

**DEMARICATION CUM ZONING PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 8.2500 ACRE ( LICENSE NO. 208 OF 2025 DATED 16-10-2025) AT SECTOR - 3, FARRUKHAGAR, DISTT-GURUGRAM (HR), BEING DEVELOPED BY M/S LAKSHAY BUILDTECH LLP.**

**FOR PURPOSE OF CODE 1.2 (xcv) & 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 2
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features/Play Ground
	Residential Zone	Residential building.
	Commercial	As per plan to be approved separately for each site. If required.

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 is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including stilt (G+4 floor) (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilt are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-ULB/15/2008-2TCP dated 20.10.2020.

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 policy circulated vide Memo No. Misc-149/2019/7/03/2019 /2TCP dated 07.03.2019.

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 zone in clause number 1 above. Balcony of 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. **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. Further use of stilt shall be as per Code no. 7.11 of the Haryana Building Code, 2017.

8. **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.

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 basement 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. 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.

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 DGTCP. 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 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 in 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 allowable collection point to be provided by the colorizer.

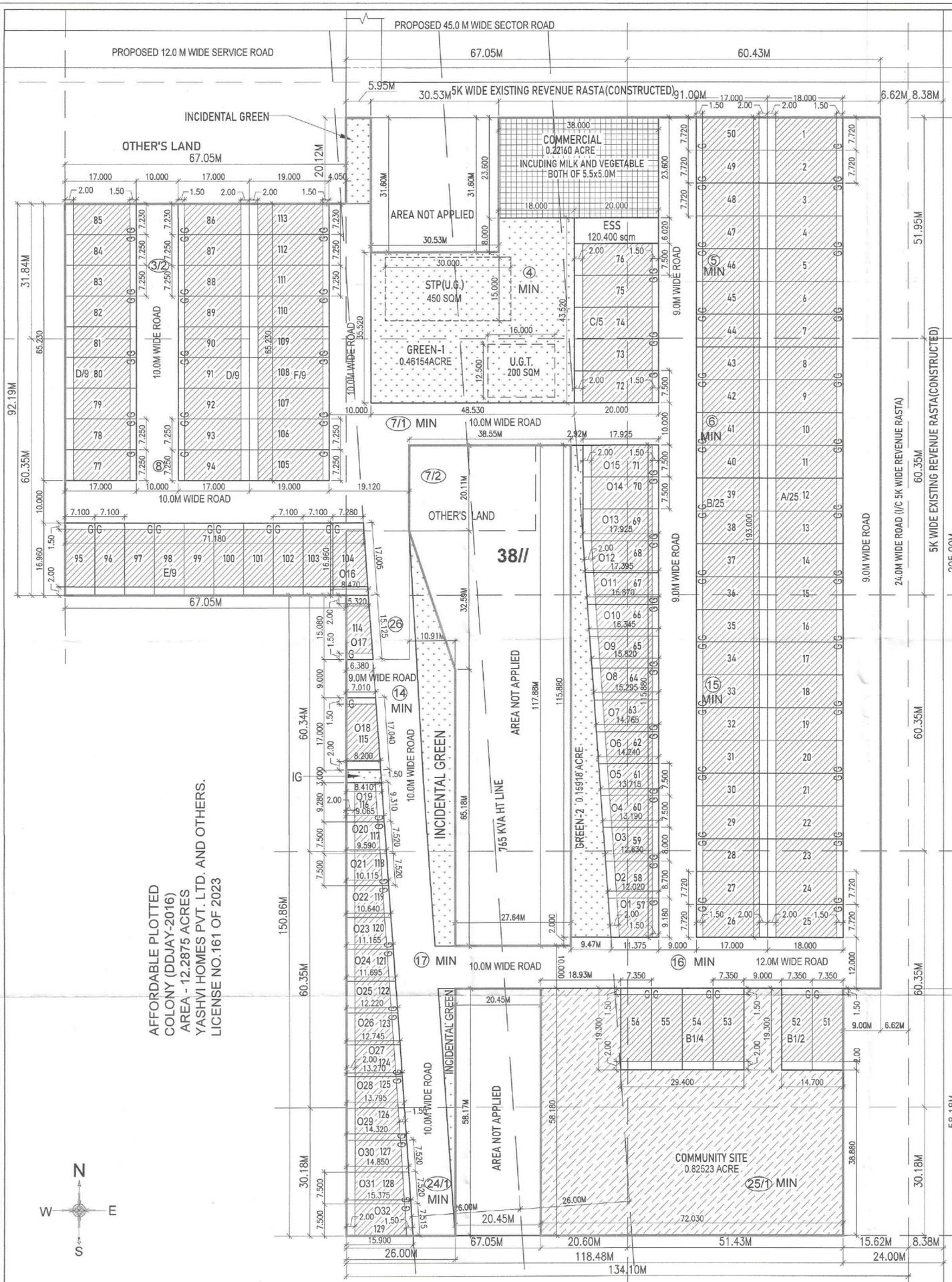
16. **ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road.

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. 22/52/2005-5Power 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, 2008 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. Gurugram vide Endst no. 11761 dated 19.11.2025

DRG. NO. DTCP 11729 DATED 14-12-25

(PARVEEN KUMAR) SD (HQ) (SANDEEP KUMAR) ATP (HQ) (RAKESH BANSAL) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI) IAS) DTP (HR)



(DDIAY-2016) 5.71875 ACRES - M/S YASHVI BUILDERS PVT. L.TD. LICENSE NO.136 OF 2024

PLOT AREA CALCULATION							
S.NO	TYPE	PLOT NO.	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	TOTAL AREA IN SQM	
1	A	1-25	7.720	18.000	138.960	25	3474.000
2	B	26-50	7.720	17.000	131.240	25	3281.000
3	B1	51-56	7.350	19.300	141.855	6	851.130
5	C	72-76	7.500	20.000	150.000	5	750.000
6	D	77-84, 87-94	7.250	17.000	123.250	16	1972.000
8	E	85 & 86	7.230	17.000	122.910	2	245.820
7	F	95-103	7.100	16.960	120.416	9	1083.744
8	F	105-112	7.250	19.000	137.370	8	1102.000
9	O1	57	9.180	1/2(11.375+12.020)	107.383	1	107.383
10	O2	58	8.700	1/2(12.020+12.630)	107.228	1	107.228
11	O3	59	8.000	1/2(12.630+13.190)	103.280	1	103.280
12	O4	60	7.500	1/2(13.190+13.715)	100.894	1	100.894
13	O5	61	7.500	1/2(13.715+14.240)	104.831	1	104.831
14	O6	62	7.500	1/2(14.240+14.765)	108.769	1	108.769
15	O7	63	7.500	1/2(14.765+15.295)	112.725	1	112.725
16	O8	64	7.500	1/2(15.295+15.820)	116.681	1	116.681
17	O9	65	7.500	1/2(15.820+16.345)	120.619	1	120.619
18	O10	66	7.500	1/2(16.345+16.870)	124.556	1	124.556
19	O11	67	7.500	1/2(16.870+17.395)	128.494	1	128.494
20	O12	68	7.500	1/2(17.395+17.925)	132.450	1	132.450
21	O13	69	7.500	17.925	134.438	1	134.438
22	O14	70	7.500	17.925	134.438	1	134.438
23	O15	71	7.500	17.925	134.438	1	134.438
24	O16	104	1/2(7.280+8.470)	16.960	133.560	1	133.560
25	O17	114	1/2(5.320+6.380)	15.080	88.218	1	88.218
26	O18	115	1/2(7.010+8.200)	17.000	129.285	1	129.285
27	O19	116	9.280	1/2(8.410+9.065)	81.064	1	81.064
28	O20	117	7.500	1/2(9.065+9.590)	69.956	1	69.956
29	O21	118	7.500	1/2(9.590+10.115)	73.894	1	73.894
30	O22	119	7.500	1/2(10.115+10.640)	77.831	1	77.831
31	O23	120	7.500	1/2(10.640+11.165)	81.769	1	81.769
32	O24	121	7.500	1/2(11.165+11.695)	85.725	1	85.725
33	O25	122	7.500	1/2(11.695+12.220)	89.681	1	89.681
34	O26	123	7.500	1/2(12.220+12.745)	93.619	1	93.619
35	O27	124	7.500	1/2(12.745+13.270)	97.556	1	97.556
36	O28	125	7.500	1/2(13.270+13.795)	101.494	1	101.494
37	O29	126	7.500	1/2(13.795+14.320)	105.431	1	105.431
38	O30	127	7.500	1/2(14.320+14.850)	109.388	1	109.388
39	O31	128	7.500	1/2(14.850+15.375)	113.344	1	113.344
40	O32	129	7.500	1/2(15.375+15.900)	117.281	1	117.281
<b>TOTAL</b>					<b>16317.404</b>	<b>129</b>	<b>16317.404</b>
<b>IN ACRE</b>							<b>4.03212</b>

AREA CALCULATION				
S.NO	DISCRIPTION	%	AREA IN ACRE	AREA IN SQM.
1	TOTAL SITE AREA		8.25000	33386.537
2	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	5.03250	20365.788
3	PROPOSED AREA UNDER PLOTTING	48.87%	4.03212	16317.404
4	REQUIRED AREA FOR COMMUNITY FACILITY	10%	0.82500	3338.654
5	AREA PROVIDED FOR COMMUNITY FACILITY	10.00%	0.82523	3339.575
6	PROVIDED MIN. GREEN AREA.	7.5%	0.61875	2503.990
7	PROVIDED GREEN AREA	7.52%	0.62072	2511.975
8	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.33000	1335.461
9	PROPOSED AREA UNDER COMMERCIAL	2.69%	0.22160	896.800
10	PERMISSIBLE POPULATION	240-400	1980.00	3300.000
11	PROPOSED POPULATION	129X18	2322	281 PERSONS/AC.