



DEMARCATION-CUM-ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY
(UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 8.8875 ACRES
(LICENSE NO. 81 OF 2025 DATED 27.05.2025) IN SECTOR 21D, ROHTAK BEING DEVELOPED BY
PALM ABODES INFRA

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

1. SHAPE & SIZE OF SITE.
The shape and size of site is in accordance with the demarcation plan shown as confirmed by DTP(P), ROHTAK vide Endst No.RK/DTP-P/8569/2025 dated 28.07.2025.
2. 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.
	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.
	Community	To be used for community facilities buildings.
3. 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 (G+3 Floor) (Including stilt+4 Floor) (in.meters)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height if building shall not exceed 16.5 meters as per the terms & conditions of policy circulated vide memo no misc-2339-VOL-III-JB/7/5/2006-2TCP dated 20.10.2020 and 25-04-2022
4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. Misc.-149/2-19/7/03/2019/2TCP dated 07.03.2019
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 buildable zone in clause number 1 above. Balcony of a width of maximum 1.80m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.
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 will not be permissible for any purpose other than parking.
9. PARKING
 - (a) Parking shall be provided as per the provisions of Haryana Building Code - 2017,

DRG. NO. DTCP 11523 DATED 09-10-25

(RAM AVATAR BASSI) (SHIVAM ROHILLA) (SANJAY SAINI) (HITESH SHARMA) (BHUVNESH KUMAR) (AMIT KHATRI, IAS) (DTP (HQ)) (ATP (HQ)) (DTC (HR.)) (STP (HQ)) (JD (HQ)) (CTP (HR.)) (DTCP (HR.))