

Directorate of Town and Country Planning, Haryana,  
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madya Marg, Chandigarh.  
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Memo No. ZP-1983/AD(GK)/2024/ 13806 Dated:- 07-05-2024

To

Narendra Infra Buildtech LLP Mukesh Kumar Aggarwal  
S/o Rambilas Aggarwal, Nishant Aggarwal S/o Narender Aggarwal,  
Elkay Overseas India In collaboration with Narendera Infa Buildtech LLP,  
Plot No. 7, Sector-6, Faridabad.


Subject: - Approval of Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony and Commercial Pocket area measuring 0.5278 acre (2136.14 Sqmt.) forming part of (Under Deen Dayal Jan Awash Yojna- 2016) over an area measuring 13.2315 acres (License no. 45 of 2024 dated 13.03.2024) in the revenue estate of village Prithla, in Sector-6, District-Palwal.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony & Zoning plan of Commercial site part of Affordable Residential Plotted Colony bearing following details:-

Sr. No	Name of site	Drawing no.
1.	Demarcation-cum-Zoning Plan	Drg. No. DTCP-10208 dated 06.05.2024.
2.	Zoning plan of Commercial site	Drg. No. DTCP-10209 dated 06.05.2024.

DA/As above


  
(Savita Jindal)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1983/AD(GK)/2024/ \_\_\_\_\_ Dated \_\_\_\_\_

A copy is forwarded to the following for information and further necessary action.

1. Senior Town Planner, Faridabad.
2. District Town Planner, Faridabad.

DA/As above

  
(Savita Jindal)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.



**DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 13.23125 ACRES (LICENCE NO. 45 OF 2024 Dated 13-03-2024) IN SECTOR-06, DISTRICT PALWAL, VILLAGE PRITHLA BEING DEVELOPED BY M/S NARENDRA INFRA BUILDTECH LLP.**

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

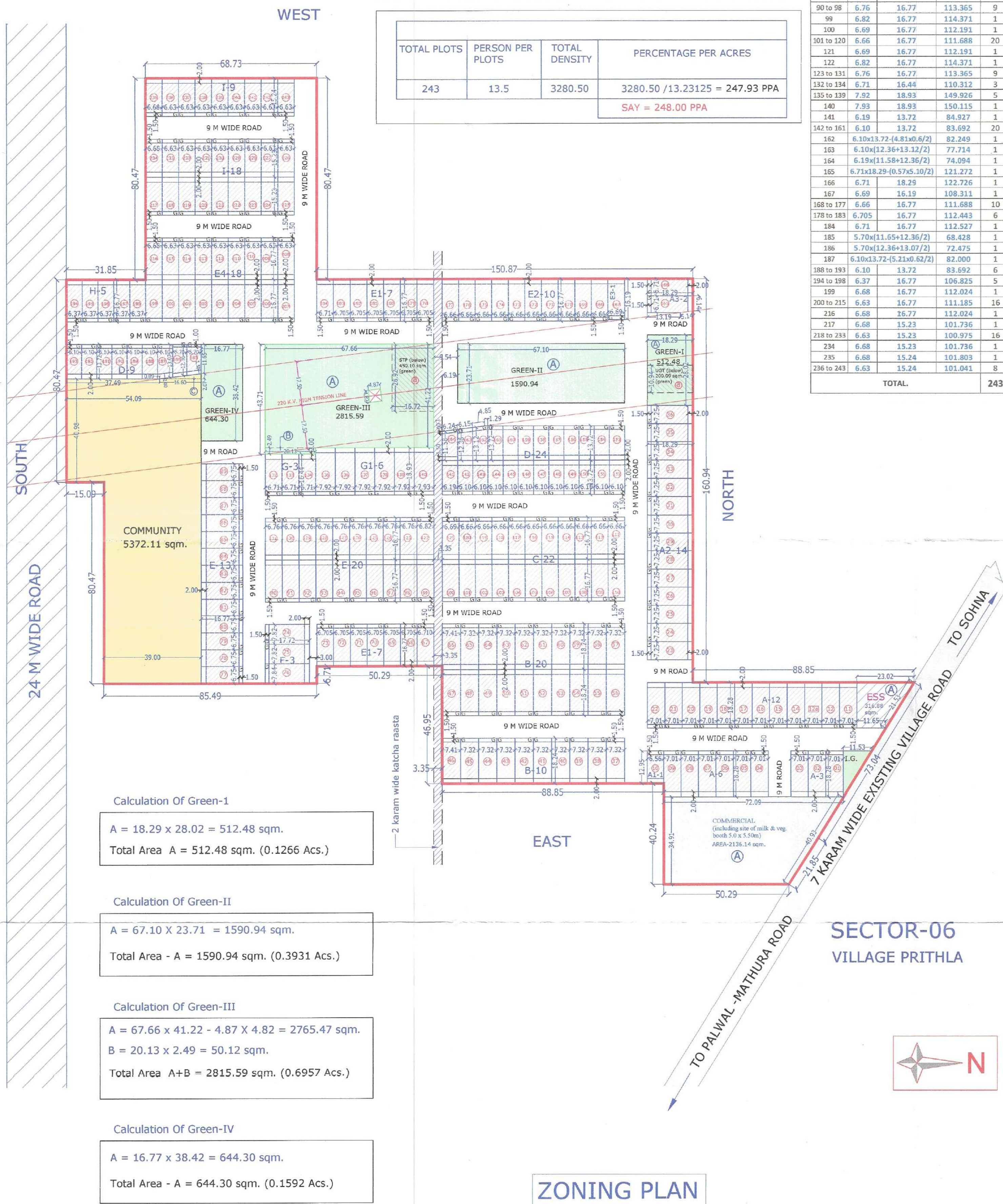
AREA STATEMENT :

TOTAL AREA OF SITE	13.23125 ACRES	
LAND USE DETAIL		
DESCRIPTION	PERMISSIBLE AREA	Achieved area as per Demarcation Plan
AREA UNDER PLOTS	8.071 acs. (61.00%)	6.80 ACS. (51.39 %)
Total No of Plots	--	243
AREA UNDER COMMERCIAL	0.52925 acs. (4.0%)	0.5278 ACRE (3.99 %)
GREEN AREA	0.9923 acs. (7.50%)	1.3746 ACRE (10.39 %)
COMMUNITY AREA	1.3231 acs. (10.00%)	1.3274 ACRE (10.03%)

TOTAL PLOTS	PERSON PER PLOTS	TOTAL DENSITY	PERCENTAGE PER ACRES
243	13.5	3280.50	3280.50 / 13.23125 = 247.93 PPA
SAY = 248.00 PPA			

DETAIL OF PLOTS

TYPE OF PLOTS	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
01 to 09	7.01	18.28	128.143	9	1153.285
10	6.56	12.95	84.952	1	84.952
11 to 22	7.01	18.28	128.143	12	1537.714
23 to 36	7.25	18.29	132.603	14	1856.435
37 to 45	7.32	18.24	133.517	9	1201.651
46 to 47	7.41	18.24	135.158	2	270.317
48 to 65	7.32	18.24	133.517	18	2403.302
66	7.41	18.24	135.158	1	135.158
67	6.71	16.77	112.527	1	112.527
68 to 73	6.705	16.77	112.443	6	674.657
74 to 75	7.82	17.72	138.570	2	277.141
76	7.84	17.72	138.925	1	138.925
77 to 89	6.75	16.77	113.198	13	1471.568
90 to 98	6.76	16.77	113.365	9	1020.287
99	6.82	16.77	114.371	1	114.371
100	6.69	16.77	112.191	1	112.191
101 to 120	6.66	16.77	111.688	20	2233.764
121	6.69	16.77	112.191	1	112.191
122	6.82	16.77	114.371	1	114.371
123 to 131	6.76	16.77	113.365	9	1020.287
132 to 134	6.71	16.44	110.312	3	330.937
135 to 139	7.92	18.93	149.926	5	749.628
140	7.93	18.93	150.115	1	150.115
141	6.19	13.72	84.927	1	84.927
142 to 161	6.10	13.72	83.692	20	1673.840
162	6.10x13.72-(4.81x0.6/2)		82.249	1	82.249
163	6.10x(12.36+13.12/2)		77.714	1	77.714
164	6.19x(11.58+12.36/2)		74.094	1	74.094
165	6.71x(18.29-(0.57x5.30/2))		121.272	1	121.272
166	6.71	18.29	122.726	1	122.726
167	6.69	16.19	108.311	1	108.311
168 to 177	6.66	16.77	111.688	10	1116.882
178 to 183	6.705	16.77	112.443	6	674.657
184	6.71	16.77	112.527	1	112.527
185	5.70x(11.65+12.36/2)		68.428	1	68.428
186	5.70x(12.36+13.07/2)		72.475	1	72.475
187	6.10x(13.72-(5.21x0.6/2))		82.000	1	82.000
188 to 193	6.10	13.72	83.692	6	502.152
194 to 198	6.37	16.77	106.825	5	534.125
199	6.68	16.77	112.024	1	112.024
200 to 215	6.63	16.77	111.185	16	1778.962
216	6.68	16.77	112.024	1	112.024
217	6.68	15.23	101.736	1	101.736
218 to 243	6.63	15.23	100.975	16	1615.598
219	6.68	15.23	101.736	1	101.736
224	6.68	15.24	101.803	1	101.803
236 to 243	6.63	15.24	101.041	8	808.330
<b>TOTAL</b>			<b>243</b>		<b>27516.366</b>



Calculation Of Green-1  
 A = 18.29 x 28.02 = 512.48 sqm.  
 Total Area A = 512.48 sqm. (0.1266 Acs.)

Calculation Of Green-II  
 A = 67.10 X 23.71 = 1590.94 sqm.  
 Total Area - A = 1590.94 sqm. (0.3931 Acs.)

Calculation Of Green-III  
 A = 67.66 x 41.22 - 4.87 X 4.82 = 2765.47 sqm.  
 B = 20.13 x 2.49 = 50.12 sqm.  
 Total Area A+B = 2815.59 sqm. (0.6957 Acs.)

Calculation Of Green-IV  
 A = 16.77 x 38.42 = 644.30 sqm.  
 Total Area - A = 644.30 sqm. (0.1592 Acs.)

**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 1.
1.		
	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 STILT 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 (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+2 Floor) (including stilt+3 Floor) (in meters)
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stilts are permitted for parking purpose in residential plots of all sizes

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

- (a) No's 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 approval of Stilt+4 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 plot shall be restored to 4 (Four) dwelling Units.

**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 1.80m in front and rear sides 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. STILT PARKING**

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 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.

**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)(i)(a) 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 walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. 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 upto 125 sq. meters.
  - iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
- (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.

**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 1.25 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 colonizer.

**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. 19/6/2016-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-SPower 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)

Note.  
 Read this drawing in conjunction with the demarcation plan verified by D.T.P. PALWAL vide Endst no. 1643 dated 22.04.2024.

DRG. NO. DTCP 10208 DATED 06-05-24

(GURPREET KHEPAR) AD (HQ) (RAJAT CHAUHAN) ATP (HQ) (SAVITA JINDAL) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. P. SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)



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

- SHAPE & SIZE OF SITE**  
The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, Palwal vide Endst no. 1643 dated 22.04.2024 as shown A to D on the zoning plan.
- LAND USE**  
The type of commercial buildings permissible in this site shall conform to the provisions of the Residential zone as provided in Appendix 'B' to the Final Development Plan of Prithla, as amended from time to time, as applicable.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

- SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
  - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
  - The maximum coverage on ground floor shall be 35% on the area of 0.18473 acres.
  - Maximum Permissible FAR shall be 150 on the area of 0.18473 acres. Not less than 60% of Permissible FAR should be used for neighbourhood shopping needs.
- HEIGHT OF BUILDING**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following-
  - The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii).
  - The plinth height of building shall be as per Chapter 7.3.
  - All building block(s) shall be constructed so as to maintain an Inter-se distance not less than the set back required for each building according to the table below-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- PARKING**
    - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.
    - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

- APPROACH TO SITE**
  - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
  - The approach to the site shall be shown on the zoning plan.

- BAR ON SUB-DIVISION OF SITE**  
Sub-division of the site shall not be permitted, in any circumstances.

- APPROVAL OF BUILDING PLANS**  
The building plans of the building to be constructed at site shall have to be got approved from the Director, General Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

- BASEMENT**
  - The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(i).
  - The basement shall be constructed, used and maintained as per Chapter 7.16.

- PLANNING NORMS**  
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.

- PROVISIONS OF PUBLIC HEALTH FACILITIES**  
The W.C. and Urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

- EXTERNAL FINISHES**
  - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terra cotta, grills, marble, chips, glass metals or any other finish which may be allowed by the competent authority.
  - All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
  - For building services, plumbing services, construction practice, building material, foundation and damp proof course chapter 10 of the Haryana Building Code, 2017 shall be followed.

- LIFTS AND RAMPS**
  - Lift and ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
  - Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
  - Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

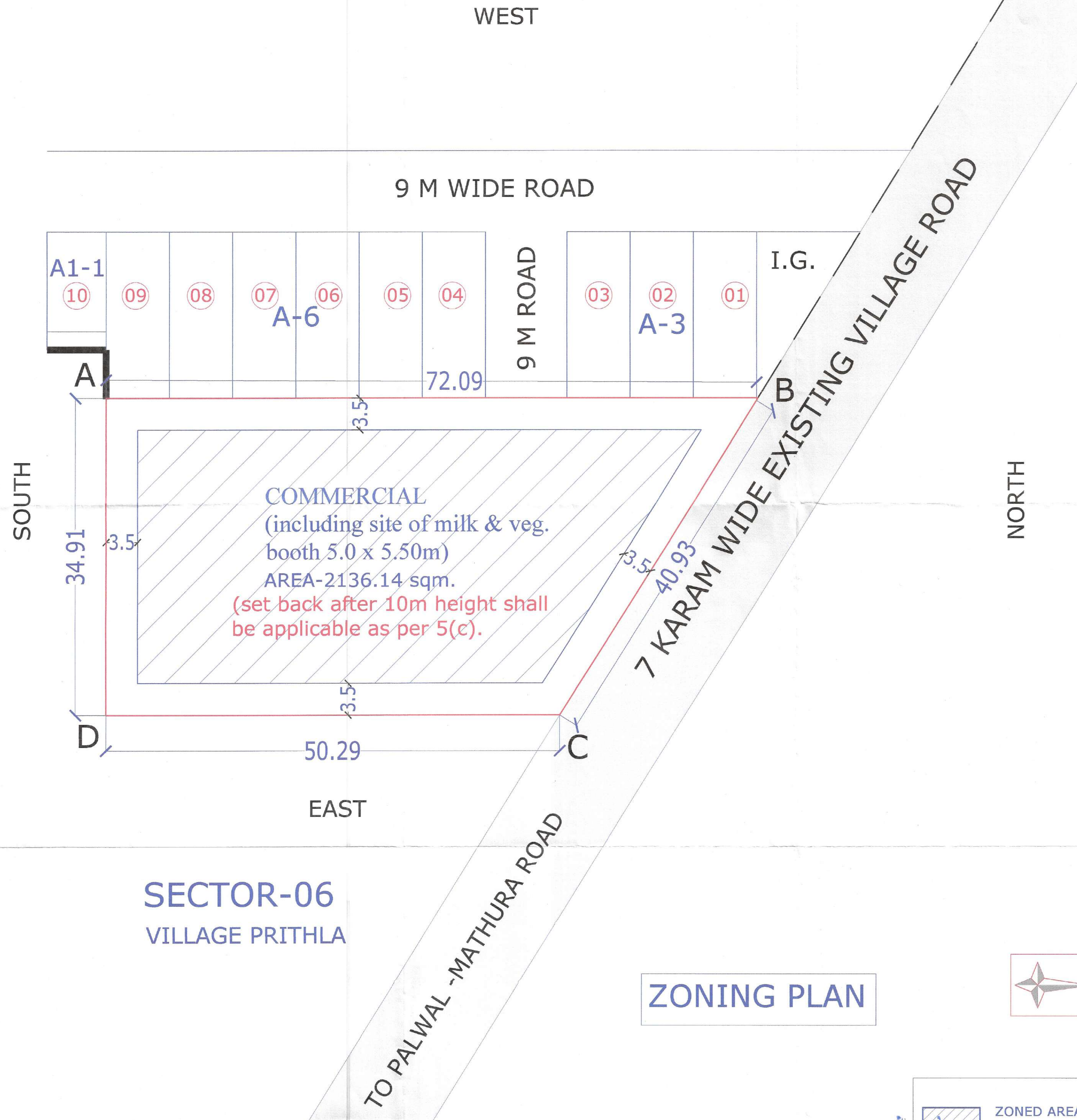
- BUILDING BYE-LAWS**  
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

- FIRE SAFETY MEASURES**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the competent authority.
  - Electric sub station/ generator room if provided should be on solid ground near DG/ LT. control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
  - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

- That the coloniser / owner shall obtain the clearance/ NOC 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, if applicable.
- That the rain water harvesting system shall be provided as per central ground water authority norms/Haryana Government notification as applicable.
- That the coloniser / owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.
- That the coloniser / 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. That coloniser / owner shall ensure the installation of solar power plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- That the coloniser / owner shall ensure the installation of solar photovoltaic power plant as per the provisions of order no. 22/52/2005-SPOWER DATED 21.03.2016 issued by Haryana Government Renewable Energy Department.

- GENERAL**
  - Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably enclosed.
  - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - Garbage collection center of appropriate size shall be provided within the site.
  - Color trade emblem and other symbols shall be subject to the approval of the competent authority.
  - Norms of Differently - abled persons shall be followed as per chapter - 9 of the Haryana Building Code - 2017.

DRG. NO. DTCP 10209 DATED 06-05-24



SECTOR-06  
VILLAGE PRITHLA

ZONING PLAN

ZONED AREA = 1498.82 sqm.  
ALL DIMENSIONS ARE IN METERS

GURPREET KHEPAR AD (HQ)  
RAJAT CHAUHAN ATP (HQ)  
SAVITA JINDAL DTP (HQ)  
SUNITA SETHI STP (HQ)  
P. SINGH CTP (HR.)  
AMIT KHATRI, IAS DTCP (HR.)