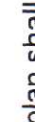


DEMARCATION CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY (INCLUDING RESIDENTIAL COMPONENT UNDER DDJAY - 2016) AREA MEASURING 31.51875 ACRES (LICENSE NO. 55 OF 2026 DATED 25-03-2026) SITUATED IN THE REVENUE ESTATE OF VILLAGE LUCHANA, KARNAL-BEING DEVELOPED BY OPS REALTY PVT. LTD.

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

ZONING CLAUSES FOR INDUSTRIAL PLOTS		ZONING CLAUSES FOR RESIDENTIAL PLOTS (DDAY)	
1. 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:		1. 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.	Notation	Permissible use of land on the portion of the plot marked in column 1.
 Industrial	Industrial	 Road	Road
	Road		Road furniture at approved places.
	Public open space		Public open space
	Public Utility Sites		To be used only for landscape features.
	Commercial		Residential Buldable Zone
 Community Buildings	Community Buildings	 Residential Building	Residential building
	As per supplementary zoning plan to be approved separately for each site.		As per supplementary zoning plan to be approved separately for each site.
	As per supplementary zoning plan to be approved separately for each site.		As per supplementary zoning plan to be approved separately for each site.
2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STILL PARKING (a) The building of buildings shall be constructed only with in the portion of the site marked as buldable zone as explained above, and nowhere else. (b) The planning parameter to be adopted is as below:		2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STILL PARKING (a) The building of buildings shall be constructed only with in the portion of the site marked as buldable zone as explained above, and nowhere else. (b) The planning parameter to be adopted is as below:	

MAXIMUM PERMISSIBLE COVER, COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STILT PARKING	Permissible Coverage	Basement	Permissible Height (G + 1 Floor)	Permissible Height Ratio (G + 1 Floor)
The building or buildings shall be constructed only in the portion of the site marked as buildable space as explained above, and nowhere else.	Upto 150 metres	Single Level	16.5	
MAXIMUM PERMISSIBLE COVER, COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STILT PARKING				
The maximum permissible ground coverage, basement, FAR and maximum height shall be as per the provisions of Haryana Building Code, 2017 (as amended time to time).				
SUB-DIVISION / COMBINATION OF PLOTS				
No plot shall be sub-divided; however two or more plots under one combined plot may be combined to form a single plot subject to the following conditions -				
(a) the site coverage shall be as per clause number 2 above				
(b) the site coverage shall be calculated considering the combined plot as a single plot.				
BUILDING SETBACK				
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as Industrial Buildable zone in clause number 2(a) above. The setback from the boundary wall and gates shall be as per project location plan marked as industrial building zone.				
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 as shown in table under clause 2 (b) of the said code.				

meters from the plinth level and below the bottom of the beam. The Silt will not be permitted for any purpose other than parking.

PARKING

The plot shall be provided as per provisions of Hyderabad Building Code - 2017, as amended from time to time.

(a) Parking shall be provided as per the provisions of Hyderabad 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.

9. PLINTH LEVEL

The plinth height of building shall be as per CodeNo. 7.3 of the Hyderabad Building Code- 2017.

ASSEMBLEMENTS WITH IN THE BUILDING ZONE OF THE SITE SHALL BE PROVIDED AS PER CODE 6.3(3)(iv) AND SHALL BE CONSTRUCTED, USED AND MAINTAINED AS PER CODE 7.16 OF THE HYDERABAD BUILDING CODE - 2017.

RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In case of plots which abut on the 45 meters or more wide sector roads and plots which shall be allowed in to the plots from such roads and open spaces.

BOUNDARY WALL

The boundary wall shall be constructed as per code 7.5. of Hyderabad Building Code- 2017.

The boundary walls in front/murtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DCP(HR).

In case of corner plots, the rear murtyard shall not be more than 1.80 meters in radius as given below:-

- 0.5meters Radius for plots opening to an open space.
- 1.0meters Radius for plots above 125sq. meters.
- 1.50meters Radius for plots above 150sq.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.

to the plot, so that the said area can be used for parking.

3. GATE AND GATE POST

a) Gateways and gate posts 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 rear boundary wall provided further no gate may be placed in the front and side boundary wall provided further that no gate may be placed in the rear boundary wall or towards the sector road and public open space.

14. 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.

15. 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 lowable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

17. The Community buildings/sheds shall be constructed by the colonizer/owner as per the approved standard design and shall be situated within the government reservation (validation). Act no.4 of 2012 failing which the said sites shall be given the government reservation.

18. GENERAL

(i) The colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Cmasus lighting with the directions issued vide Notification No. 19(2020-16-SP dated 31.03.2016 issued by Haryana government energy renewable department, if applicable.

(ii) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19(2020-16-SP dated 31.03.2016 issued by Haryana government energy renewable department, if applicable.

(iii) That the colonizer/owner shall ensure the installation of Solar Photo voltaic Power System of capacity not less than 3.0 KW as per Haryana government Renewable Energy Department, if applicable.

(iv) Fire safety 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 HEC-2017(if applicable)

to the plot, so that the said area can be used for parking.

3. GATE AND GATE POST

a) Gateways and gate posts 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 rear boundary wall provided further no gate may be placed in the front and side boundary wall provided further that no gate may be placed in the rear boundary wall or towards the sector road and public open space.

14. 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.

15. 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 lowable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

17. GENERAL

That the colonizer/owner shall obtain the clearance/NOC as per the provisions of Notification No. S.O 1533 (E) Dated 14.9.2006 issued by Ministry of environment and forest, govt of india before starting the construction/execution of development work at the site.

That the rainwater harvesting system shall be provided as per central ground water conservation/management guidelines as applicable.

That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Cmasus lighting with the directions issued vide Notification No. 19(2020-16-SP dated 31.03.2016 issued by Haryana government energy renewable department, if applicable.

That the colonizer/owner shall ensure the installation of Solar Photo voltaic Power System of capacity not less than 3.0 KW as per Haryana government Renewable Energy Department, if applicable.

That fire safety measures shall be regulated by Haryana fire service act 2009 as amended from time to time as provision of HEC-2017, Chapter 7, 17(1).

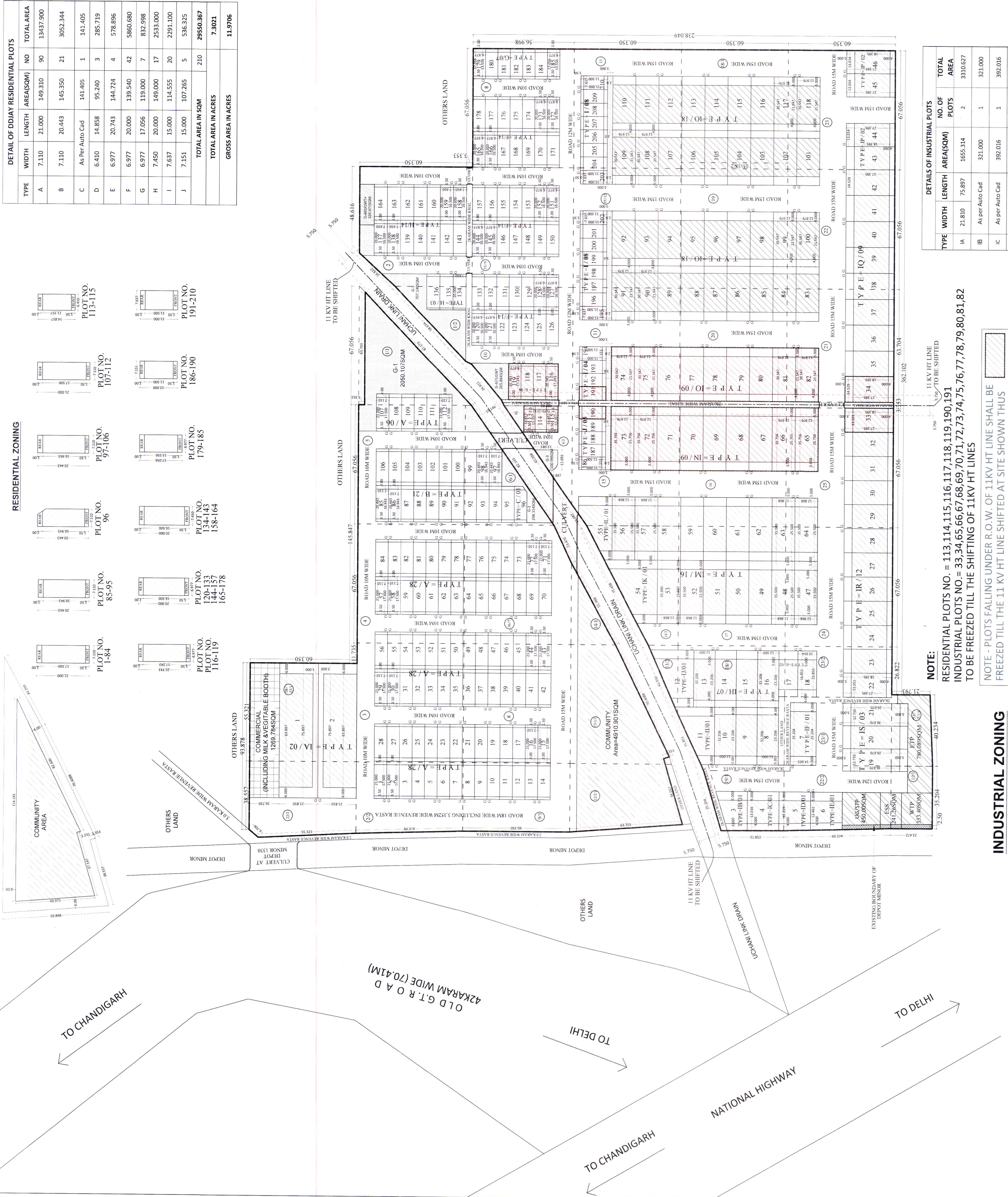
The norms applicable for data centre as mentioned in note F. Inserted in Table 6.3(3) (iv).

a. :- Read this drawing in conjunction with the demarcation plan verified by D.T.P karnal vide Endst no. 11801 dated 25.03.2026

DRG NO	DTCP	12310	DATED	22-07-2024
URPREET JH(QH)	ATP(HQ)	ROHANI KUMAR	Bank	HTFESH SHARMA STPHQ
				BRUNESH KUMAR CTPHR
				(AMIT KHATRI)AS DTP(HR)

DETAIL OF TODAY RESIDENTIAL PLOTS					
TYPE	WIDTH	LENGTH	AREA(SQM)	NO	13437.900
A	7.110	21.000	149.310	90	13437.900
B	7.110	20.043	145.350	21	3052.344
C	As Per Auto Cad		141.405	1	141.405
D	6.410	14.858	95.240	3	285.719
E	6.977	20.743	144.724	4	578.896
F	6.977	20.000	139.540	42	5860.680
G	6.977	17.056	119.000	7	832.998
H	7.450	20.000	149.000	17	2533.000
I	7.637	15.000	114.555	20	2291.100
J	7.151	15.000	107.265	5	536.325
TOTAL AREA IN SQM				210	29550.867
TOTAL AREA IN ACRES				7.3031	
GROSS AREA IN ACRES				11.9706	

RESIDENTIAL ZONING



INDUSTRIAL ZONING

