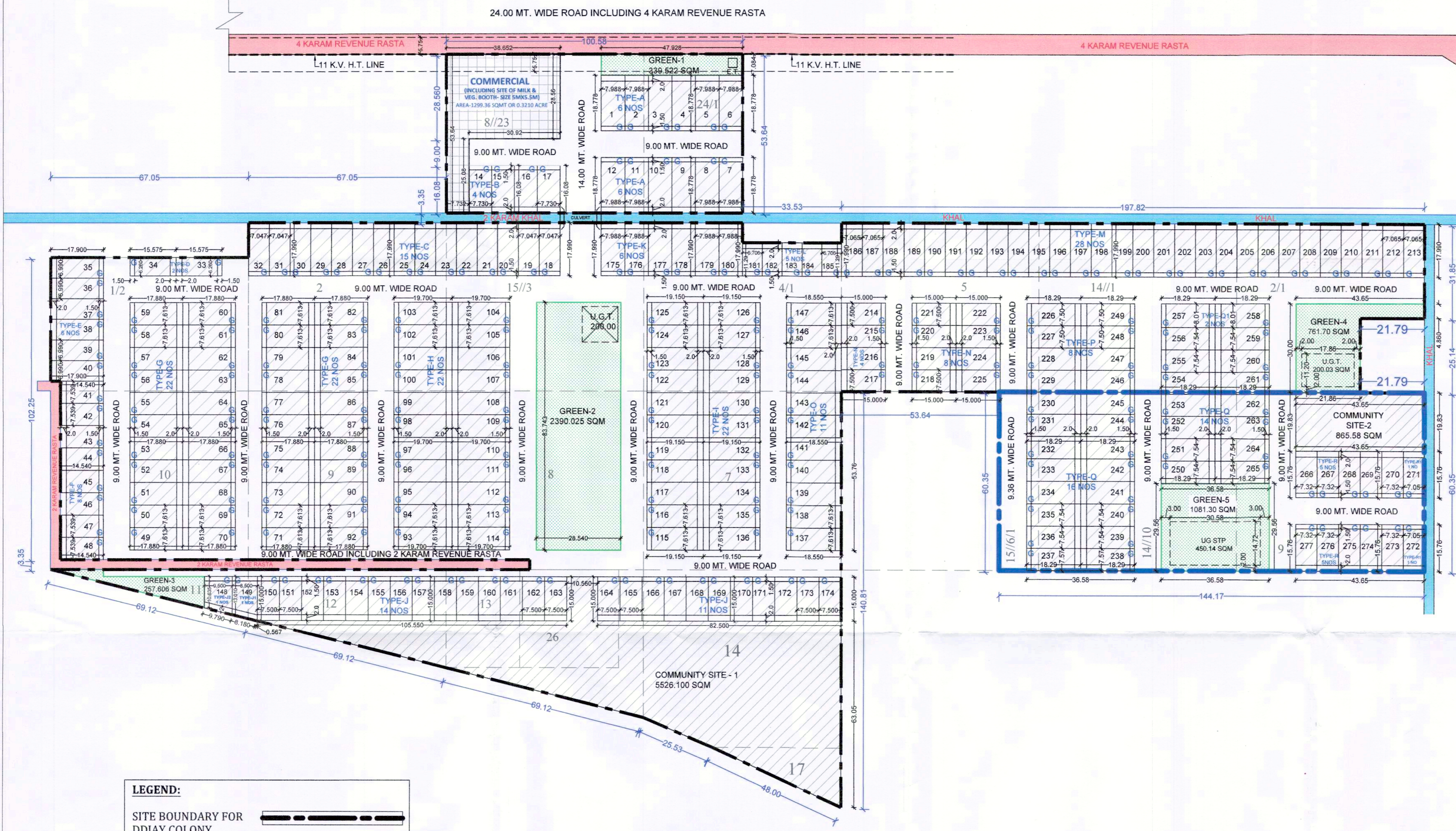


DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 OVER AN AREA MEASURING 15.79375 ACRES (LICENSE NO. 42 OF 2024 DATED 12.03.2024 AND LICENSE NO. 212 OF 2025 DATED 28.10.2025), IN VILLAGE - SHERGARH, SEC- 29, TEH. AND DISTT. KATHAL, HARYANA. BEING DEVELOPED BY M/s SIGMA GREEN

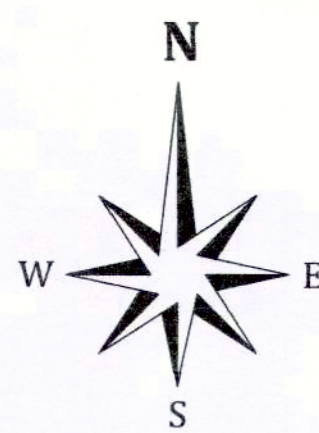
FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



LEGEND:

SITE BOUNDARY FOR DDJAY COLONY	
COMMUNITY SITE	
COMMERCIAL PLOT	
PARKS / OPEN SPACES	
KILLA LINE	
KHAAL	
REVENUE RASTA	
ET (3MX3M)	

LICENSED AREA HAVING LICENCE NO.42 OF 2024 DATED 12.03.2024	13.64375 ACRES	
ADDITIONAL LICENSED AREA HAVING LICENCE NO. 212 OF 2025 DATED 28-10-2025	2.15 ACRES	



(SCALE-N.T.S.)

DETAIL OF RESIDENTIAL PLOTS												
S.NO.	PLOT NO.	TYPE	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)	FRONT SETBACK (in mtr)	REAR SETBACK (in mtr)	ZONED AREA OF AN INDIVIDUAL PLOT (in SQ.MT.)	ZONED AREA (in %)	
1	1 TO 12	A	7.988	X	18.778	=	149.998	12	=	1799.976	81.36%	
2	14 TO 17	B	7.730	X	16.080	=	124.298	4	=	497.192	78.23%	
3	18 TO 32	C	7.047	X	17.990	=	126.775	15	=	1901.625	80.54%	
4	33 & 34	D	6.260	X	15.575	=	97.499	2	=	194.998	77.53%	
5	35 TO 40	E	6.990	X	17.900	=	125.121	6	=	750.726	80.45%	
6	41 TO 48	F	7.539	X	14.540	=	109.617	8	=	876.936	75.93%	
7	49 TO 92	G	7.613	X	17.880	=	136.120	44	=	5989.280	80.43%	
8	93 TO 114	H	7.613	X	19.700	=	149.976	22	=	3299.472	82.23%	
9	115 TO 136	I	7.613	X	19.150	=	145.789	22	=	3207.358	81.72%	
10	137 TO 147	O	7.613	X	18.550	=	141.221	11	=	1553.431	81.13%	
11	148	J2	AS PER PLAN		=	112.314	1	=	112.314	78.48	69.87%	
12	149	J1	AS PER PLAN		=	119.607	1	=	119.607	89.33	74.68%	
13	150 TO 174	J	7.500	X	15.000	=	112.500	25	=	2812.500	76.67%	
14	175 TO 180	K	7.988	X	17.990	=	143.704	6	=	862.224	80.54%	
15	181 TO 185	L	6.706	X	11.290	=	75.711	5	=	378.555	69.00%	
16	186 TO 213	M	7.065	X	17.990	=	127.099	28	=	3558.772	80.54%	
17	214 TO 225	N	7.500	X	15.000	=	112.500	12	=	1350.000	76.67%	
18	226 TO 229, 246 TO 249	P	7.50	X	18.29	=	137.18	8	=	1097.44	80.86%	
19	230 TO 236, 239 TO 245, 250 TO 256, 259 TO 265	Q	7.54	X	18.29	=	137.91	28	=	3861.48	80.86%	
20	237 TO 238		7.57	X	18.29	=	138.46	2	=	276.92	80.86%	
21	257 TO 258	Q1	8.01	X	18.29	=	146.50	2	=	293.00	80.86%	
22	266 TO 270, 273 TO 277	R	7.32	X	15.76	=	115.36	10	=	1153.60	77.79%	
23	271 & 272	R1	7.05	X	15.76	=	111.11	2	=	222.22	86.433	77.79%
24	TOTAL									36169.626	8.9377	
										ACRES	56.59%	

- 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.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.
- 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.
 - 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 1.80 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.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 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.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
 - 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.
 - 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 (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5
 - 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 wide 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 9.00 meters wide road.
- GENERAL**
 - 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, if applicable.
 - 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.
 - Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.
 - Rain water harvesting shall be provided as per HBC-2017 (if applicable).

DRG. NO. DTCP 11842 DATED 27-01-2026

(GURPREET KHEPAR) JD (HQ) (RAMAN KUMAR) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH KUMAR) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)