

REVISED LAYOUT, DEMARCATION - CUM ZONING PLAN OF TOWN PLANNING SCHEME (AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016) OVER AN AREA MEASURING 45104.54 SQ.MTRS (11.1456 ACRES) BEARING KHSRA NO. 1661/16.17.18MIN, 24/1MIN, 24/2, 25/167/19/2MIN, 20/2MIN, 21/1/21/22, 22, 186/1, 2/1MIN, 9/112MIN, 10MIN, 187/5/1MIN 5/2, 6MIN FALLING IN REVENUE ESTATE OF VILL- ELLANABAD AND LOCATED IN LIMITS OF MUNICIPAL COMMITTEE, ELLANABAD, DIST. SIRSA (HARYANA), BEING DEVELOPED BY SH. AMIT BHADU S/O OF SH NARESH BHADU FOR PURPOSE OF CODE 1.2 (kvj) & 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.	Permissible use of land on the portion of the plot marked in column 2.	Type of building permissible on land marked in column 2.	Permissible use of land on the portion of the plot marked in column 3.	Type of building permissible on land marked in column 3.
1.	Road	Road furniture at approved places.	Public open space	To be used only for landscape features.	Residential Building Zone	Residential building.
2.	Commercial	As per supplementary zoning plan to be approved separately for each site.	Commercial	To be used for community facilities buildings.	Community	To be used for community facilities buildings.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement Floor Area Ratio (FAR)	Maximum Permissible Height (In metres)	
Upto 150 sq.mtrs	75%	Single Level	200%	18.5

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

No's of dwelling unit permitted on each plot: 03 (Three)

Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of still+4 dwelling units is revoked by the competent Authority and building plan approvals of such still+4 units is allowed, the nos of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling units.

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 balcony or 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.

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. STILL PARKING

Still parking is allowed in all sizes plots. The clear height of the still shall be 2.40 metres from the plinth level and below the bottom of the beam. The still will not be permissible for any purpose other than parking.

8. 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.

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(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 wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DULB. 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:-
 i). 0.5 meters Radius for plots opening on to open space.
 ii). 1.0 meters Radius for plots upto 125 sq. meters.
 iii). 1.50 meters Radius for plots above 125 sq. meters to 150 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.

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.

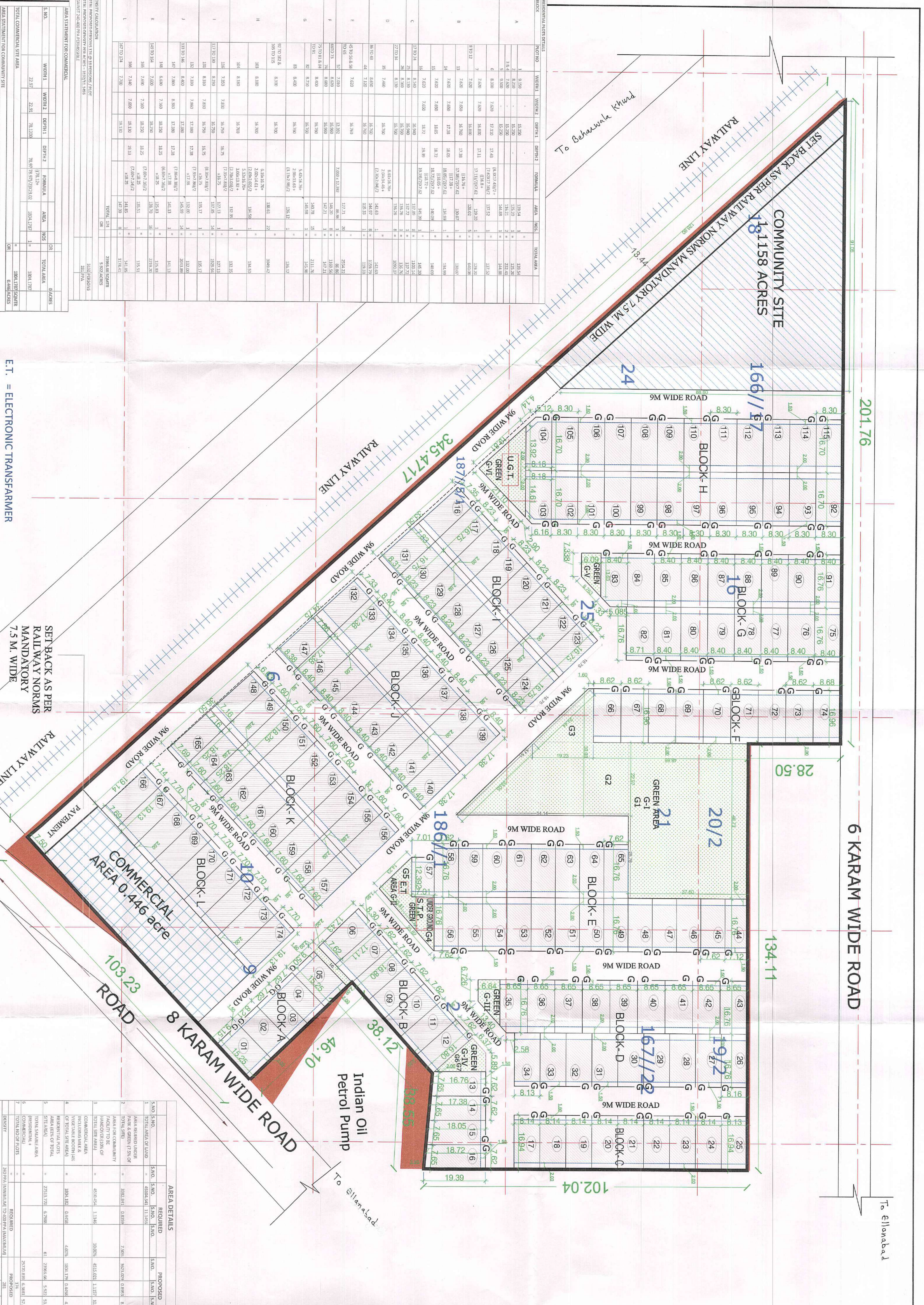
17. GENERAL

(i) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 (ii) That the colonizer/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 colonizer/owner shall ensure the installation of Solar Pico-inverter Power Plant as per the provisions of order No. 22/52/2005-5Pwr dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 (iv) Fire safety protection measures shall be regulated by Haryana Government Act.2000 as amended from time to time.
 (v) 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. SIRSA vide Memo No. SA/DTP-P/2066/2024 Dated 28.08.2024

DRG. NO. DULB/CTP/2025/11 DATE: 13/3/2025

SFP, ULB (HQ) CTP, ULB (HS) DTP, ULB (HQ) URBAN LOCAL BODIES (HRY(PL))



ET. = ELECTRONIC TRANSFORMER
 U.G.T. = UNDERGROUND TANK
 S.T.P. = SEWERAGE TREATMENT PLANT

AREA DETAILS

NO.	AREA	AREA (SQ.M)	PERCENTAGE
1	RESIDENTIAL PLOTS	11111.11	24.63
2	ROADS	2222.22	4.93
3	GREEN SPACES	3333.33	7.39
4	UTILITIES	444.44	0.99
5	UNDEVELOPED	5555.55	12.31
6	TOTAL	45104.54	100.00

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS.
2. THE PLANTING SHALL BE AS PER THE STANDARD SPECIFICATIONS.
3. THE FINISHES SHALL BE AS PER THE STANDARD SPECIFICATIONS.
4. THE UTILITIES SHALL BE AS PER THE STANDARD SPECIFICATIONS.
5. THE UNDEVELOPED AREA SHALL BE AS PER THE STANDARD SPECIFICATIONS.

LEGEND

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	RESIDENTIAL PLOTS
2	[Symbol]	ROADS
3	[Symbol]	GREEN SPACES
4	[Symbol]	UTILITIES
5	[Symbol]	UNDEVELOPED

SCALE = 1:1500

ORIENTATION

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E
S