

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.

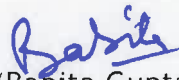
Reference:- Kindly refer to on the subject cited above.

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.

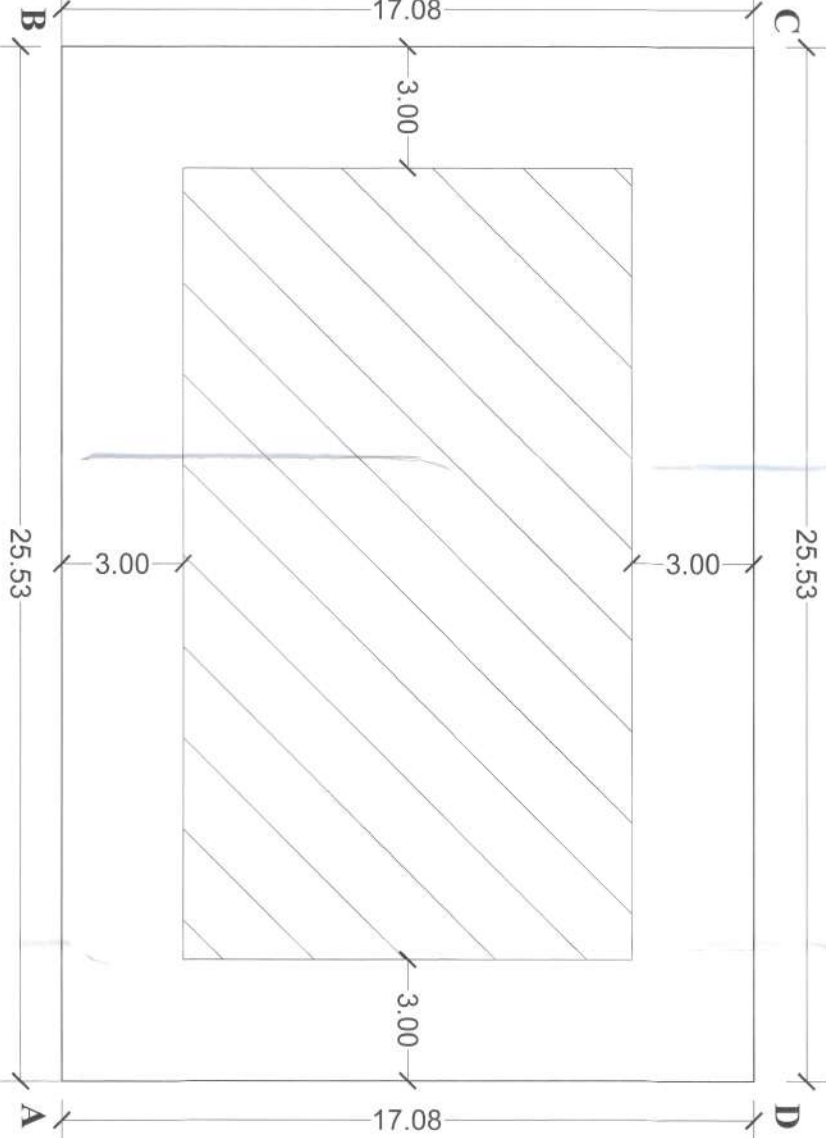
DA/As above


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

RESIDENTIAL PLOTS

ROAD 9.00 M WIDE

RESIDENTIAL PLOT



ROAD 10.06M WIDE (INCLUDING 5.03M WIDE REVENUE RASTA)

REVENUE RASTA 5.03 M WIDE

Note: In case building height exceeds from 10m, setback shall be provided as per clause no 5(c).

NOTE:
ALL DIMENSIONS ARE IN METERS

ZONING PLAN OF COMMERCIAL SITE MEASURING 436.05 SQM PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAIN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3750 ACRES (LICENCE NO.68 OF 2022 DATED, 25.05.2022) IN SECTION 6, TEH. TOHANA & DISTT. FATEHABAD (HARYANA), BELONGS TO S & M DEVELOPERS.

FOR PURPOSE OF CHAPTER 3.2 (CON) 3.6.1 (3) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. **SCALE & SIZE OF SITE**

The building and site plan is to be drawn to the dimensions given as indicated by the scale provided with the plan. The scale shall be 1:1000 for the building and 1:500 for the site plan.

2. **LAND USE**

The use of the proposed building shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

3. **TYPE OF BUILDING PERMITTED AND LAND USE**

The type of building permitted in this site is: Single Storey, Attached, Detached, Semi-detached, Duplex, Triplex, Quad, etc. The use of building shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

4. **TYPE OF BUILDING PERMITTED AND LAND USE**

The type of building permitted in this site is: Single Storey, Attached, Detached, Semi-detached, Duplex, Triplex, Quad, etc. The use of building shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

5. **HEIGHT OF BUILDING**

The height of the building shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

6. **SETBACK OF BUILDING**

The setback of the building shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

7. **APPROACH TO SITE**

The approach to the site shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

8. **ROADS AND DRIVEWAYS**

The roads and driveways shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

9. **APPROVAL OF BUILDING PLAN**

The building plan shall be approved by the competent authority in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

10. **CONSTRUCTION**

The construction shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

11. **FINISHES**

The finishes shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

12. **UTILITIES**

The utilities shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

13. **ENVIRONMENTAL PROTECTION**

The environmental protection shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

14. **SAFETY**

The safety shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

15. **GENERAL NOTES**

The general notes shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

16. **REMARKS**

The remarks shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

17. **DATE**

The date shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

18. **SIGNATURE**

The signature shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

19. **SCALE**

The scale shall be in accordance with the provisions of the Haryana Building Code, 2017, as amended from time to time, as applicable.

20. **REMARKS**

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28. **REMARKS**

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29. **DATE**

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