

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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Web Site: www.tcpharyana.gov.in

Memo No. ZP-2242/SD(PK)/2025/

44769

Dated

25/11/25

To

Smt. Sunhari D/o Sh. Darya Singh and others
in collaboration with Mittal Rathee Land Developers LLP,
R/o House No. 2, Sector-13P,
Hisar-125001.

Subject:- Approval of Demarcation-cum-zoning plan of Affordable Residential Plotted Colony (DDJAY) measuring 12.3125 acres bearing Licence No. 192 of 2025 dated 09.10.2025 in the revenue estate of village Bir, Sector-39, Tehsil & District-Hisar.

Please find enclosed herewith a copy of approved demarcation-cum-zoning plan of above said licensed colony, bearing drawing no. 11636 dated 21.11.2025 for information & further necessary action. The demarcation-cum-zoning plan is approved subject to condition that you shall transfer the land area falls under 12 mtr. wide road service road along proposed V-I A(2) 60 mtr. wide sector road and Community Facility, however, as per amended policy-DDJAY-2016 dated 25.08.2022, you have an option to develop such area at its own cost or through third party in favour of the Govt. within 30 days from issuance of this letter.

DA/As above


(ATP)
(Savita Jindal)

for District town Planner (HQ)

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

Endst. No. ZP-2242/SD(PK)/2025/

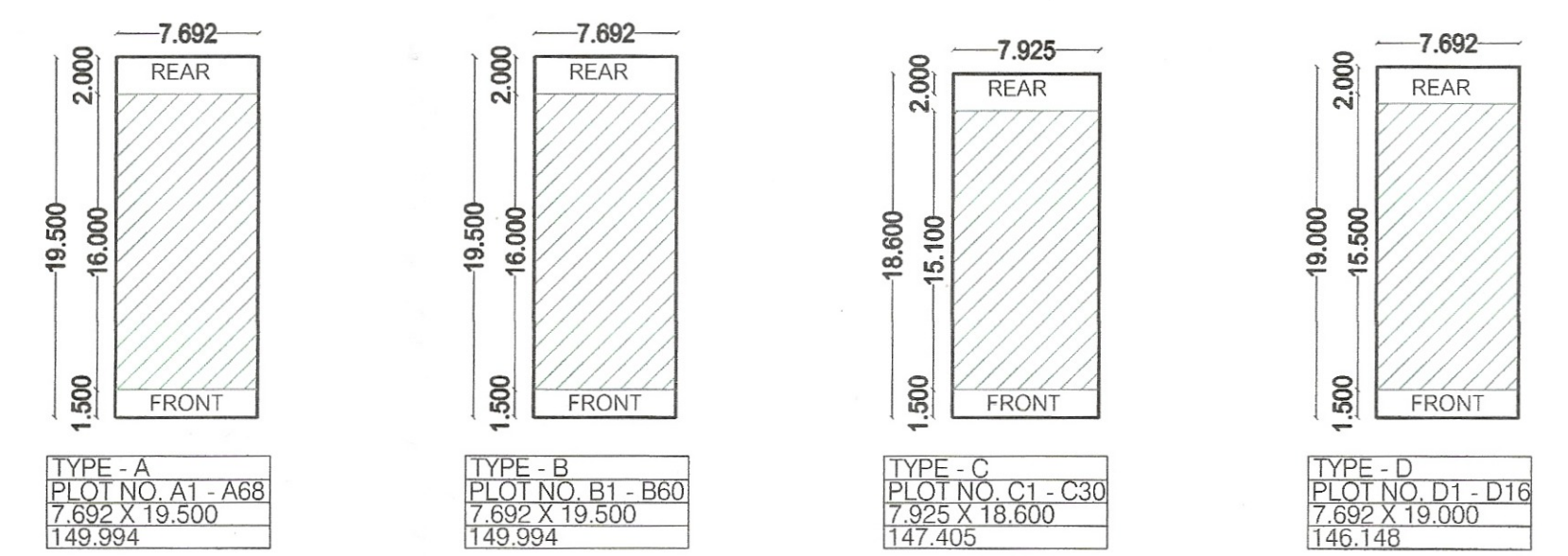
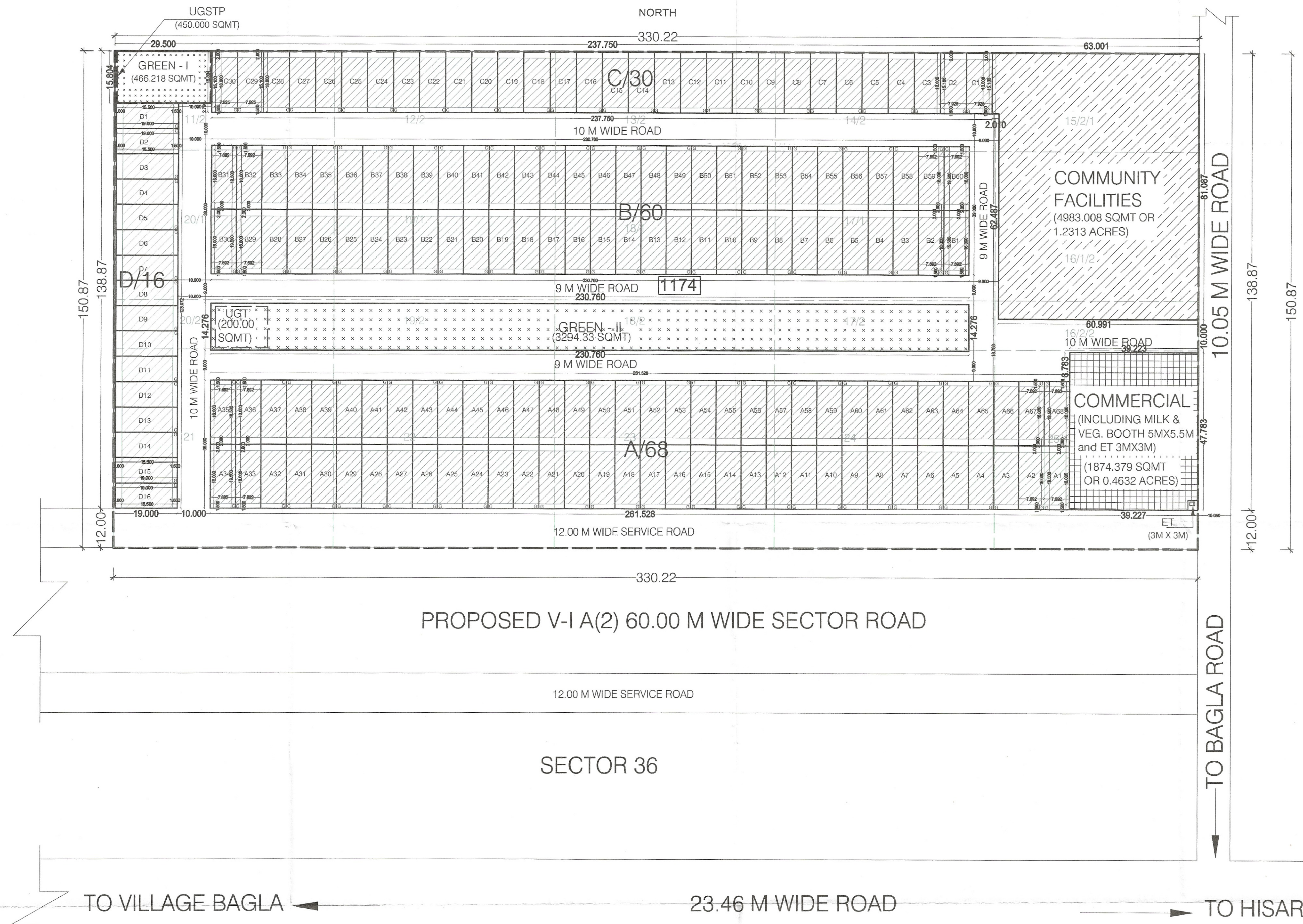
Dated:-

A copy alongwith copy of approved demarcation-cum-zoning plan is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Hisar.
2. District Town Planner, Hisar.
3. PM (IT) Nodal officer, for updation of website.

DA/As above


(Savita Jindal)
District town Planner (HQ)
For: Director, Town and Country Planning,
Haryana, Chandigarh.



DEMARICATION-CUM-ZONING PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY, AREA MEASURING 12.3125 ACRES (LICENCE NO. 192 OF 2025, DATED 09-10-2025), UNDER DEEN DAYAL JAN AWAS YOJNA -2016, IN REVENUE ESTATE OF VILL BIR, SECTOR 39, DISTT. HISAR. BEING DEVELOPED BY MITTAL RATHEE LAND DEVELOPERS LLP.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (I) 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 the land marked in column 1.
1	Road	Road furniture at approved places.
2	Public Open Space	To be used only for landscape features.
3	Residential Zone	Residential Building.
4	Commercial	As per supplementary zoning plan to be approved separately for each site.
5	Community Facilities	To be used for community facilities buildings.
- 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 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
Upto 150 square metres	75 %	Single Level	200 %	16.50 M
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than four dwelling units shall be allowed on each plots as per the terms and conditions of policy circulated vide memo no. misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20.10.2020
- 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 only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in the rear side.
- 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 Stilt will not be permissible for any purpose other than parking.
- PARKING**

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.

(b) 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**

(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 DTCP. 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 open space.
 - 1.0 meters Radius for plots upto 125 sqmt.
 - 1.5 meters Radius for plots above 125 sqmt upto 150 sqmt

(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**
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 - That 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.
 - Rain Water Harvesting shall be provided as per HBC-2017, if applicable.
 - Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.

NOTE
Read this drawing in conjunction with the demarcation plan verified by DTP, Hisar vide Endst no. 1423
Dated 02/11/2025
DRAWING NO. DTCP 11636 DATED 11-11-25

(PARVEEN KUMAR) SD(HQ) (PRIYA SONI) ATP(HQ) (SAVITA JINDAL) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUVENESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)