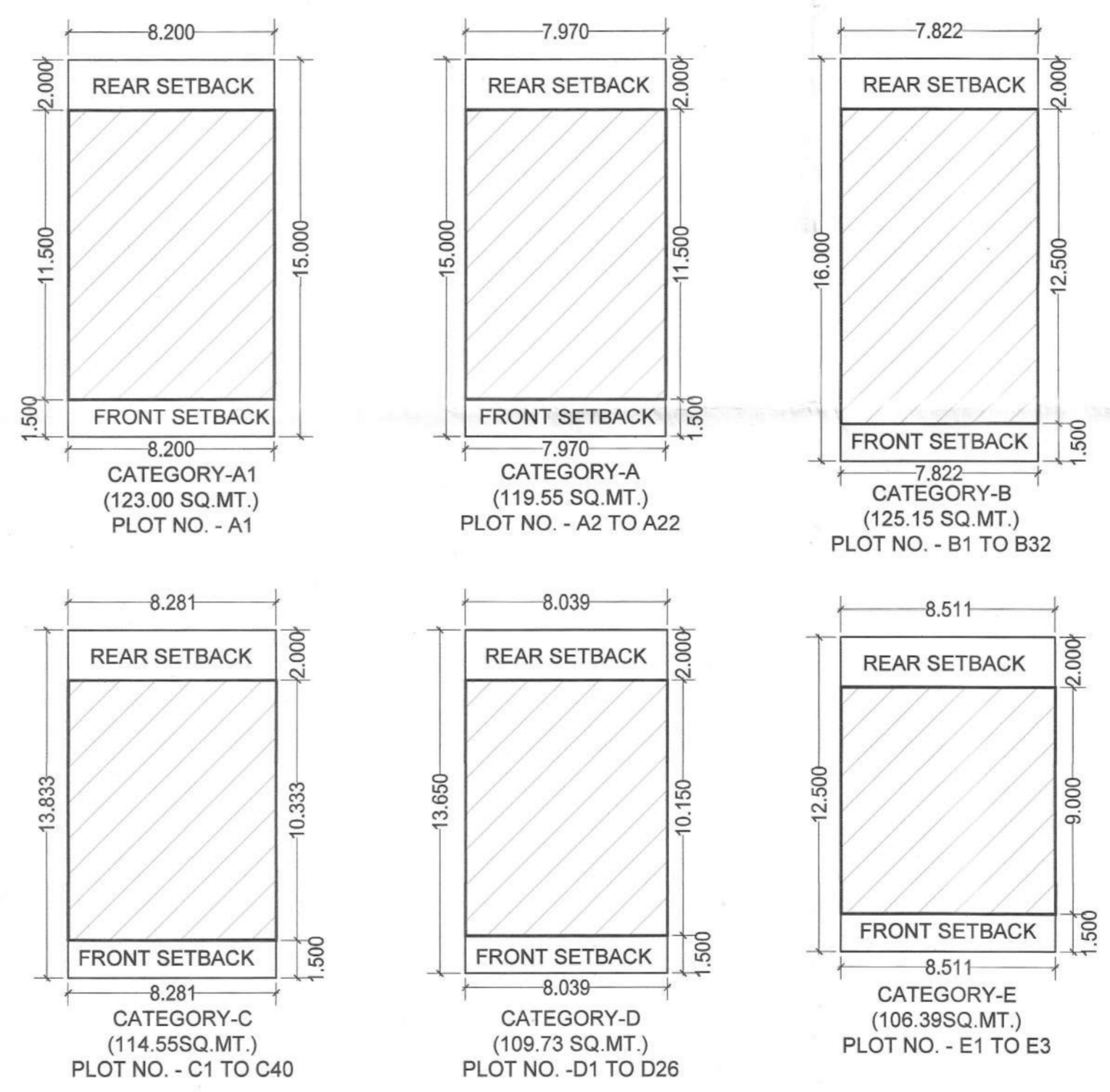


AREA STATEMENT						
TOTAL SITE AREA	6.583	ACRES	=	26,641.6276		
	PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.M.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT 10%	0.658	2664.163	10.00	2664.221	0.658	10.000%
GREEN AREA UNDER PARKS 7.5%	0.494	1998.122	7.50	2011.310	0.497	7.550%
AREA UNDER COMMERCIAL 4%	0.263	1065.665	4.00	918.649	0.227	3.448%
AREA UNDER PLOTS	4.016	16251.39	61.00	14392.661	3.557	54.023%
TOTAL SALABLE AREA	4.279	17317.058	65.00	15311.310	3.784	57.471%

SUMMARY OF PLOTS					
TYPE	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
A1	8.200	15.000	123.00	1	123.000 SQ.M.
A	7.970	15.000	119.55	21	2,510.550 SQ.M.
B	7.822	16.000	125.15	32	4,004.864 SQ.M.
C	8.281	13.833	114.55	40	4,582.043 SQ.M.
D	8.039	13.650	109.73	26	2,853.041 SQ.M.
E	8.511	12.500	106.39	3	319.163 SQ.M.
TOTAL				123.000	14,392.661 SQ.M.
DENSITY					3.5565 ACRES
TOTAL POPULATION			X	13.5	1660.5 PERSONS
DENSITY PERMISSIBLE			240 TO 400	PPA	
ACHIEVED DENSITY			252.23	PPA	



DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA 2016) OVER AN AREA MEASURING 6.583 ACRES (LICENSE NO. 11 OF 2024 DATED 24.01.2024) FALLING AT VILLAGE: SIMLA, MULANA, SECTOR-40, TESHIL & DISTRICT- PANIPAT, HARYANA. BEING DEVELOPED BY SH. HARISH GUPTA S/O SH. DHARAMPAL GUPTA.

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

- 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.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
(a) The building or buildings shall be constructed only in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The planning parameter to be adopted as below :-
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
A). No. of Dwelling unit permitted on each plot: 3 (Three)
B). Provided that in case the decision dated 23.02.2023 to keep in abeyance the approvals of stilt+4 dwelling units is revoked by the competent authority and building plans approvals for such Stilt+4 units is allowed, the number of dwelling unit permitted on each plots shall be restored to 4 (four) dwelling unit.
- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.
- 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 width of maximum 1.8 mtr in front and rear side of a plot can be permitted with in the plot. No balcony beyond the rear zoning shall be permitted.
- 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.
- STILT PARKING**
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
- 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.
- PLINTH LEVEL**
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**
Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- 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**
(a) The boundary wall shall be constructed as per Code 7.5 of Haryana Building Code 2017
(b) 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 DGTC/HR. The boundary wall in the rear courtyard shall not be more than 1.80 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 up to 125 sqm.
iii) 1.5 meters radius for plot above 125 sqm up to 150 sqm.
(d) 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**
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.
- 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**
(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. 19/6/2016-5P 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. 22/52/2005-5 Power 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 as per the Provision of HBC-2017 Chapter 7-17 (1)
(v) Rain water harvesting shall be provided as per Haryana building Code - 2017 if applicable.
Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Panipat vide Endst no- 111 Dated : 07/02/2024

LEGEND:-

- SITE BOUNDARY FOR DDJAY COLONY
- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA