

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA

Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh

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Memo No. ZP-2328/SD(RD)/2026/ 31898 Dated 03-09-26

To

RPS Rudrom Infra LLP.,
Regd Add. Plot No. 87, Ground Floor,
Omaxe City, Sector-14, Palwal-121102.

Subject:- Approval of Revised Zoning Plan of Affordable Group Housing Colony having area measuring 4.1625 acres bearing licence no. 23 of 2026 dated 06.02.2026 in Sector-8, Palwal.

Please refer your letter dated 19.08.2026 on the subject cited above.

Please find enclosed copy of approved Revised zoning plan of Affordable Group Housing Colony having area measuring 4.1625 acres bearing licence no. 23 of 2026 dated 06.02.2026 in Sector-8, Palwal bearing drawing no. DTCP-12548 dated 03.09.2026 for information and necessary action.
DA/As above

K-1
(Rakesh Bansal)

District town Planner (HQ)

For: Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2328/SD(RD)/2026/_____ Dated:-_____

A copy alongwith copy of approved Revised Zoning Plan of Affordable Group Housing Colony is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.

DA/As above.

1
(Rakesh Bansal)

District town Planner (HQ)

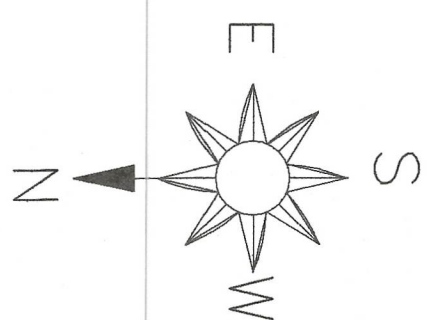
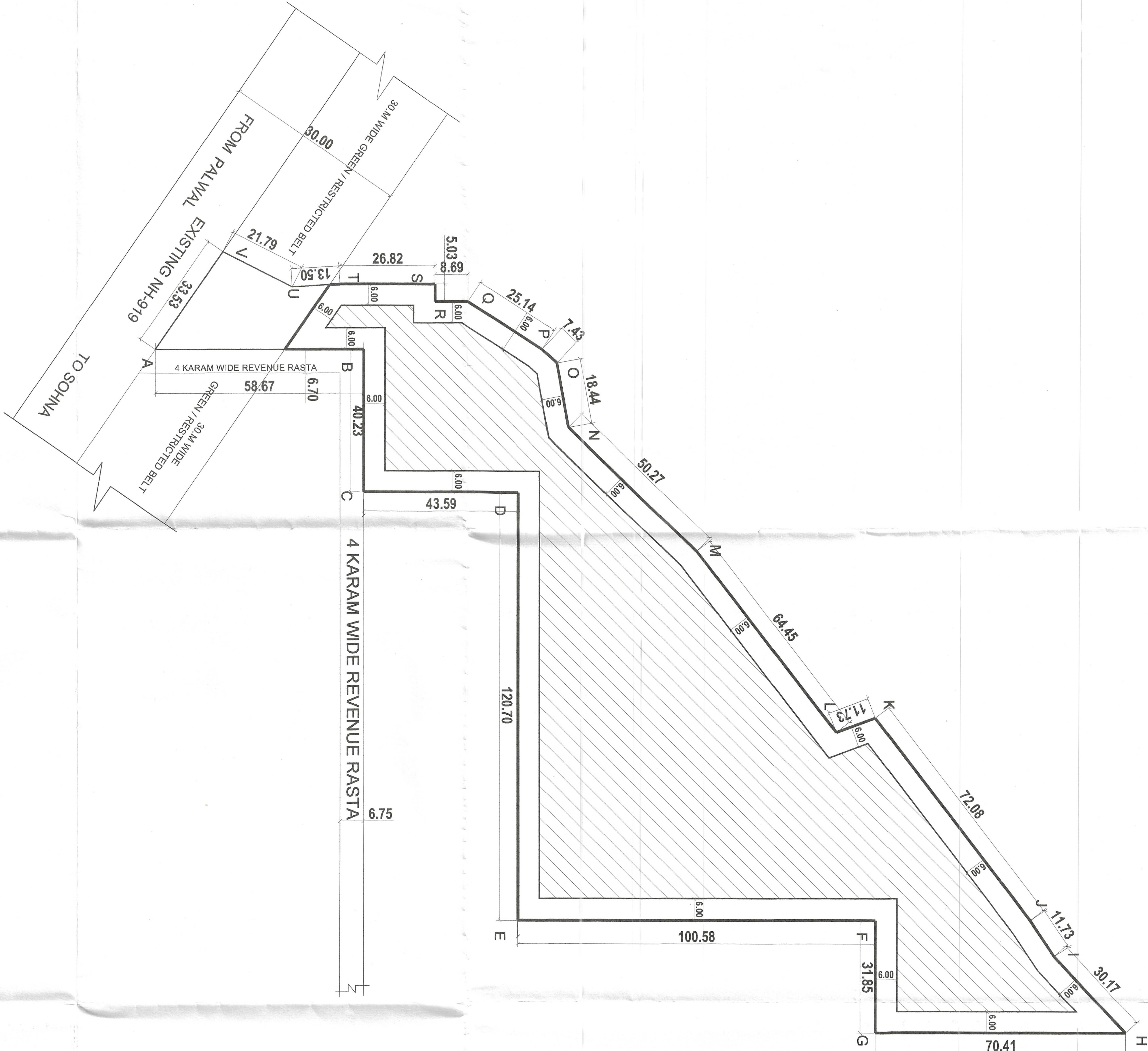
For: Director Town and Country Planning,
Haryana, Chandigarh.

REVISED ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY HAVING AREA MEASURING 4.1625 ACRES (LICENCE NO 23 OF 2026 DATED 06.02.2026) FALLING IN SECTOR- 8, PALWAL, DISTRICT - PALWAL. BEING DEVELOPED BY RPS RUDROM INFRA LLP.

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

<p>1. SHAPE & SIZE OF SITE :-</p> <p>The shape and size of the site is in accordance with the earlier approved zoning plan shown as A to V on the revised zoning plan.</p> <p>2. TYPE OF BUILDING PERMITTED AND LAND USES :-</p> <p>The type of building permitted on this site shall be buildings designated in the form of flat development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.</p> <p>3. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-</p> <p>(a) The building or buildings shall be constructed only within the portion of the site marked as  Building zone as explained above, and nowhere else.</p> <p>(a) The maximum coverage of ground floor shall be 50% of the net planned area i.e. 0.3252 acre per Affordable Housing Policy dated 09.08.2013.</p> <p>(b) The maximum commercial component shall be 8% of the net planned area i.e. 0.3252 acre with FAR of 1.75. The maximum FAR on the balance area 92%, i.e. 3.7398 acres shall not exceed 2.25. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.</p> <p>4. HEIGHT OF BUILDING :-</p> <p>The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-</p> <p>(a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.</p> <p>(b) The plinth height of building shall be as per the Haryana Building Code, 2017.</p> <p>(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-</p> <table><tr><th>S.No.</th><th>HEIGHT OF BUILDING (in meters)</th><th>SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)</th></tr><tr><td>1.</td><td>10</td><td>3</td></tr><tr><td>2.</td><td>15</td><td>5</td></tr><tr><td>3.</td><td>18</td><td>6</td></tr><tr><td>4.</td><td>21</td><td>7</td></tr><tr><td>5.</td><td>24</td><td>8</td></tr><tr><td>6.</td><td>27</td><td>9</td></tr><tr><td>7.</td><td>30</td><td>10</td></tr><tr><td>8.</td><td>35</td><td>11</td></tr><tr><td>9.</td><td>40</td><td>12</td></tr><tr><td>10.</td><td>45</td><td>13</td></tr><tr><td>11.</td><td>50</td><td>14</td></tr><tr><td>12.</td><td>55 & above</td><td>16</td></tr></table> <p>(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.</p> <p>5. PARKING :-</p> <p>(a) The parking space shall be provided in the colony as per HBC 2017, AGH amendment dated 01.04.2021 and 08.04.2026 in the Affordable Housing Policy-2013 dated 19.08.2013 as under:-</p> <p>(i) Mandatory parking space shall be provided by the colonizer at the rate of one Equivalent Car Space (ECS) per dwelling unit at a rate of 10% of the cost of flat.</p> <p>(ii) The balance available parking space, if any, beyond the allocated parking sites, can be earmarked as free-visitor-car-parking space or two wheeler parking space.</p> <p>(iii) Parking slots for each dwelling unit shall be clearly marked during building plan Sanctions.</p> <p>(b) The area for parking per car shall be as under :-</p> <p>(i) Basement- 32 sqm.</p> <p>(ii) Sills - 28 sqm.</p> <p>(iii) Open - 23 sqm.</p> <p>(c) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.</p> <p>(d) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement /upper floor may be maximum of 4.75 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.</p> <p>6. ACCOMMODATION FOR SERVICE POPULATION :-</p> <p>No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.</p> <p>7. GATE POST AND BOUNDARY WALL :-</p> <p>(a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates an additional wider gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wider gate shall be allowed to open on the sector road/public open space.</p> <p>(b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.</p>	S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)	1.	10	3	2.	15	5	3.	18	6	4.	21	7	5.	24	8	6.	27	9	7.	30	10	8.	35	11	9.	40	12	10.	45	13	11.	50	14	12.	55 & above	16	<p>8. DENSITY :-</p> <p>(a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 3.7409 acres as per Affordable Housing Policy dated 09.08.2013.</p> <p>(b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.</p> <p>9. LIFTS AND RAMPS :-</p> <p>a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.</p> <p>b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.</p> <p>c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.</p> <p>10. OPEN SPACES :-</p> <p>While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. for lawns and play ground.</p> <p>11. APPROVAL OF BUILDING PLANS :-</p> <p>The building plans of the buildings to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.</p> <p>12. BUILDING BYE LAWS :-</p> <p>The construction of the building/buildings shall be governed by the Haryana Building Code, 2016 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DTCP, Haryana.</p> <p>13. BASEMENT :-</p> <p>(a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.</p> <p>(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.</p> <p>14. PROVISION OF COMMUNITY BUILDINGS :-</p> <p>The coloniser shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.</p> <p>a. One built-up community Hall of not less than 2000 Sqft. area.</p> <p>b. One built-up Anganwadi-cum-cradhe of not less than 2000 Sqft. area.</p> <p>15. APPROACH TO SITE :-</p> <p>The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DTCP, Haryana.</p> <p>16. FIRE SAFETY MEASURES :-</p> <p>a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2016/National Building Code of India and the same should be got certified from the competent authority.</p> <p>b) Electric Sub Station/generator room if provided should be on solid ground near DG/IT Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority, to ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.</p> <p>17. GENERAL :-</p> <p>(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No.S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.</p> <p>(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.</p> <p>(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.</p> <p>(iv) 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.</p> <p>(v) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.</p>
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DRG. No. DTCP 13548 DATED 03-09-26



ZONED AREA = 11489.744 SQM. (2.84 ACRES)
ALL DIMENSIONS ARE IN METERS.