

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
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Memo No. ZP-2428/SD(PK)/2026/ 3409 Dated 22-09-2026

To

Rennova Buildcon Pvt. Ltd.,
Add. Tarkeshwar Dham, Rania Road, Sirsa-125055.

Subject: - Approval of Demarcation-cum-Zoning Plan of Industrial Plotted colony (including Residential Component (DDJAY-2016) and commercial sites) measuring 18.94375 acres bearing license no. 169 of 2026 dated 25.08.2026 in the revenue estate of Village Ramnagar and Khaja Khera, District-Sirsa.

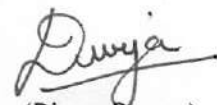
Ref: - Report of DTP, Sirsa bearing endst. dated 31.08.2026 in view of your application dated 08.09.2026 on the subject cited above.

Please find enclosed copies of approved demarcation-cum-Zoning Plan of Industrial Plotted colony (including Residential Component (DDJAY-2016) and commercial sites) measuring 18.94375 acres bearing license no. 169 of 2026 dated 25.08.2026 in the revenue estate of Village Ramnagar and Khaja Khera, District-Sirsa for information and further necessary action subject to the condition that you shall transfer land pocket which is earmarked under community facilities and the part of licensed land falling under 45 mtr. wide green belt in favour of the Govt. within a period of 30 days from issuance of this letter. Alternatively, as per amendment dated 25.08.2022 in DDJAY-2016 policy, you have an option to develop community facilities at your own cost or through third party subject to the provisions of the policy amendment cited above. Hence, in case of opting for option 2, the same may be clarified.

The details of approved Demarcation-cum-Zoning Plan of Industrial Plotted Colony are given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Demarcation-cum-Zoning Plan of Industrial Plotted Colony	DGTCP-12582	22.09.2026
2.	Commercial Sites-1 measuring 520.87 sqm.	DGTCP-12583	22.09.2026
3.	Commercial Sites-2 measuring 2115.549 sqm.	DGTCP-12584	22.09.2026

DA/As above


(Divya Dogra)

District town Planner (HQ)

For: Director General, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2428/SD(PK)/2026/_____ Dated:-_____

Copies of approved Demarcation-cum-Zoning Plan of Industrial Plotted Colony and commercial site-1 & 2 are forwarded to the following for information and necessary action:-

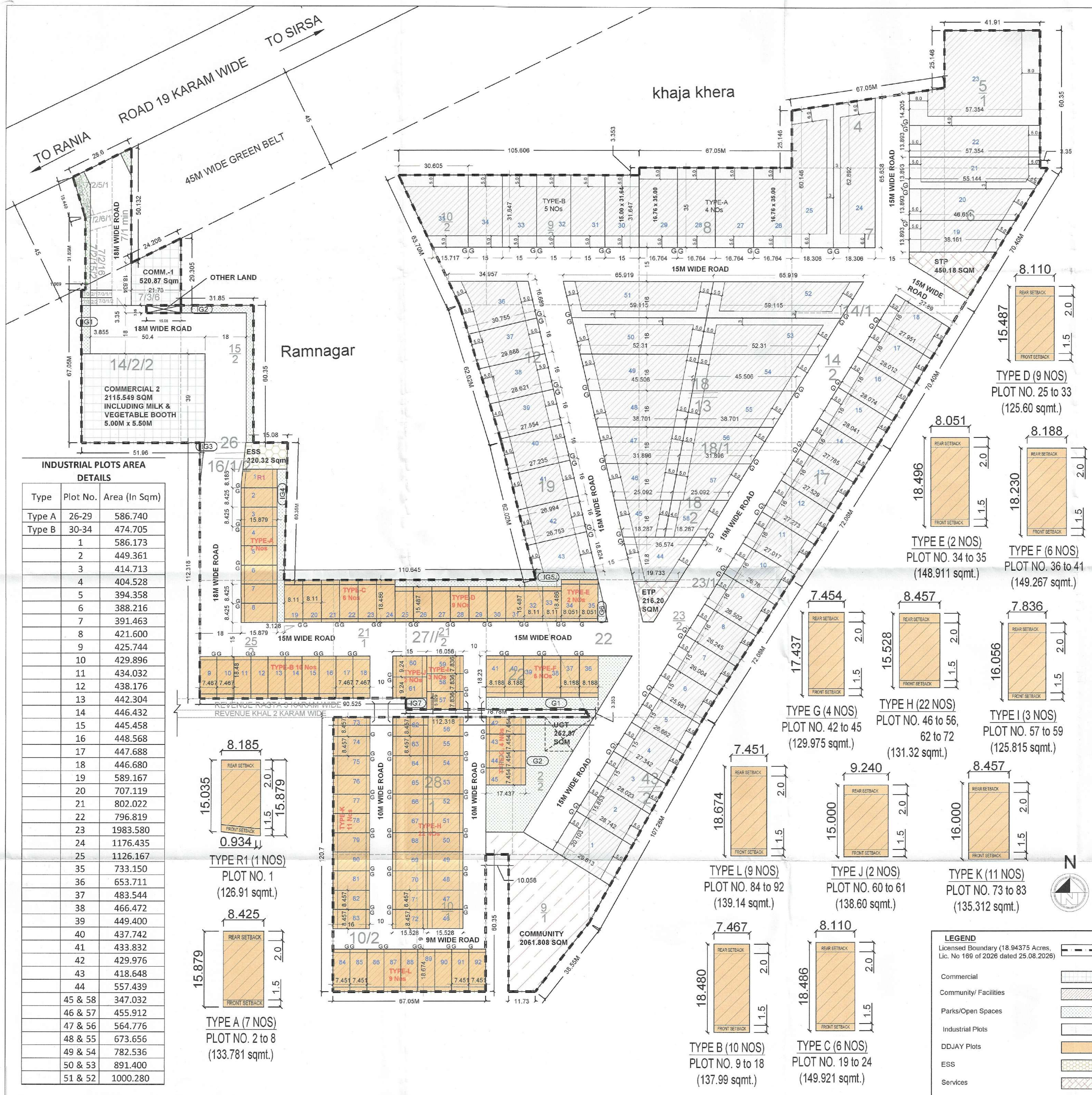
1. Senior Town Planner, Hisar.
2. District Town Planner, Sirsa.
3. PM (IT), Nodal Officer, for updation the department website.

DA/As above.

(Divya Dogra)

District town Planner (HQ)

For: Director General, Town and Country Planning,
Haryana, Chandigarh.



INDUSTRIAL PLOTS AREA DETAILS		
Type	Plot No.	Area (In Sqm)
Type A	26-29	586.740
Type B	30-34	474.705
1	586.173	
2	449.361	
3	414.713	
4	404.528	
5	394.358	
6	388.216	
7	391.463	
8	421.600	
9	425.744	
10	429.896	
11	434.032	
12	438.176	
13	442.304	
14	446.432	
15	445.458	
16	448.568	
17	447.688	
18	446.680	
19	589.167	
20	707.119	
21	802.022	
22	796.819	
23	1983.580	
24	1176.435	
25	1126.167	
35	733.150	
36	653.711	
37	483.544	
38	466.472	
39	449.400	
40	437.742	
41	433.832	
42	429.976	
43	418.648	
44	557.439	
45 & 58	347.032	
46 & 57	455.912	
47 & 56	564.776	
48 & 55	673.656	
49 & 54	782.536	
50 & 53	891.400	
51 & 52	1000.280	

DEMARCATION -CUM-ZONING PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 18.94375 ACRES (LICENSE NO.-169 OF 2026 DATED 25.08.2026) IN THE REVENUE ESTATE OF VILLAGE RAMNAGAR AND KHAJAKHERA, TEHSIL & DISTRICT SIRSA, HARYANA, BEING DEVELOPED BY : RENNOVAA BUILD CONE PVT. LTD.

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

ZONING CLAUSES FOR INDUSTRIAL PLOTS

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
	Industrial	Industrial
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Public Utility Sites	Utilities such as water tanks, Electric Sub station, Sewage treatment plants as approved in service plan estimates
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community buildings	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL 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 Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including still parking on the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended time to time):

3. SUB-DIVISION / COMBINATION OF PLOTS:-

(a) 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:-

(i) The site coverage shall be as per clause number 2 above.

(ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. 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 shall project beyond the portion marked as industrial buildable zone.

5. 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 and as shown in table under clause 2 (b) of this zoning.

6. STILL PARKING

Still parking is allowed in all sizes plots. The clear height of the still shall be maximum 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.

7. PARKING:-

(a) Adequate parking spaces, covered, open or in the basement / still shall be provided for vehicles of users and occupiers, within the site as per Code 7.3 of the Haryana Building Code, 2017.

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL:-

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

9. 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.

10. 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.

11. 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 D.G. T.C.P. The boundary wall in the rear courtyard shall not be more than 1.83 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) 1.5 meters Radius for plots upto 125 sq. meters

(iii) 2.0 meters Radius for plots upto 420 sq. meters

(d) The owner/applient if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

12. 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.

13. 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.

14. 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 coloniser.

15. ACCESS

No plot or public building will derive an access from less than 15 meters wide road.

16. General:-

(i) The coloniser/owner shall obtain the clearance/NDC 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.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(iv) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 25/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(v) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(vi) Fire safety 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).

(vii) The norms applicable for data centre as mentioned in the note F, inserted in code 6.3(3) (iv)(f).

ZONING CLAUSES FOR RESIDENTIAL PLOTS(DDJAY)

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
	Residential	Residential building
	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.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL 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 (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) No's of dwelling unit permitted on each plot : 3 (Three)

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 of a width of maximum 1.80 m in front and rear side 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

(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 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.

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 D.G.T.C.P. The boundary wall in the rear courtyard shall not be more than 1.83 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 upto 125 sq. meters to 150 sq. meters.

(d) The owner/applient 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 coloniser.

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. 19/6/2015-SP 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-SP 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, 2009,as amended from time to time.

(v) Rain water harvesting shall be provided as per HBC-2017(if applicable)

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Sirsa vide Endst no. 4250 dated 31.08.2026

DRG. NO. DWGTCP 12582 DATED 22-09-26

(PARVEEN KUMAR)
SD(HQ)

(KAPIL RAO)
ATP (HQ)

(DIVYA DOGRA)
DTP(HQ)

(HITESH SHARMA)
STP(HQ)

(BHUVNESH KUMAR)
CTP(HR)

(Dr. J. GANESAN, IAS)
DG, TCTP(HR)

LEGEND	
Commercial	
Community/ Facilities	
Parks/Open Spaces	
Industrial Plots	
DDJAY Plots	
ESS	
Services	

