

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
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Memo No. ZP-147-Vol.-IV/JD (RA)/2025/ 39537 Dated 13-10-2025
To

Eldeco Infrastructure & Properties Ltd.,
201/212, 2nd Floor, Splendor Forum,
District Centre Jasola, New Delhi-25.

Subject: Approval of demarcation-cum-zoning plan of Residential Plotted Colony for an additional area 2.9167 acres (licence No. 67 of 2025 dated 09.05.2025) and 5 no's EWS plots in already licence granted area measuring 153.1937 acres, (Licence No. 407 to 412 of 2006 dated 18.01.2006, Licence No. 36 of 2008 dated 28.02.2008, License no. 47 of 2017 dated 18.07.2017 and Licence No. 24 of 2024 dated 13.02.2024) totaling to 156.1104 acres in Sector-19A & 40, Panipat being developed by Eldeco Infrastructure & Properties Pvt. Ltd.

Please refer to the matter cited above.

Please find enclosed a copy of each approved plans of the following are also enclosed:-

Sr. No.	Name of site	Drawing no.
1	Demarcation-cum-zoning plan of Residential plotted	Drg. No. DTCP-11528 dated 13.10.2025
2	Commercial Site	Drg. No. DTCP-11529 dated 13.10.2025

That you shall transfer 100% of the plots of the EWS category in the Residential Plotted Colony to "Housing for All" Department, Haryana as per orders dated 20.09.2023

DA/as above


(Sanjay Saini)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.:- ZP-147-Vol.-IV/JD (RA)/2025/_____ Dated:_____

A copy along with a copy of each demarcation-cum-Zoning Plan is forwarded to the following for information and necessary action.

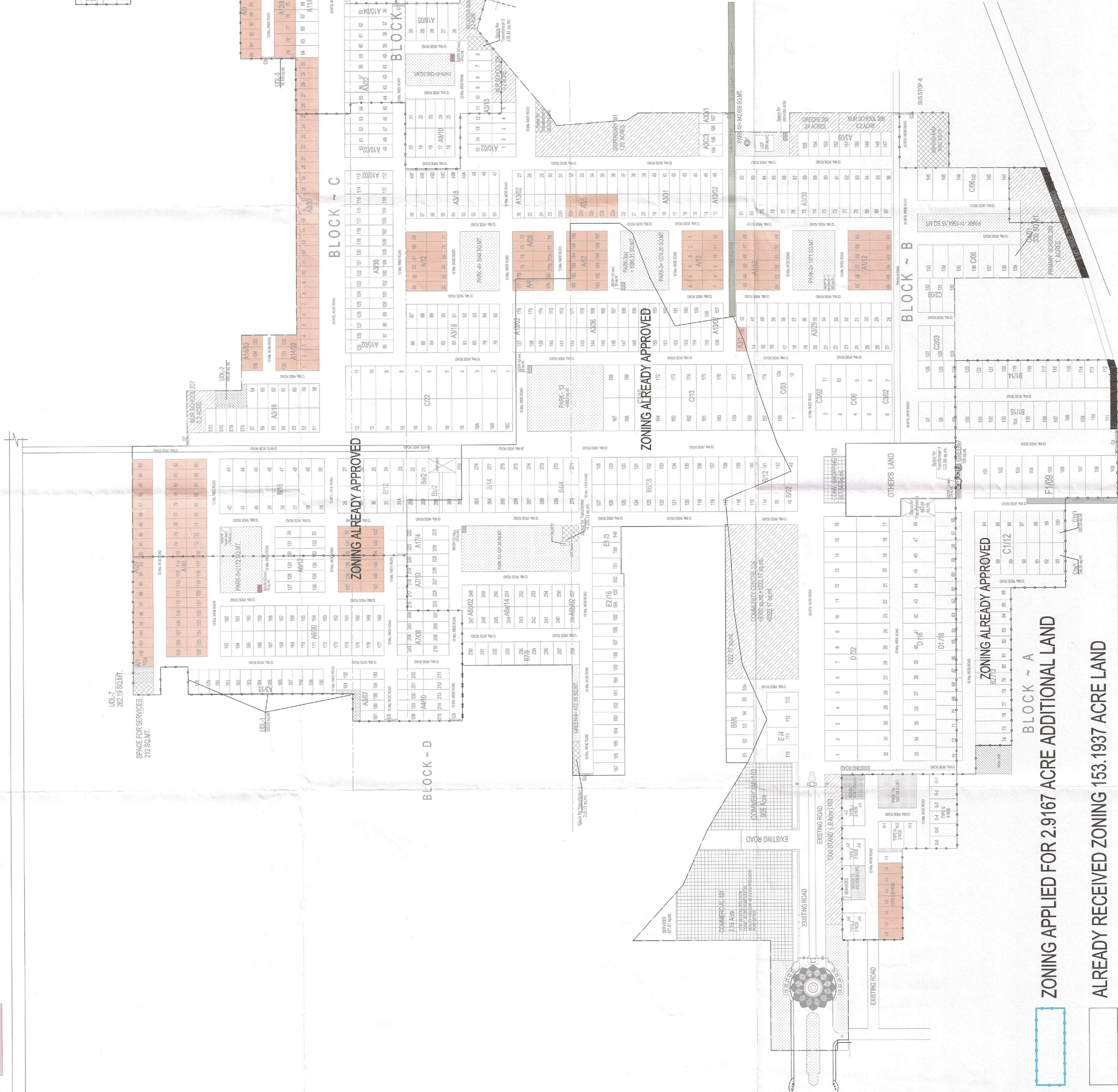
1. Senior Town Planner, Rohtak.
2. District Town Planner, Panipat.
3. PM, IT for updating the same on the Website of the Department.

DA/As above.


(Sanjay Saini)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

NPNL UNDER (LICENSES NO 407 TO 412 OF 2006 DATED 18/01/2006 , 36 OF 2008 DATED 28/02/2008 & 47 OF 2017,24 OF 2024 :-

NPNL UNDER ADDITIONAL AREA LICENSE NO. 65 OF 2025

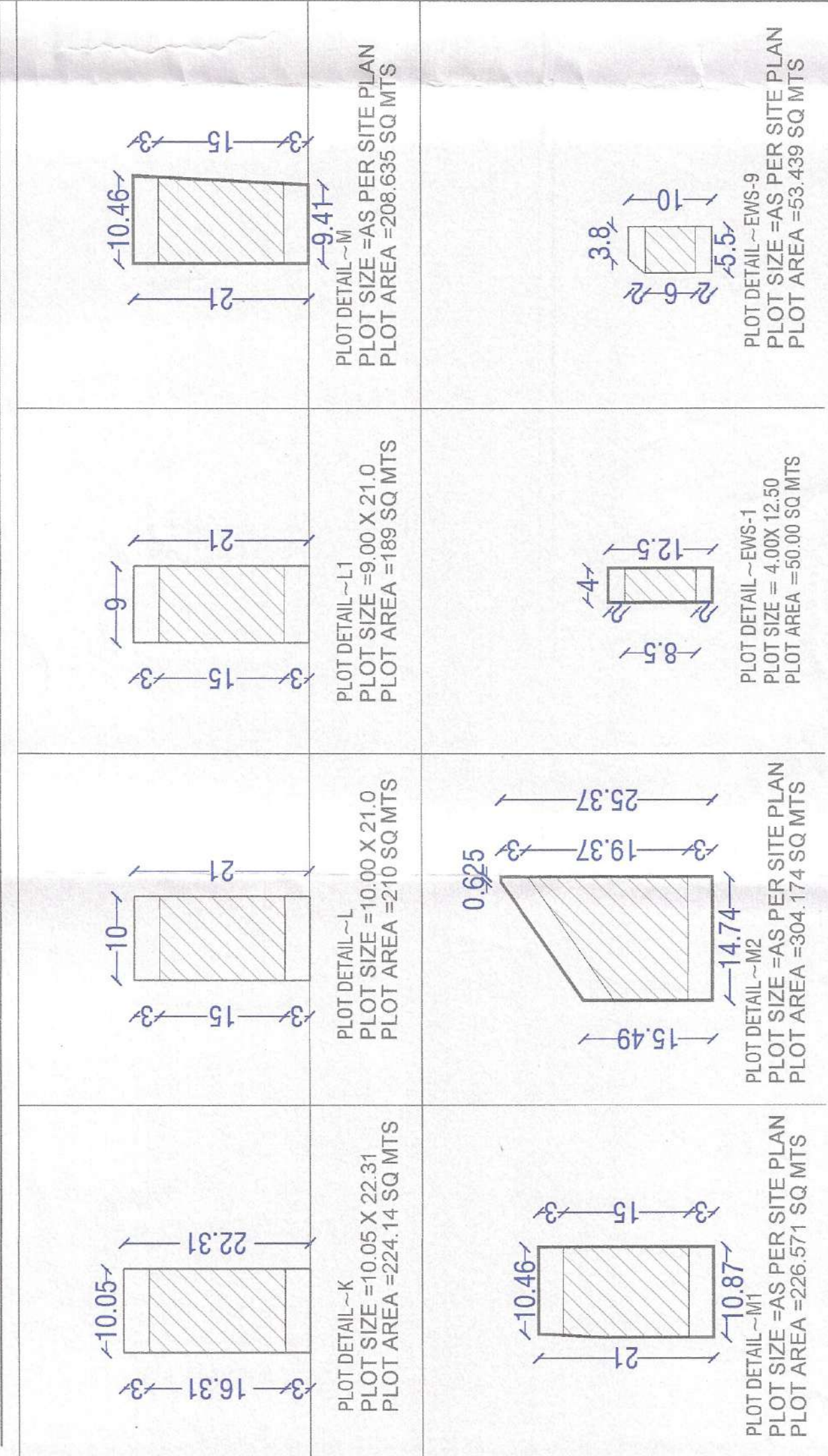


BLOCK ~ A

ZONING APPLIED FOR 2.9167 ACRE ADDITIONAL LAND

ALREADY RECEIVED ZONING 153.1937 ACRE LAND

Plots Under LIC. NO. (67 OF 2025 Dated 09-05-2025) Additional Area 2.9167 Acre:-



DEMARICATION CUM ZONING PLAN FOR RESIDENTIAL PLOTTED COLONY OVER AN ADDITIONAL AREA MEASURING 2.9167 ACRES (LICENSE NO. 67 OF 2025) AND 5 NOS OF EWS PLOTS IN ADDITION TO ALREADY LICENSE GRANTED LAND OVER AN AREA MEASURING 153.1937 ACRES (LICENSE NO. 407-412 OF 2006 , LICENSE NO.36 OF 2008, LICENSE NO. 47 OF 2017 & LICENSE NO. 24 OF 2024 DATED 13-02-2024) THEREBY MAKING TOTAL AREA MEASURING 156.1104 ACRES FALLING IN SECTOR -19A & 40, PANIPAT (HARYANA) BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LTD.

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	2.	Type of building permissible on land marked in column 1.	3.
1.	Road		Road furniture at approved places.	
	COMMERCIAL		To be used only for commercial	
	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 table below :-

Plot Area	Permissible Ground Coverage (%)	2.	Maximum permissible Height (G.F. Floor) (in meters)	3.	Maximum permissible Height (G.F. Floor) (in meters)	4.	Additional FAR (in %)	5.	6.
1.									
Up to 75 square metres.	75%	Single Level	16%	16.50	0.89%				
Above 75 upto 100 square metres	75%	Single Level	16%	16.50	0.89%				
Above 100 upto 150 square metres	75%	Single Level	14%	16.50	1.19%				
Above 150 upto 200 square metres	75%	Single Level	14%	16.50	1.19%				
Above 200 upto 250 square metres	75%	Single Level	14%	16.50	1.19%				
Above 250 upto 350 square metres	65%	Single Level	13%	16.50	1.19%				
Above 350 upto 500 square metres	65%	Single Level	12%	16.50	1.20%				
Above 500 square metres.	65%	Single Level	10%	16.50	1.40%				

- 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 maximum permissible height of building shall be calculated considering the combined plot as a single plot.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) GENERAL AND NPPL PLOTS

- i). No. of Dwelling units permitted on each plot 3 (Three)

EWS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS.

- (a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except the following conditions:-
- (b) The combined plot shall be subject to the following conditions:-
- (c) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. 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 beyond the rear set back 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 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.

8. PARKING:

- (a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code,2017.
- (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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:

Single level basement within the building zone of the site shall be provided , constructed, used and maintained as per the Haryana Building Code, 2017.

11. 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, to 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 the Haryana Building Code, 2017.
- (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). 1.0 meters Radius for EWS plots
- ii). 1.0 meters Radius for EWS 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/applciant 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 12.00 meters wide road.

17. The community building/buildings shall be constructed by the Colonizer / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 7 of 2019, falling which the said sites shall vest with the Government.

18. GENERAL:-

- (a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2003-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (c) That the coloniser/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (d) Fire safety protection measures shall be regulated by Haryana fire service Act,2009 as amended from time to time.
- (e) Rain water harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTCP(p), Panipat vide Endst no. 1457 Dated 21.08.2025.

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

(AMIT KHATRI IAS) DTCP(HR)

(BHUVNESH KUNAR) CTP(HR)

(HITESH SHARMA) STP(HQ)

(SANJAY SAINI) DTP(HQ)

(RANVEEK) ATP (HQ)

(RAMAJAY BASSI) JD(HQ)

Revenue Rasta

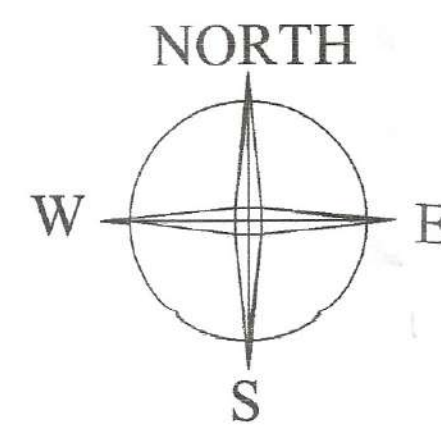
45 MT. WIDE SERVICE ROAD

12 MT. WIDE SERVICE ROAD

Revenue Rasta

PRIMARY SCHOOL

PLOTS



NOTE:-
AFTER THE HEIGHT OF 10 M, THE
SET BACKS SHALL BE PROVIDED AS
PER CLAUSE NO.6(C)

ALL DIMENSIONS ARE IN METERS.

ZONED AREA = 677.35 SQ.MT.

DEMARICATION CUM ZONING PLAN OF COMMERCIAL SITE AREA MEASURING 1080.391 SQ.MT (0.27 ACRES) FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 156.11040 ACRES (FALLING UNDER LICENCE NO. 407 TO 412 OF 2006 DATED 18/01/2006, 36 OF 2008 DATED 28/02/2008 AND 47 OF 2017 DATED 18/07/2017, LICENSE NO. 24 OF 2024 AND LICENSE NO 67 OF 2025) IN SECTOR - 40 & 19A PANIPAT BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED.

- For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, as amended from time to time.
- SHAPE & SIZE OF SITE.**
The shape and size of site is in accordance with the demarcation plan shown as A to D as verified by DTP, Panipat vide Endst no. 1457 Dated 21.08.2025.
- LAND USE.**
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Panipat as amended from time to time, as applicable. As applicable Not less than 50% of the permissible FAR should be used for neighborhood shopping.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

- SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
 - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
 - The maximum coverage on ground floor and on subsequent floors shall be 60 % on the area of site.
 - Maximum Permissible FAR shall be 150 on the area of site.
- HEIGHT OF BUILDING.**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - The maximum height of the buildings shall be as per the provisions of Haryana Building Code, 2017.
 - The plinth height of building shall be as per the provisions of Haryana Building Code, 2017.
 - All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
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

- If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- PARKING**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site shall be as per the provisions of Haryana Building Code, 2017
 - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
 - APPROACH TO SITE.**
 - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
 - The approach to the site shall be shown on the zoning plan.
 - Entry and Exit shall be permitted as indicated/ marked on the plan.
 - BAR ON SUB-DIVISION OF SITE.**
Sub-division of the site shall not be permitted, in any circumstances.
 - APPROVAL OF BUILDING PLANS.**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
 - BASEMENT.**
 - The number of basement storeys within building zone of site shall be as per Haryana Building Code, 2017
 - The construction of basement shall be executed as per Haryana Building Code, 2017

- PLANNING NORMS.**
The building to be constructed shall be planned and designed to the norms and standards as per the Haryana Building Code, 2017, and as approved by the Competent Authority
- PROVISIONS OF PUBLIC HEALTH FACILITIES.**
The W.C. and urinals provided in the buildings shall conform to the provisions of Haryana Building Code, 2017 and National Building Code of India 2016.
- EXTERNAL FINISHES**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
 - All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
 - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS.**
 - Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
 - Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - If lift not provided as per (b) above, ramps shall be provided as per the provisions of National Building Code of India 2016.
- BUILDING BYE-LAWS**
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India 2016 shall be followed.
- FIRE SAFETY MEASURES**
 - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017 and National Building Code of India 2016 and the same should be got certified from the Competent Authority.
 - Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement on solid ground and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction at site, if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 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.
- 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.
- GENERAL**
 - Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
 - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - Garbage collection center of appropriate size shall be provided within the site.
 - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 11529 Dated 8-10-25

(RAM AVTAR BASSI)
JD(HQ)

(RAMNEEK)
ATP(HQ)

(SANJAY SAINI)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR.)

(AMIT KHATRI, IAS)
DTCP(HR.)