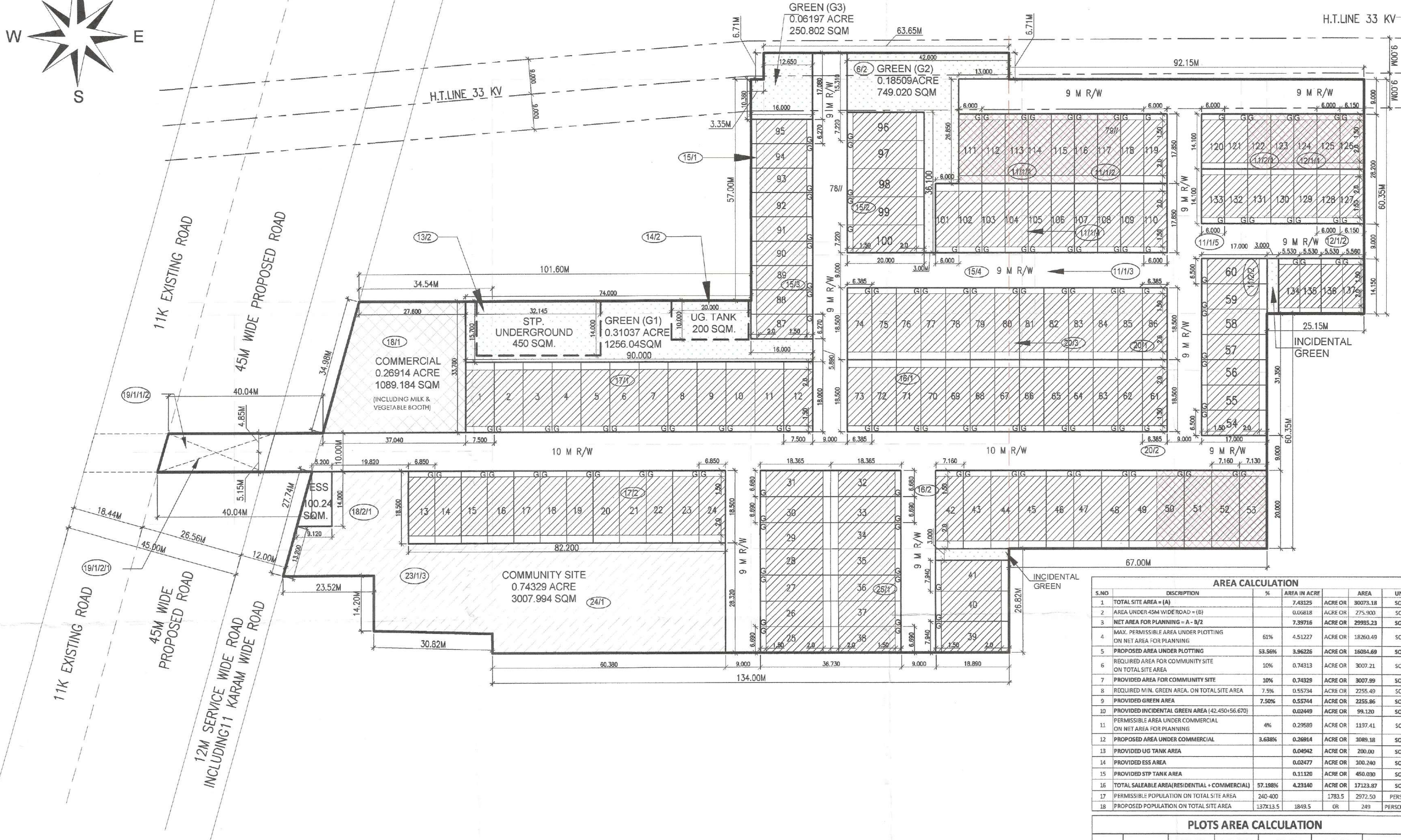




**DEMARICATION-CUM-ZONING PLAN OF PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA OF LAND MEASURING 7.43125 ACRES (LICENSE NO.44 OF 2024 DATED 12.03.2024) AT SECTOR - 49, VILLAGE-BAMNAULI, TEHSIL BAHADURGARH, DISTT-JHAJJAR (HR). BEING DEVELOPED BY M/S WELL BUILT REAL ESTATES LLP.**

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 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	Type of building permissible on land marked in column 2
1	2	3
	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.
	Community facilities	To be used for community facilities buildings.

**10. 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.

**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 Planning parameter to be adopted as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 150 square metres	75%	Single Level	200%	16.50 M

**11. 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 meter Radius for plots opening on to open space.  
ii). 1.0 meter Radius for plots upto 125 sqmt.  
iii). 1.50 meters Radius for plots above 125 sqmt upto 150 sqmt.  
(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.

**3. 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 plot shall be restored to 4(four) dwelling units.

**12. 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.

**13. 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.

**14. 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.

**4. BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.

**15. ACCESS**  
No plot or public building will derive an access from less than 9.00 meters wide road.

**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. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in the rear side.

**16. 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. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.  
(iv) Rain Water Harvesting shall be provided as per HBC-2017, if applicable.  
(v) Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.

**6. 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.

**7. 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.

**8. PLINTH LEVEL**  
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

**9. BASEMENT**  
Single level basement within the building zone of the site are allowed 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.

Notes -  
1. Read this drawing in conjunction with the demarcation plan verified by DTP, Jhajjar vide endst no. 2127 dated 02-05-2024  
DRAWING NO. DTCP\_10222 DATED 15-05-24

AREA CALCULATION				
S.NO	DESCRIPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA = (A)		7.43125	32073.18
2	AREA UNDER 45M WIDE ROAD = (B)		0.06818	275.900
3	NET AREA FOR PLANNING = A - B/2		7.39718	29952.23
4	MAX. PERMISSIBLE AREA UNDER PLOTTING ON NET AREA FOR PLANNING	61%	4.51227	18260.49
5	PROPOSED AREA UNDER PLOTTING	53.56%	3.96226	16034.69
6	REQUIRED AREA FOR COMMUNITY SITE ON TOTAL SITE AREA	10%	0.74313	3007.21
7	PROVIDED AREA FOR COMMUNITY SITE	10%	0.74328	3007.99
8	REQUIRED MIN. GREEN AREA, ON TOTAL SITE AREA	7.5%	0.55734	2255.49
9	PROVIDED GREEN AREA	7.50%	0.55744	2256.86
10	PROVIDED INCIDENTAL GREEN AREA (142.450/56.670)		0.02449	99.120
11	PERMISSIBLE AREA UNDER COMMERCIAL ON NET AREA FOR PLANNING	4%	0.29580	1197.41
12	PROPOSED AREA UNDER COMMERCIAL	3.688%	0.26914	1089.18
13	PROVIDED UG TANK AREA		0.04942	200.000
14	PROVIDED STP AREA		0.02477	100.000
15	PROVIDED STP TANK AREA		0.11126	450.000
16	TOTAL SALEABLE AREA (RESIDENTIAL + COMMERCIAL)	57.188%	4.23140	17123.87
17	PERMISSIBLE POPULATION ON TOTAL SITE AREA		240-400	1783.5 PERSONS
18	PROPOSED POPULATION ON TOTAL SITE AREA		137/133.5	1848.5 PERSONS/AC

PLOTS AREA CALCULATION					
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	TOTAL AREA (SQM)
1	1-12	7.500	18.000	135.000	1620.000
2	13-24	6.850	18.500	126.725	1520.700
3	25-30, 33-38	6.690	18.365	122.862	1474.344
3	31,32	6.680	18.365	122.678	245.356
4	39-41	7.940	18.890	149.987	449.961
5	42-52	7.160	20.000	143.200	1175.200
6	53	7.130	20.000	142.600	142.600
6	54-60	6.500	17.000	110.500	773.500
7	61-86	6.385	18.500	118.123	3071.198
8	87-95	6.270	16.000	100.320	902.880
9	96-100	7.220	20.000	144.400	722.000
11	101-119	6.000	17.850	107.100	2034.900
12	120-125, 128-133	6.000	14.100	84.600	1015.200
13	126-127	6.150	14.100	86.715	173.430
14	134-136	5.530	14.150	78.250	234.750
15	137	5.560	14.150	78.674	78.674
TOTAL					16034.693
IN ACRE					3.96226

MORTGAGE AREA AGAINST IDW						
S.NO	PLOT NO.	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA (SQM)
1	50-52	7.160	20.000	143.200	3	429.600
2	53	7.130	20.000	142.600	1	142.600
2	111-117	6.000	17.850	107.100	7	749.700
3	122-125	6.000	14.100	84.600	4	338.400
4	126	6.150	14.100	86.715	1	86.715
TOTAL					16	1747.015
IN ACRE						0.43170
IN %						10.20%

PLOT NO. 1 TO 12 7.500 X 18.000 135.000 SQ.MT.	PLOT NO. 13 TO 24 6.850 X 18.500 126.725 SQ.MT.	PLOT NO. 25 TO 30, 33 TO 38 6.690 X 18.365 122.862 SQ.MT.	PLOT NO. 31 TO 32 6.680 X 18.365 122.678 SQ.MT.	PLOT NO. 39 TO 41 7.940 X 18.890 149.987 SQ.MT.	PLOT NO. 42 TO 52 7.160 X 20.000 143.200 SQ.MT.	PLOT NO. 53 7.130 X 20.000 142.600 SQ.MT.	PLOT NO. 54 TO 60 6.500 X 17.000 110.500 SQ.MT.
PLOT NO. 61 TO 86 6.385 X 18.500 118.123 SQ.MT.	PLOT NO. 87 TO 95 6.270 X 16.000 100.320 SQ.MT.	PLOT NO. 96 TO 100 7.220 X 20.000 144.400 SQ.MT.	PLOT NO. 101 TO 119 6.000 X 17.850 107.100 SQ.MT.	PLOT NO. 120 TO 125, 128 TO 133 6.000 X 14.100 84.600 SQ.MT.	PLOT NO. 126 TO 127 6.150 X 14.100 86.715 SQ.MT.	PLOT NO. 134 TO 136 5.530 X 14.150 78.250 SQ.MT.	PLOT NO. 137 5.560 X 14.150 78.674 SQ.MT.

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