

**ZONING PLAN FOR AFFORDABLE PLOTTED COLONY UNDER ( DDJAY - 2016 ) OVER AN AREA MEASURING 17.4181 ACRES (LICENCE NO I73 OF 2022 DATED 22-10-2022) IN THE REVENUE ESTATE OF VILLAGE -BARKATABAD, SECTOR-40, BAHADURGARH, DISTRICT JHAJJAR BEING DEVELOPED BY ETERNAL SUNSHINE INFRA LLP**

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

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:  

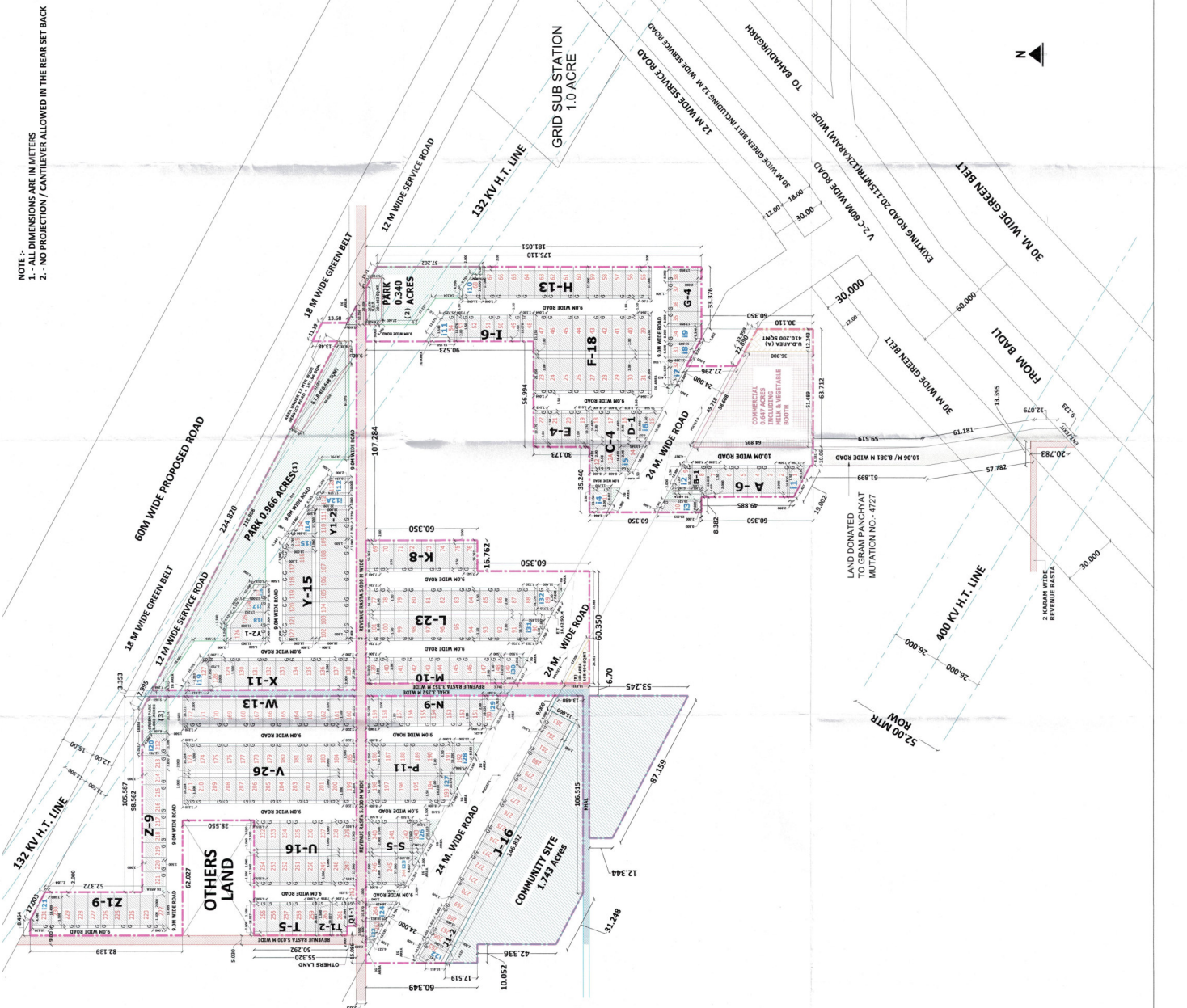
Notation	Permissible use of land on the portion of the plot marked in column 1	2.	3.
	Road	Road furniture at approved places.	
	Public open space	To be used only for landscape features.	
	Residential Building Zone	Residential Building	
	Commercial	As per supplementary zoning plans to be approved separately for each site.	
2. **MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / FLOORING SLIT / FLOORING**  
  - (a) The building or buildings shall be constructed only with in the portion of the site marked as per the zoning plan.
  - (b) The planning parameter to be adopted is as below:-

Plot Area	Permissible Maximum Ground Coverage (%)	Permissible Maximum Floor Area Ratio (FAR)	Maximum Permissible Height (to 3 Floor) (Including site (54.4 Floor) (meters)	Maximum permissible height (to 3 floor) (meters)
Up to 150 square metres	75%	Single level	200%	16.50
3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide memo no. mic-149/2019/7/03/2019/2/CTP dated 07.03.2019.
4. **BAR ON SUB-DIVISION OF PLOT**  
Sub-division & building of the plots shall not be permitted under 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 building zone in clause number 1 above. Balcony of a width of more than 1.50 m shall not 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. **SLIT / PARKING**  
Slit parking is allowed in all sites plots. The clear height of the slit shall be 2.40 metres from the plinth level and below the bottom of the beam. The Slit 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 circumstances, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. **FLOOR 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(h)(i) 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 DCTP. The boundary wall in the rear courtyard shall be constructed as per Code 7.5.
  - (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 above 125 sq.mt. upto 150 sq.mt.
    - iii). 1.5 meters radius for plots, 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 standardized 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 towards collection point to be provided by the collector.
16. **ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road.
17. **GENERAL**
  - (i) The collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as per Code 7.10 of the Haryana Building Code, 2017.
  - (ii) That the collector/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if order no. 22/5/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department is applicable.
  - (iii) That collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of order no. 22/5/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department if applicable.
  - (iv) 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)

**NOTE**  
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Jhajjar vide Enst.no. 9456 dated 29-11-2022  
 DRG. NO. DGTDP - 8358/P - DATED 17-12-2022

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**NOTE:-**  
 1.- ALL DIMENSIONS ARE IN METERS  
 2.- NO PROJECTION / CANTILEVER ALLOWED IN THE REAR SET BACK