

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA  
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-2235/JD(SP)/2025/ 44913

Dated 26-11-25

To

G. Estate Pvt. Ltd.,  
SCO-372, Mugal Canal,  
Karnal-132001.

**Subject:** Approval of Revised Layout-cum-Demarcation plan and Demarcation-cum-zoning plan of Affordable Residential Plotted Colony (DDJAY) measuring 13.9125 acres bearing Licence No. 149 of 2022 dated 29.09.2022 and 160 of 2025 dated 29.08.2025 in the revenue estate of Village Takhana, Sector-5, Nilokheri-Taraori, District-Karnal being developed by G. Estate Pvt. Ltd.

**Ref:-** Report of DTP, Karnal dated 17.10.2025 in view of your application dated 03.10.2025.

Please find enclosed copies of approved Revised Layout-cum-Demarcation plan and Demarcation-cum-zoning plan of Affordable Residential Plotted Colony (DDJAY) measuring 13.9125 acres bearing Licence No. 149 of 2022 dated 29.09.2022 and 160 of 2025 dated 29.08.2025 in the revenue estate of Village Takhana, Sector-5, Nilokheri-Taraori, District-Karnal for information and further necessary action subject to the condition that the part of licensed land earmarked under community site (10% of licenced site), shall be transferred in favour of the Govt. within a period of 30 days from issuing this letter. However, as per amendment dated 25.08.2022 in (DDJAY-2016) policy, alternatively, you have an option to develop community site at your own cost or through third party subject to the provisions of the policy amendment cited above. Hence, in case of opting for option 2, the same may be clarified

The details of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) are given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Revised Layout-cum-Demarcation Plan	DTCP-11642	21.11.2025
2.	Demarcation-cum-Zoning Plan	DTCP-11643	21.11.2025

DA/As above

  
(Divya Dogra)

District town Planner (HQ)

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

Endst. No. ZP-2235/JD(SP)/2025/

Dated:-

Copies of approved Revised Layout-cum-Demarcation Plan and Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (under DDJAY Policy-2016) are forwarded to the following for information and necessary action:-

1. Senior Town Planner, Panchkula.
2. District Town Planner, Karnal.
3. PM (IT), Nodal Officer, for updation the department website.

DA/As above.

For G. Estate Pvt. Ltd.

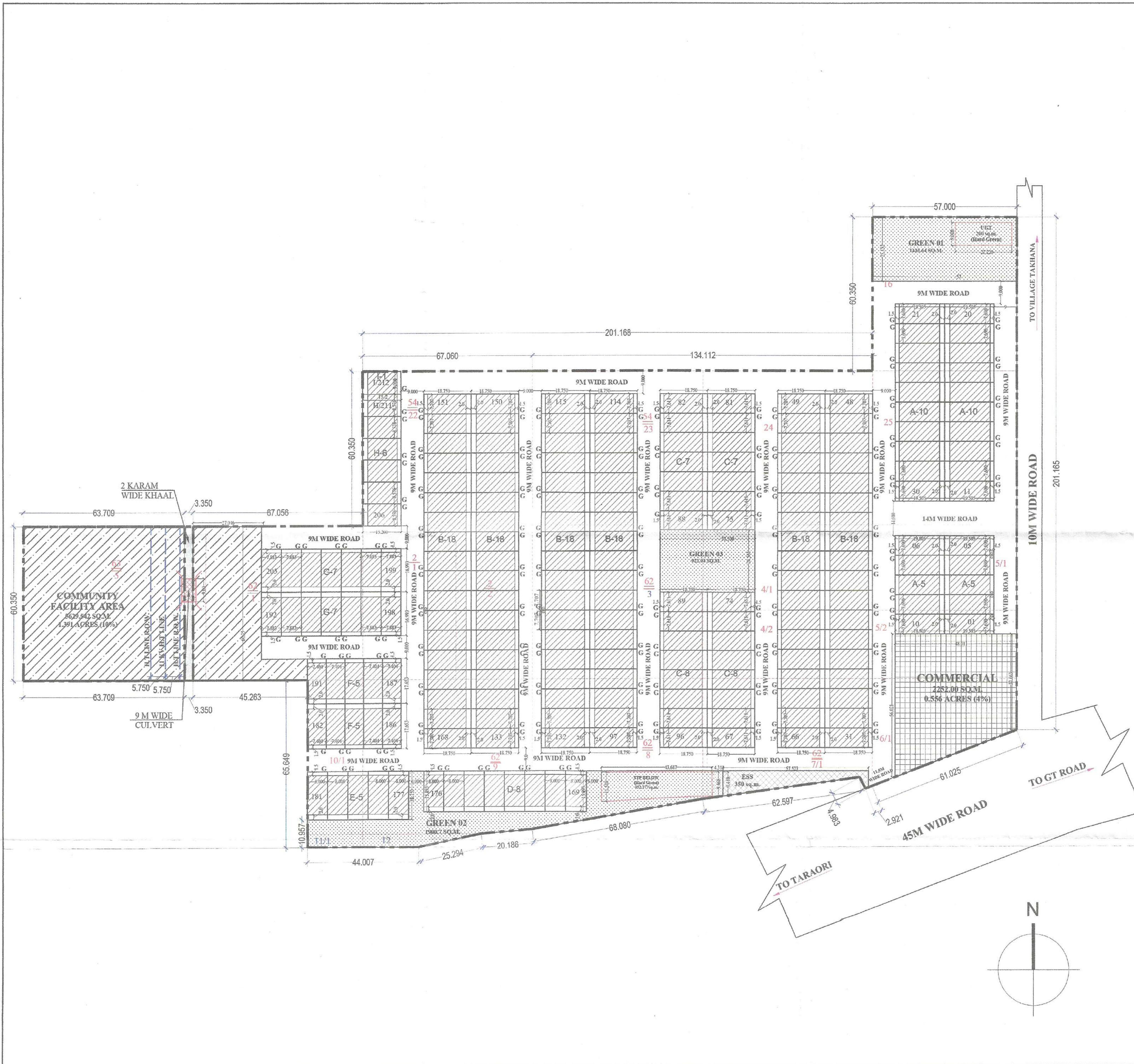
  
Director

(Divya Dogra)

District town Planner (HQ)

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





DEMARCATION-CUM-ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY 2016) AREA MEASURING 13.9125 ACRES (LICENCE NO. 149 OF 2022 DATED 29.09.2022 AREA MEASURING 9.9625 & LICENCE NO 160 OF 2025 DATED 29.08.2025 AREA MEASURING 3.95 ACRES) IN THE REVENUE ESTATE OF VILLAGE TAKHANA SECTOR-5, TEHSIL-NILOKHERI, KARNAL, - BEING DEVELOPED BY G. ESTATE PVT. LTD.

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

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	Type of building permissible on 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 Buildable Zone	Residential building.
4	Commercial	As per supplementary zoning plan to be approved separately for each site.
5	Community Building	As per supplementary zoning plan to be approved separately for each site.

2. 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 planning parameter to be adopted as 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.

3. 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 the policy circulated by memo no Misc-2339-Vol-III-ULB/715/2006-2T/CP dated 20.10.2020.

4. BAR ON SUB-DIVISION OF PLOT  
Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. 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 project beyond the portion marked as residential buildable zone. No projection shall allowed within rear set back area.

6. 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.

7. 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.

8. PARKING  
a.a. Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .  
b.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 Code No. 7.3 of the Haryana Building Code, 2017.

10. 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.

11. 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.

12. 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:-  
i). 0.5 meters Radius for plots opening on to open space.  
ii). 1.0 meters Radius for plots.  
d) The owner/applacant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. 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.

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 towable 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. GENERAL  
(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
(ii) 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.  
(iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
(iv) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time as per the Provision of HBC-2017 Chapter 7-17 (1)  
(v) Rain water harvesting shall be provided as per HBC-2017.

Note.  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Karnal Vide Endst no 6532 - Dated :17.10.2025

DRG. NO. DTCP 11642 DATED 2-11-25

(SATYA PAL)  
JD (HQ)

(RAMAN KUMAR)  
ATP (HQ)

(DIVYA DOGRA)  
DTP (HQ)

(HITESH SHARMA)  
STP (HQ)

(BHUVNESH KUMAR)  
CTP (HR.)

(AMIT KHATRI, IAS)  
DTCP (HR.)

For G. Estate Pvt. Ltd.  
Director