

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
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Memo No. ZP-1625/JD(SP)/2022/ 31808 Dated 19-10-2022

To

S&M developers Pvt. Ltd.,
D-126, Marvel City,
Ratia Road, Tohana,
District Fatehabad.

Subject: Approval of zoning plan Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 5.3750, acres and commercial site of area measuring 436.05 sqm falls in Affordable Residential Plotted Colony (License No. 68 of 2022 dated 25.05.2022) in Sector-6, Tohana, District Fatehabad.

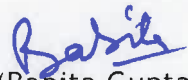
Reference:- Kindly refer to on the subject cited above.

Please find enclosed copies of approved zoning plans of aforesaid Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna- 2016) and its commercial site with the condition that the land falling under 45 m wide sector road and community site shall be transferred within a period of 30 days, in favour of the Govt. from the date of approval of zoning plan. However, as per amended policy-DDJAY-2016 dated 25.08.2022, regarding community site, alternatively, you have an option to develop *community site* at your own cost or through third party subject to the conditions of amended policy-DDJAY-2016 dated 25.08.2022.

The details of approved of zoning plan is given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Zoning plan of Affordable Plotted Colony	DGTCP-8676	13.10.2022
2	Zoning plan of Commercial Site	DGTCP-8677	13.10.2022


DA/As above


(Babita Gupta)
District town Planner (HQ)
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.

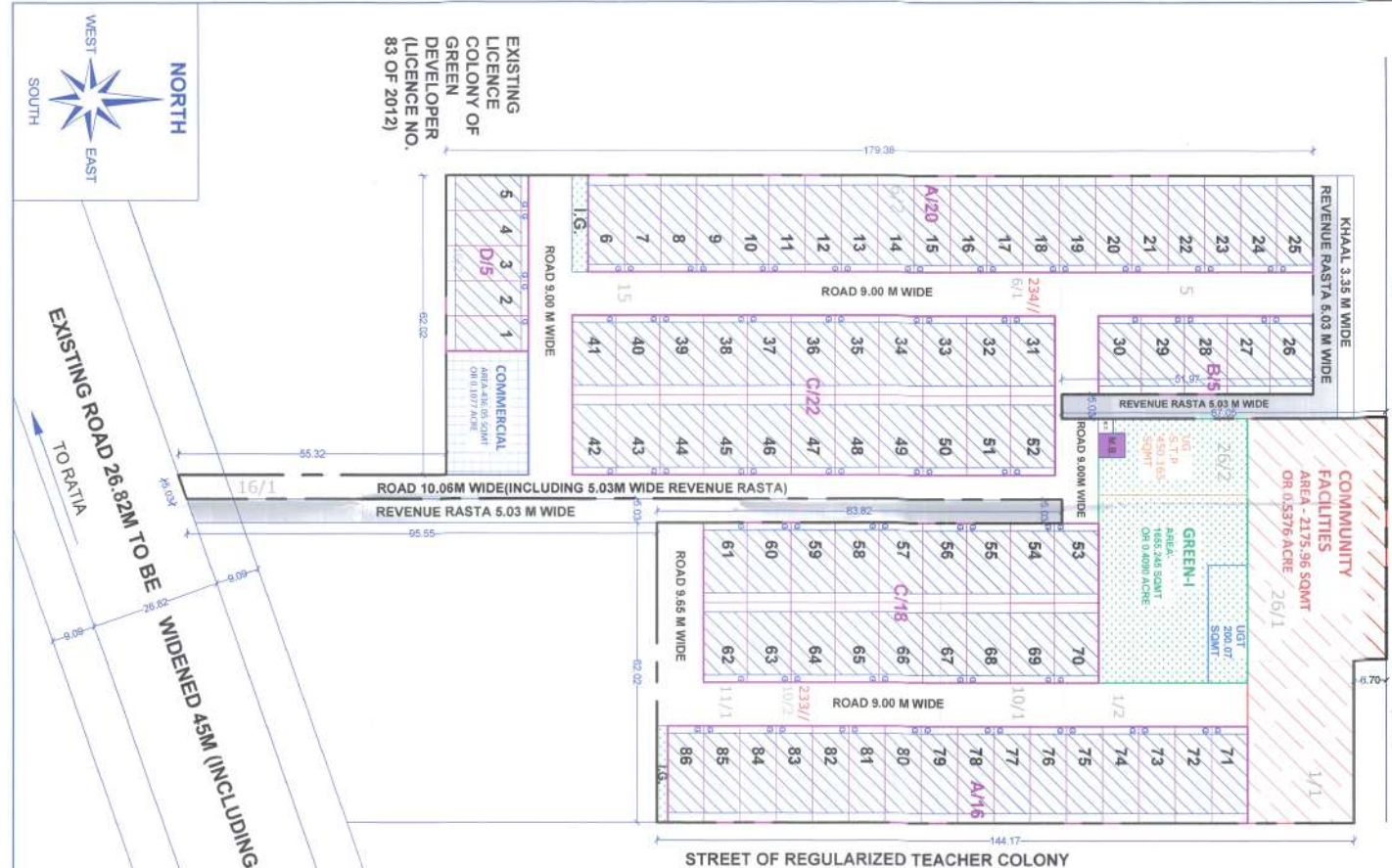
Endst. No. ZP- ZP-1625/JD(SP)/2022/ _____ Dated:- _____

A copy of approved zoning plan of above subjected site is forwarded to the following for information and necessary action:-

1. Senior Town Planner, Hisar.
 2. District Town Planner, Fatehabad.
- DA/As above


(Babita Gupta)
District town Planner (HQ)
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.

EXISTING ROAD 12.00 M WIDE OF GREEN DEVELOPER/LICENCE NO. 83 OF 2012)



ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5,3750 ACRES BEARING LICENCE NO. 68 OF 2022 DATED 26.05.2022 IN SECTOR 6, TEH. TOHANA & DISTT. FATEHABAD (HARYANA), BELONGS TO S & M DEVELOPERS.

FOR PURPOSE OF CHAPTER 12 (AND 8 & 11) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

USE ZONE	PERMISSIBLE USE OF LAND	TYPE OF BUILDING
1. RESIDENTIAL (R1)	2. Single	3. Residential building
	4. Public open space	5. To be used only for backbone services
	6. Residential building	7. Residential building
2. COMMERCIAL (C1)	8. Commercial	9. To be used for community activities
	10. Commercial	11. To be used for community activities

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, FLOOR AREA AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING SETBACKS

(a) The building or buildings shall be constructed only with in the plot and open space.

(b) The following parameters to be adopted as below:-

Plot Area	Maximum Permissible Ground Floor Coverage	Maximum Permissible Floor Area (sq. meters)	Maximum Permissible Height (meters)
Upto 250 sq. meters	75%	Single	2000
36.50 M			14.50 M

(c) The setbacks are permitted for parking purpose in residential plots of 300 sq. meters and above.

(d) If the ground coverage is not achieved on ground floor the same can be achieved on subsequent floor.

3. PERMISSIBLE NUMBER OF PERMISSIBLE UNIT ON EACH PLOT

Here more than four dwelling units shall be allowed on each plot, as per the terms & conditions of policy document vide memo no. HRY/2015/1749/2015/21/10 Dated 01.02.2015.

4. SUB-DIVISION OF PLOTS

Sub-division & dividing of the plots shall not be permitted in any circumstances.

5. BUILDINGS SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as 'R2' residential building zone in color (shaded). Above the residential building zone, the setback shall be as per the terms & conditions of policy document vide memo no. HRY/2015/1749/2015/21/10 Dated 01.02.2015.

6. SITE PARKING

Site parking is allowed in all size plots. The clear height of the site shall be minimum 2.40 meters from the ground level and for any purpose other than parking.

7. PARKING

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time. In no circumstances, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. FINISH LEVEL

The finish height of building shall be as per Code No. 3.9 of the Haryana Building Code, 2017.

9. BASEMENT

Single level basement within the building zone of the site are allowed as per Code 8.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.36 of the Haryana Building Code, 2017.

10. RESTRICTION OF ACCESS FROM AS, MS, WATER OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which have front width more than 45 meters or more wide access roads shall be provided along the front and side boundaries. The access roads shall be provided along the front and side boundaries.

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 authority in the front and side boundary wall provided in the plot. The height of the boundary wall shall be 1.80 meters in height. (c) In case of corner plots, boundary wall shall be rounded off at such corner by a radius as given below:- (i) 1.10 meter for plots upto 125 sqm. (ii) 1.40 meter for plots upto 150 sqm. (iii) 1.50 meters for plots above 125 sqm upto 150 sqm. The owner/applicant if desired, is permitted to not construct boundary wall in front of plots, so that the site area can be utilized for parking.

12. GATE AND GATE POST

Gate and gate post shall be constructed as per approved standard design in the position indicated on the zoning plan.

13. DISPLAY OF PICTorial NUMBER OF THE PLOT

The permit number and serial address shall be written at the gate stone for this purpose on the standard design of the gate as per approved design.

14. GAMING COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection and disposal. The location of the gaming collection point shall be at the transferable collection point to be provided by the collector.

15. ACCESS

Not a plot or public building will derive an access from less than 3.00 meter wide road.

16. GENERAL

(i) That the collector/lower shall use only Light-Emitting Diode lamps (LED) lighting for normal lighting as well as campus lighting. (ii) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (iii) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (iv) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (v) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (vi) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (vii) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (viii) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (ix) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting. (x) That the collector/lower shall use only LED lighting for normal lighting as well as campus lighting.

(1) Check the drawing in conjunction with the demarcation plan verified by D.D.T., Fatehabad vide no. 1298 dated 10.08.2022.

DRAWING NO. D/C/15/21/2022 DATE: 15-10-2022

WEST NORTH EAST SOUTH