

AREA STATEMENT			
TOTAL AREA OF THE SCHEME	=	13.71875	Acres
AREA FALLS IN 45M WIDE SECTOR ROAD	=	0.154	Acres
AREA UNDER U.D	=	0.2670	Acres
BALANCE AREA	=	13.297750	Acres
50% BANEFT FOR AREA FALLING IN 45M WIDE SECTOR ROAD	=	0.077	Acres
NET PALNED AREA	=	13.37475	Acres
DETAIL			
AREA UNDER COMMERCIAL @ 2% to 4% PERMISSIBLE	2.674 & 0.535	=	0.305 Acres 2.280 %
AREA UNDER PLOTS @ 61 % PERMISSIBLE	8.1586	=	7.1752 Acres 53.647 %
TOTAL SALEBLE AREA @ max. 65% PERMISSIBLE	0.6936	=	7.4802 Acres 55.928 %
TOTAL GREEN AREA @ min. 7.50% PERMISSIBLE	1.0289	=	1.032 Acres 7.522 %
AREA UNDER COMMUNITY SITE @ min. 10.0 % PERMISSIBLE	1.3719	=	1.374 Acres 10.012 %

PLOTS AREA DETAIL												
S.No	Plot No	Cat	Size	Area Sq.Mt	No's	Total Area						
1	1	20	D	7.860	x	19.00	=	149.340	20	2986.800	Sq.mt	
2	20A	D	7.860	x	19.00	=	149.340	1	149.340	Sq.mt		
3	21	to	43	D1	7.860	x	19.08	=	149.969	23	3449.287	Sq.mt
4	44	to	51	D2	7.890	x	19.00	=	149.910	8	1199.280	Sq.mt
5	52	to	74	D1	7.860	x	19.08	=	149.969	23	3449.287	Sq.mt
6	75	to	106	D	7.860	x	19.00	=	149.340	32	4778.880	Sq.mt
7	107	D3	7.700	x	19.00	=	146.300	1	146.300	Sq.mt		
8	108A	E	7.500	x	20.00	=	150.000	1	150.000	Sq.mt		
9	108B	E	7.500	x	20.00	=	150.000	1	150.000	Sq.mt		
10	108C	E	7.500	x	20.00	=	150.000	1	150.000	Sq.mt		
11	108D	B	7.910	x	18.95	=	149.895	1	149.895	Sq.mt		
12	109	to	113	B	7.910	x	18.95	=	149.895	5	749.475	Sq.mt
13	114	B	7.890	x	18.95	=	149.516	1	149.516	Sq.mt		
14	115	K	7.530	x	18.50	=	139.305	1	139.305	Sq.mt		
15	116	to	121	K	7.700	x	18.50	=	142.450	6	854.700	Sq.mt
16	122	to	124	L	7.380	x	19.00	=	140.220	3	420.660	Sq.mt
17	125	L	7.360	x	19.00	=	139.840	1	139.840	Sq.mt		
18	126	to	128	I	7.380	x	17.82	=	131.512	3	394.536	Sq.mt
19	129	I	7.360	x	17.82	=	131.155	1	131.155	Sq.mt		
20	130	to	134	G	7.270	x	17.82	=	129.551	5	647.755	Sq.mt
21	135	H	7.870	x	17.82	=	140.243	1	140.243	Sq.mt		
22	136	to	149	H	7.820	x	17.82	=	139.352	14	1950.928	Sq.mt
23	150	to	160	A	8.000	x	18.75	=	150.000	11	1650.000	Sq.mt
24	161	to	167	J	7.500	x	17.35	=	130.125	7	910.875	Sq.mt
25	172	to	182	B	8.000	x	18.75	=	150.000	11	1650.000	Sq.mt
26	183	to	195	F	7.580	x	16.38	=	124.160	13	1614.080	Sq.mt
27	196	M	9.000	x	15.84	=	142.560	1	142.560	Sq.mt		
28	197	to	200	C	8.710	x	17.00	=	148.070	4	592.280	Sq.mt
Total							200	29036.977	Sq.mt			
							OR	7.1752	Acres			

As per Amendment in Haryana Building Code-2017 on Memo No-Misc-UL-B-Vol-II-A/7/5/2006-2TCP Dated:- 25-04-2022

Sr.No	Area of Plot (In Square Metres)	Minimum Front Setback (In Metres)	Minimum Rear Setback (In Metres)
1.	Upto 75 Square Metres	1.0 M	1.50 M
2.	Above 75 upto 150 Square Metres	1.50 M	2.00 M

Note:- No Balcony beyond the rear Zoning shall be permitted.

DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) MEASURING 13.71875 ACRES (LICENCE NO-120 OF 2025 DATED-11/07/2025) FALLING IN REVENUE ESTATE OF VILLAGE-SUNARIA KALAN, SECTOR-21C & 22A, ROHTAK, HARYANA BEING DEVELOPED BY FORTEASIA REALTY PVT LTD

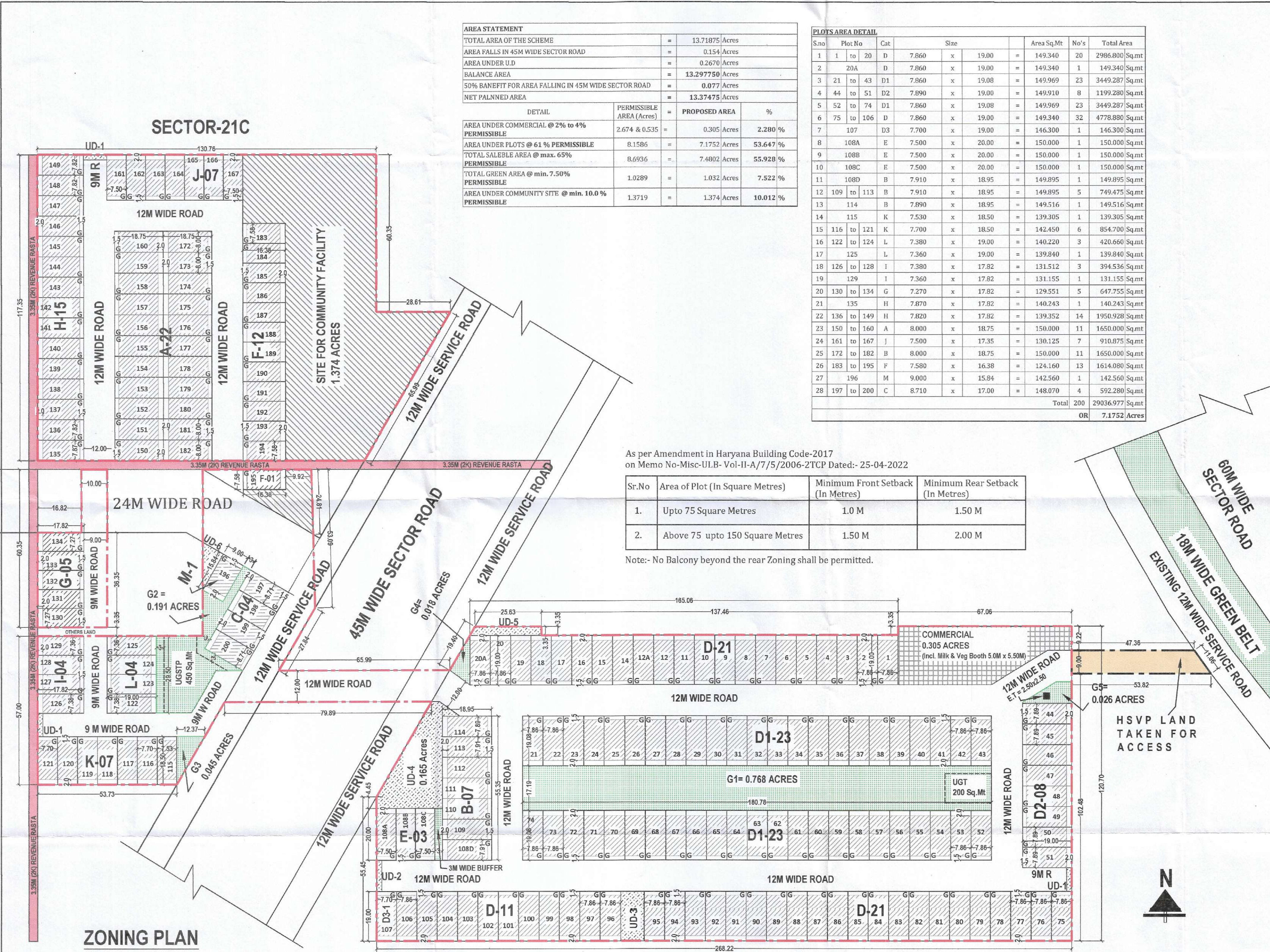
FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- 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 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 plan to be approved separately for each site.
 - 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 buildable zone as explained above, and nowhere else.
 - The Planning parameter to be adopted is as below-

	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	18.5
 - The stilt are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres. As per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-ULB/7/5/2006-2TCP dated 25-04-2022.
 - PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
No's of dwelling unit permitted on each plot : 04 (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 within the portion of the site marked as residential buildable zone in clause number 1 above. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.
 - 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 metres from the plinth level and below the bottom of the beam. The use of Stilt shall be as per the clause no 7.1 of Haryana Building Code-2017.
 - PARKING**
 - 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 DTCP (HR). 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 1.15 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**
 - 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-SP 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. ROHTAK vide Endst no.8312 dated 17-07-2025
DRG. NO. DTCP 11203 DATED 01-08-25

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



ZONING PLAN