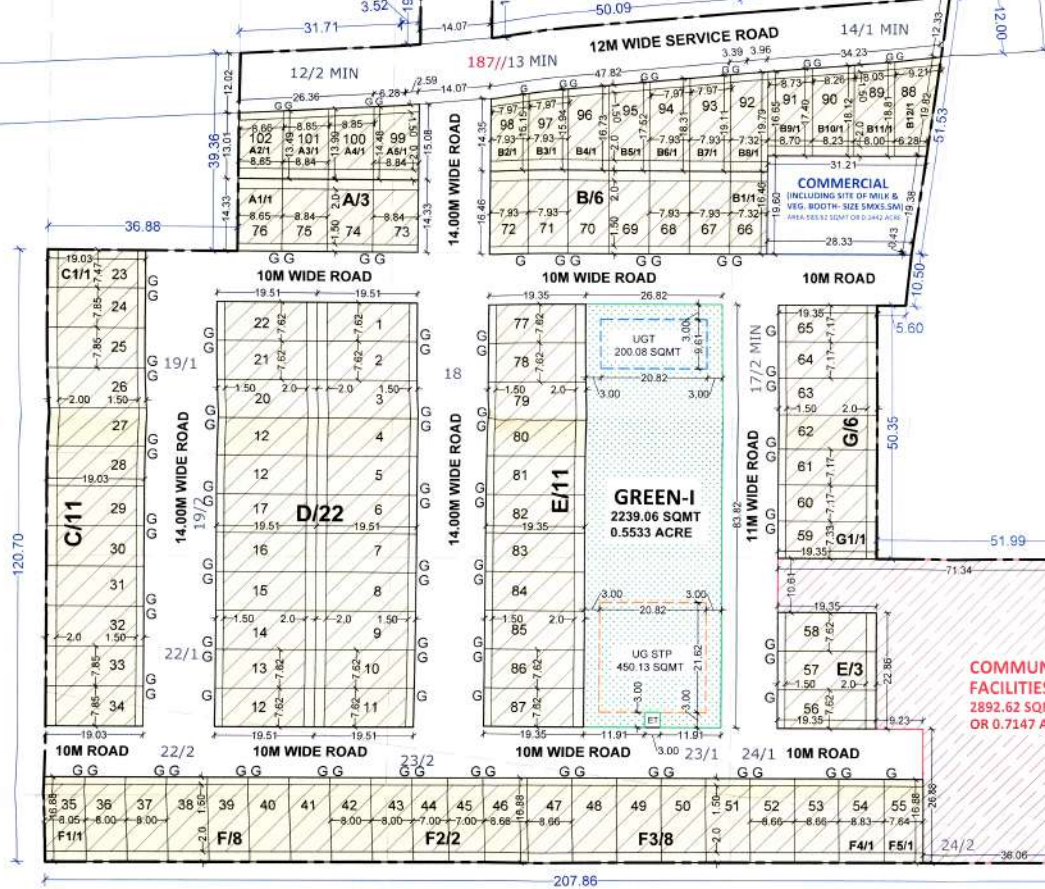


FATEHABAD DISTRIBUTORY

EXISTING PUCCA LINK ROAD 7.31M WIDE
EXISTING KATCHA RASTA 6.41M WIDE

R.O.W.
11KV HT LINE
R.O.W.
PROPOSED V-3 45M WIDE SECTOR ROAD INCLUDING 12M WIDE SERVICE ROAD



DETAIL OF RESIDENTIAL PLOTS						
S.NO.	PLOT NO.	CATEGORY	SIZE (IN METERS)	AREA IN SQMT	NO. OF PLOTS	TOTAL IN SQMT
1	110/22	D	7.62 X 19.51	148.67	22	3270.74
2	23	C1	7.47 X 19.03	142.15	1	142.15
3	24 TO 34	C	7.85 X 19.02	149.39	11	1643.29
4	35	F1	8.05 X 16.88	135.88	1	135.88
5	36 TO 43	F	8.00 X 16.88	135.04	8	1080.32
6	44 TO 45	F2	7.00 X 16.88	118.16	2	236.32
7	46 TO 53	F3	8.66 X 16.88	146.18	8	1169.44
8	54	F4	8.83 X 16.88	148.05	1	148.05
9	55	F5	7.64 X 16.88	128.96	1	128.96
10	56 TO 58	E	7.62 X 19.35	147.45	14	2064.30
11	59	G1	7.33 X 19.35	141.84	1	141.84
12	60 TO 65	G	7.17 X 19.35	138.74	6	832.44
13	66	G1	7.32 X 16.46	120.49	1	120.49
14	67 TO 72	G	7.99 X 16.46	130.53	6	783.18
15	73 TO 75	A	8.84 X 14.33	126.68	3	380.04
16	76	A1	8.65 X 14.33	123.95	1	123.95
17	77	B12	AS PER PLAN	147.80	1	147.80
18	78	B11	AS PER PLAN	147.76	1	147.76
19	79	B10	AS PER PLAN	146.19	1	146.19
20	80	B9	AS PER PLAN	146.11	1	146.11
21	81	B8	AS PER PLAN	142.45	1	142.45
22	82	B7	AS PER PLAN	142.45	1	142.45
23	83	B6	AS PER PLAN	142.07	1	142.07
24	84	B5	AS PER PLAN	135.83	1	135.83
25	85	B4	AS PER PLAN	129.50	1	129.50
26	86	B3	AS PER PLAN	123.25	1	123.25
27	87	B2	AS PER PLAN	116.92	1	116.92
28	88	B1	AS PER PLAN	130.28	1	130.28
29	89	A4	AS PER PLAN	125.42	1	125.42
30	90	A3	AS PER PLAN	121.47	1	121.47
31	91	A2	AS PER PLAN	114.61	1	114.61
32						
				TOTAL	102	14422.39 SQMT
						3.5638 ACRES (11.19%)

DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS Yojana-2016 OVER AN AREA MEASURING 7.1479 ACRES (LICENCE NO. 221 OF 2025 DATED 13.11.2025) IN THE REVENUE ESTATE OF VILL. BASTI BHIWAN, SECTOR-12, DISTT. FATEHABAD - SH. KUSHAL KUMAR, SH. PARVEEN KUMAR CHARAIPOTRA S/O SH. HARDAYAL.

- FOR PURPOSE OF CODE 1.2 (MHA 8.6.11) OF THE HARYANA BUILDING CODE, 2017 AS AMENDED FROM TIME TO TIME
- 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 to be approved separately for each site.	

shall be constructed, used and maintained as per Code 7.18 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 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 D.T.P. 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:-

 - 0.5 meters Radius for plots opening on to road.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 350 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.
 - 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**

(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 vide Notification No.39/6/2016-SP 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-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).
 - 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(i)(ii) and



(PARVEEN KUMAR) SD (HKL) (PHARIBON) ATP (HKL) (DIWA DOGRA) DTP (HKL) (VIJENDER SINGH) STP (HKL) (BHJUNESH KUMAR) CTP (HKL) (AMIT KHATRI) IAS) DTP (HKL)

DRG NO. DTPC/11810 DATED 14.11.2025