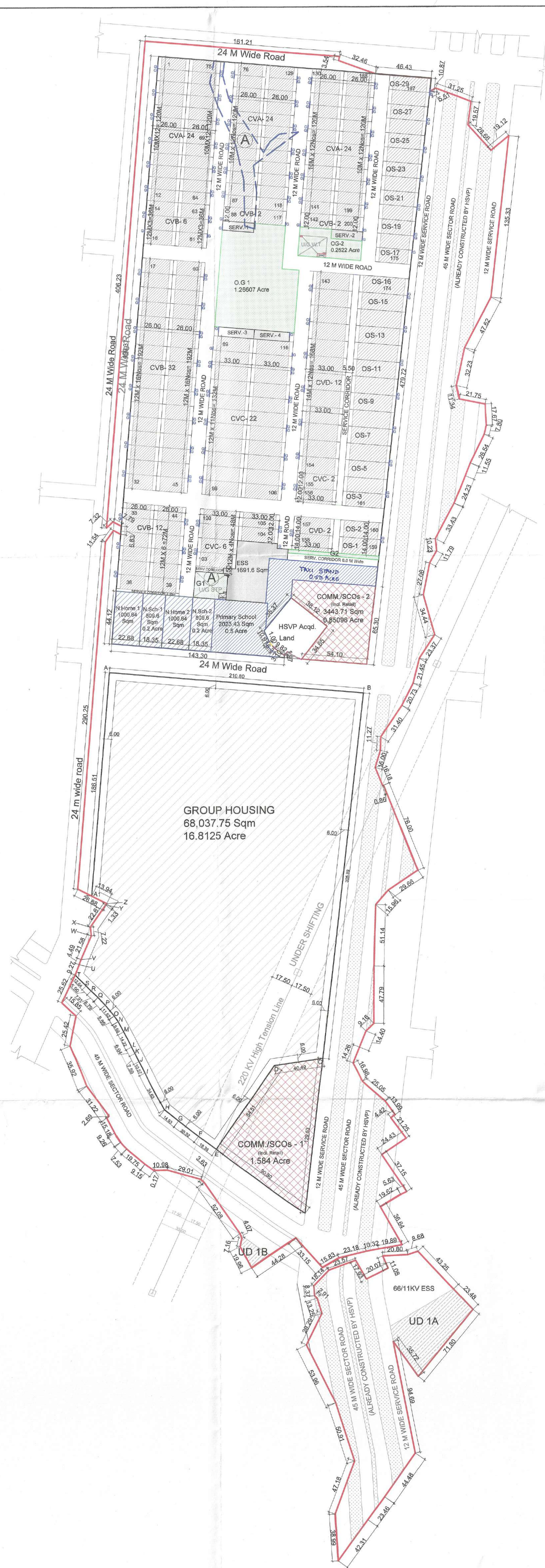
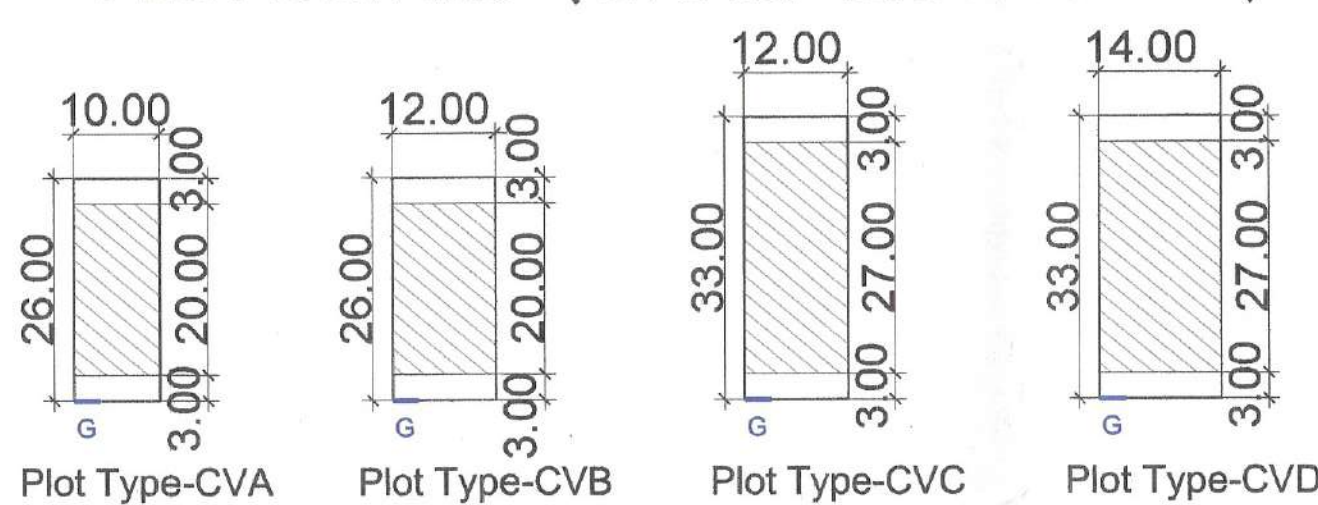
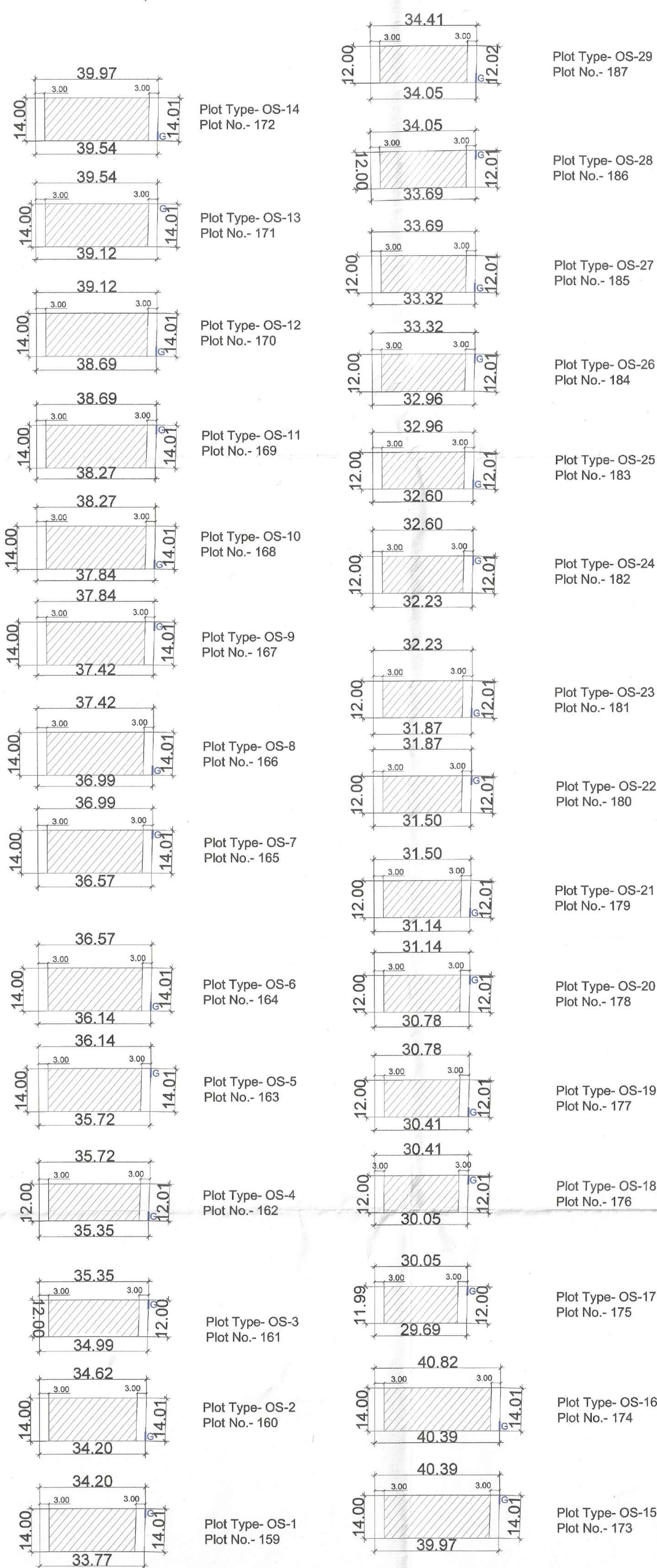




PLOT DETAILS (on 24m/ 12M Wide Road)

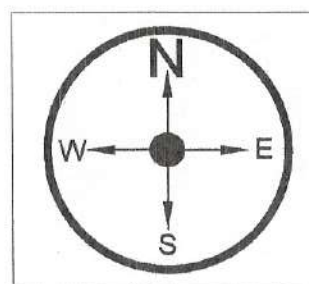


ODD SHAPED PLOT DETAILS:
(On 12M Wide Service Road)



ZONED AREA FOR G.H = 54,897.69 Sqm

ALL DIMENSION ARE IN "METERS"



Approval of Demarcation-cum-Zoning Plan of Residential Colony (under NILP Policy-2022) bearing Licence No. 135 of 2022 dated 26.08.2022 measuring 66.04167 acres and Licence No. 21 of 2025 dated 28.02.2025 measuring 2.17708 acres, thereby totaling to 68.21874 acres in Sector-3,4 & 4A, Pinjore Kalka Urban Complex, District- Panchkula- Trident Hills Pvt. Ltd.& OTHERS (FORMERLY KNOWN AS M/s IREO FIVERIVER PVT. LTD.)

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, 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.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.

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 build able 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 tale below :-

Plot Area	Maximum permissible coverage for each floor	FAR Existing Base FAR	Maximum permissible FAR alongwith purchasable FAR	Maximum permissible Height (G+3 floor) including stilt+4 floor(in metres)	The rate of additional purchasable FAR is as per policy bearing memo no. misc-2266/2024/7/177024-2TCP dated 10.09.2024 as amended from time to time
1	2	3	4	5	
Above 200 upto 250 square metres	75%	145%	2.84	16.50	
Above 250 upto 350 square metres	80%	130%	2.40	16.50	
Above 350 upto 500 square metres	86%	120%	2.40	16.50	
Above 500 square metres.	86%	100%	2.40	16.50	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-

- (a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on upper floor.
- (b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (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 . as per the terms & conditions of the policy circulated vide memo no misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20.10.2020.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than Three dwelling Units shall be allowed as per approved layout plan of the colony bearing drg. no. DTCP-11277 Dated 23.07.2025

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR):-

- (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.
- (b) The Maximum Ground coverage for residential component shall be 35% of Group Housing measuring 16.8125 Acres.
- (c) Maximum FAR for G.H will be 2,10,094.71 Sq.m. and for Residential Plots will be 82,851.53 sqm as per approved revised layout plan bearing drawing no. DTCP - 11277 dated 23.07.2025.
- (d) The maximum permissible density in NILP colony shall be 400 PPA. Irrespective of the area of such project, the maximum permissible FAR shall be 1.25 with a provision that additional 0.25 FAR of the entire colony on account of purchasable development rights (PDR) shall also be allowed.

5. HEIGHT OF BUILDING :- (FOR GROUP HOUSING)

- Unrestricted height of the building block shall be allowed subject to the following:-
- (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
- (c) All building block(s) of group housing shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT)
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

6. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot, subject to the following condition:-

The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

7. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential build able zone in clause number 1 above.Balcony of width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony beond the rear set back shall be permitted.

8. 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.

9. STILT PARKING

Stilt parking is allowed in all sizes of 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.

10. PARKING:

- (a) Parking shall be provided as per the provisions of Haryana Bulding 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.

11. PLINTH LEVEL

The plinth height of building shall be as per Code no 7.3 of the Haryana Building Code 2017.

12. BASEMENT:

FOR PLOTS:

- a) Single level basement 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.

For Group Housing

- a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (i) (b) as per The Haryana Building Code, 2017.
- b) The basement shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

13. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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.

14. 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, Haryana. The boundary wall in the rear courtyard/setback 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 E.W.S. plots.
 - iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
 - iv). 2.0 meters. Radius for plots above 420 sq. meters
- (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.

15. 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 1.25 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.

16. 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.

17. 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.

18. ACCESS

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

GENERAL:

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

NOTES:-

Read this drawing in conjunction with the demarcation plan verified by DTP, Panchkula vide Endst. No.1548, Dated 01.08.2025 & 1614, Dated 22.08.2025.

DRG. NO. DTCP 1147 DATED 05-09-25

(SATYA PAL)
JD(HQ)

(RAMAN KUMAR)
ATP (HQ)

(DIVYA DOGRA)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTP(HR)