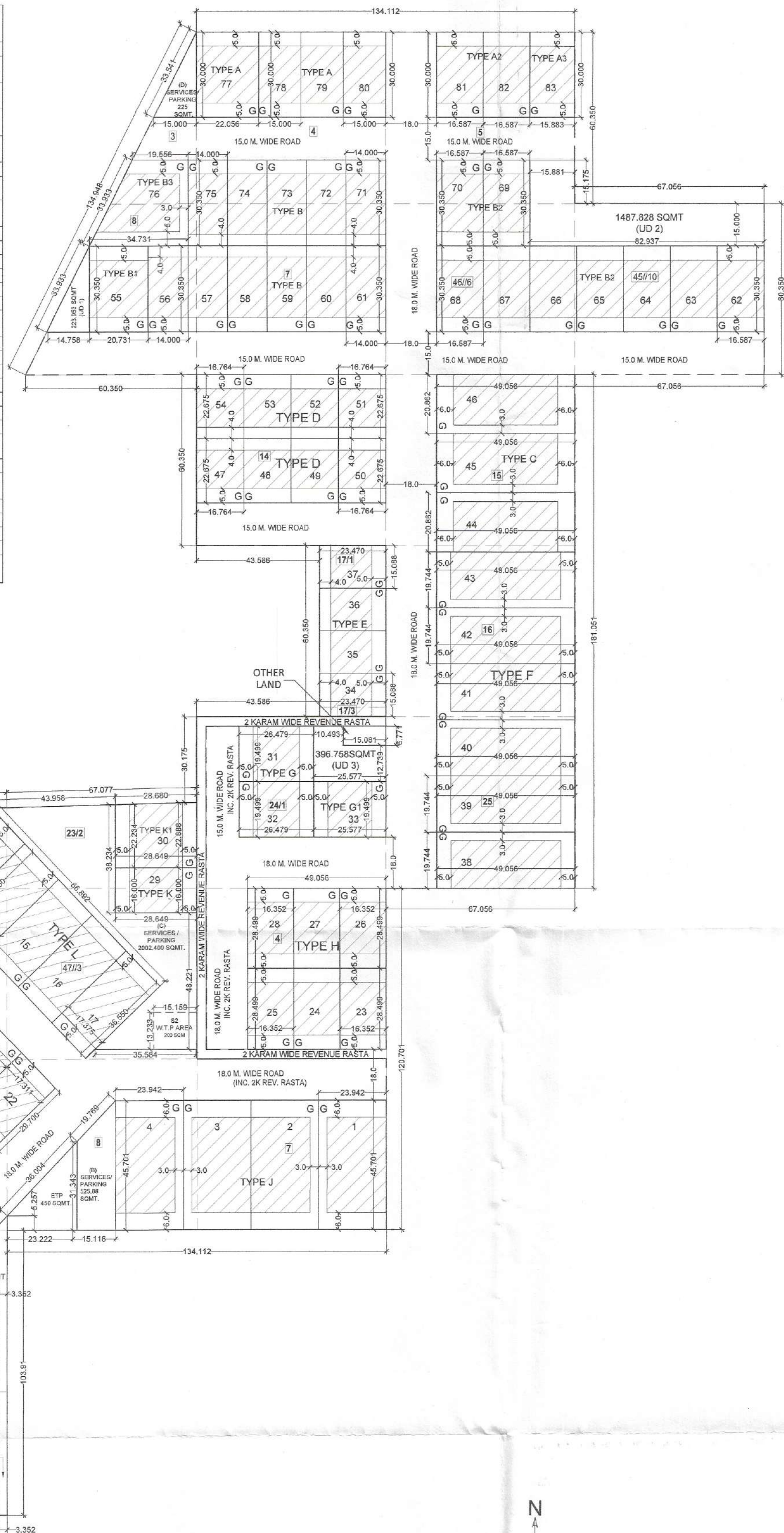


Plot No	Type	SIZE		AREA (in sq.mt)	NO.	TOTAL AREA (in sq.mt)	FRONT SETBACK (in mtr)	REAR SETBACK (in mtr)	SIDE SETBACK (in mtr)	ZONED AREA (in sq.mt)	ZONED AREA (in %)	
01 TO 04	J	23.942	X	45.701	1094.173	4	4376.693	6.00	6.00	3.00	705.776	64.503
5	M5	29.698 + 29.799 2	X	17.311	514.976	1	514.976	5.00	5.00	---	340.985	86.214
6	M4	29.799 + 29.901 2	X	17.311	516.733	1	516.733	5.00	5.00	---	340.980	85.990
7	M3	29.901 + 30.002 2	X	17.311	518.490	1	518.490	5.00	5.00	---	340.993	85.767
8	M2	30.002 + 30.103 2	X	17.311	520.239	1	520.239	5.00	5.00	---	340.996	85.546
9	M1	AS PER SITE	X	17.311	511.167	1	511.167	5.00	5.00	---	323.235	83.235
10	N2	19.246	X	34.267 + 36.166 2	679.615	1	679.615	5.00	5.00	---	487.168	71.683
11	N1	18.430	X	36.166 + 37.868 2	682.223	1	682.223	5.00	5.00	---	495.030	72.581
12	N	AS PER SITE	X	17.885	514.200	1	514.200	5.00	5.00	---	307.409	59.784
13	L1	17.386	X	36.550	635.458	1	635.458	5.00	5.00	---	461.598	72.640
14 TO 17	L	17.375	X	36.550	635.056	4	2540.225	5.00	5.00	---	462.350	72.805
18 TO 22	M	17.311	X	29.700	514.137	5	2570.684	5.00	5.00	---	340.697	86.266
23 TO 28	H	16.352	X	28.499	466.016	6	2796.094	5.00	5.00	---	302.478	84.907
29	K	16.000	X	28.649	458.384	1	458.384	5.00	5.00	---	298.391	85.094
30	K1	22.888 + 22.234 2	X	28.649	645.448	1	645.448	5.00	5.00	---	420.142	85.093
31, 32	G1	26.479	X	19.499	516.314	2	1032.628	5.00	5.00	---	321.314	62.232
33	G1	25.577	X	19.499	498.728	1	498.728	5.00	5.00	---	303.740	60.903
34 TO 37	E	15.088	X	23.470	354.115	4	1416.461	5.00	4.00	---	218.308	61.649
38 TO 43	F	19.744	X	49.056	968.562	6	5811.370	5.00	3.00	---	653.954	67.518
44 TO 46	C	20.862	X	49.056	1023.406	3	3070.219	6.00	6.00	---	661.909	64.677
47 TO 54	D	16.784	X	22.675	380.124	8	3040.990	5.00	4.00	---	229.251	60.310
55	B1	20.731	X	30.350	629.186	1	629.186	5.00	5.00	---	421.888	67.053
56 TO 61	B	14.000	X	30.350	424.900	11	4673.900	5.00	4.00	---	298.906	70.347
62 TO 70	B2	16.587	X	30.350	503.415	9	4530.739	5.00	5.00	---	337.581	67.054
76	R3	19.556 + 24.731 2	X	30.350	823.805	1	823.805	5.00	5.00	3.00	490.698	59.565
77	A1	22.056	X	30.000	661.680	1	661.680	5.00	5.00	---	441.120	66.667
78 TO 80	A	15.000	X	30.000	450.000	3	1350.000	5.00	5.00	---	300.000	66.667
81, 82	A2	16.587	X	30.000	497.610	2	995.220	5.00	5.00	---	331.740	66.667
83	A3	15.883	X	30.000	476.490	1	476.490	5.00	5.00	---	317.640	66.662
TOTAL					83	47492.043						



DEMARCATON CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY AREA MEASURING 19.3625 ACRES (LICENSE NO.143 OF 2025 DATED 12.08.2025 AT VILL.- KAKKAD MAJJRA & BICHPARI & TEH. - NARAINGARH DISTT. - AMBALA , HARYANA BEING DEVELOPED BY FOR M/S GANPATI INFRA

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

- 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.
	Industrial	Industrial
	Commercial	As per supplementary zoning plan to be approved separately for each site.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT**
 - The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
 - The Maximum permissible ground coverage, F.A.R and maximum permissible height of the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended from time to time):-
- Sub-DIVISION/ COMBINATION OF PLOTS.**
 - No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
 - The site coverage shall be as per clause number 2 above.
 - The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- BUILDING SETBACK**
Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 may project beyond the portion marked as industrial buildable zone.
- PARKING**
 - Adequate parking spaces, covered, open or in basement shall be provided for vehicles of users and occupiers, within the site as per code 7.1 of the Haryana Building Code, 2017.
 - In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- PLINTH LEVEL**
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code, 2017.
- BASEMENT**
Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- 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.
- BOUNDARY WALL**
 - The boundary wall shall be constructed as per Code 7.5 of HBC -2017
 - 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 1.83 meters in height.
 - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
 - 0.5 meters Radius for plots opening on to open space.
 - 1.5 meters Radius for plots upto 125 sq. meters to 420 sq. meters.
 - 2.0 meters Radius for plots above 420 sq. meters.
 - 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.
- GATE AND GATE POST**
 - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
 - 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.
- 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.
- 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.
- ACCESS**
No plot or public building will derive an access from less than 15.00 meters wide road.
- The community building/buildings shall be constructed by the Colonizer/ Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amended and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.
- GENERAL**
 - 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/execution of development works at site.
 - 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 strictly comply with the directions issued vide Notification No.19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - 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.
 - Fire safety protection measures shall be regulated by Haryana Fire service Act, 2009, as amended from time to time as per provisions of Haryana Building Code- 2017, Chapter 7.17(1).
 - The norms applicable for Data Centre as mentioned in the note F, inserted in code 6.3(3)(iv)f.

Note.
Read this drawing in conjunction with the demarcation plan verified by DTP, AMBALA vide Endst 550 dated 27.08.2025

Note.
DRG. NO. DTCP 11552 DATED 16-10-25

(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)