

DEMARCATION -CUM- ZONING PLAN OF AFFORDABLE PLOTTED COLONY UNDER (DDJAY - 2016) OVER AN ADDITIONAL AREA MEASURING 9.28125 ACRES 43 OF 2024 DATED 11-03-2024 (IN ADDITION TO LICENCE NO 173 OF 2022 DATED 22-10-2022 AREA MEASURING 17.4181 ACRES 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 (I) 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:
- 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(i)(ii) and shall be constructed, used and maintained as per Code 7.10 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**
In the case of plots which are on the 45 meters or more wide sector roads and public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- BOUNDARY WALL**
The boundary walls shall be constructed as per Code 7.5.
(a) 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 D.G.P.C. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height. It shall be provided 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.mt.
(iii) 1.5 meters radius for plots, above 125 sq.mt. upto 150 sq.mt.
(iv) 2.0 meters radius for plots, above 150 sq.mt. upto 200 sq.mt.
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 rear 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 in the towards collection point to be provided by the Developer.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**
(i) That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That 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) The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of order no. 22/27/2005-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 NBC-2017 (if applicable).

NOTE
Read the following in conjunction with the demarcation plan verified by D.T.P., Jhajjar vide Enrol no. 2021 dated 01-04-2024

DMG. NO. DTPC - 10174 DATED 15-07-24

Plot Area (sq. meters)	Maximum Permissible Ground Coverage (%)	Permissible Basement	Maximum Permissible Height (FAS)	Maximum Permissible Height
100 to 150 square meters	75%	Single Level	200%	16.50

- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
(a) No. of dwelling units permitted on each plot as follows:
(i) Silt - 4 dwelling units in case of Silt - 4
(ii) Silt - 4 dwelling units in case of Silt - 4
(iii) Silt - 4 dwelling units in case of Silt - 4
- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted under any circumstances.
- BUILDING SETBACK**
Building other than boundary wall and gate shall be constructed only within the portion of the site marked as residential building zone in the zoning plan. The setback from the boundary wall shall be as per provisions of Haryana Building Code, 2017. The setback from the boundary wall shall be as per provisions of Haryana Building Code, 2017. The setback from the boundary wall shall be as per provisions of Haryana Building Code, 2017.
- 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 size plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.
- PARKING**
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.

ROOTS AREA DETAILS (LIST-1)

Category No.	Plot No.	Size	Total Area	No. of
A-6	2707	7.500	176.150	1
B-1	8	18.000	118.051	1
B-2	9	18.000	118.051	1
B-3	10	18.000	118.051	1
B-4	11	18.000	118.051	1
B-5	12	18.000	118.051	1
B-6	13	18.000	118.051	1
B-7	14	18.000	118.051	1
B-8	15	18.000	118.051	1
B-9	16	18.000	118.051	1
B-10	17	18.000	118.051	1
B-11	18	18.000	118.051	1
B-12	19	18.000	118.051	1
B-13	20	18.000	118.051	1
B-14	21	18.000	118.051	1
B-15	22	18.000	118.051	1
B-16	23	18.000	118.051	1
B-17	24	18.000	118.051	1
B-18	25	18.000	118.051	1
B-19	26	18.000	118.051	1
B-20	27	18.000	118.051	1
B-21	28	18.000	118.051	1
B-22	29	18.000	118.051	1
B-23	30	18.000	118.051	1
B-24	31	18.000	118.051	1
B-25	32	18.000	118.051	1
B-26	33	18.000	118.051	1
B-27	34	18.000	118.051	1
B-28	35	18.000	118.051	1
B-29	36	18.000	118.051	1
B-30	37	18.000	118.051	1
B-31	38	18.000	118.051	1
B-32	39	18.000	118.051	1
B-33	40	18.000	118.051	1
B-34	41	18.000	118.051	1
B-35	42	18.000	118.051	1
B-36	43	18.000	118.051	1
B-37	44	18.000	118.051	1
B-38	45	18.000	118.051	1
B-39	46	18.000	118.051	1
B-40	47	18.000	118.051	1
B-41	48	18.000	118.051	1
B-42	49	18.000	118.051	1
B-43	50	18.000	118.051	1
B-44	51	18.000	118.051	1
B-45	52	18.000	118.051	1
B-46	53	18.000	118.051	1
B-47	54	18.000	118.051	1
B-48	55	18.000	118.051	1
B-49	56	18.000	118.051	1
B-50	57	18.000	118.051	1
B-51	58	18.000	118.051	1
B-52	59	18.000	118.051	1
B-53	60	18.000	118.051	1
B-54	61	18.000	118.051	1
B-55	62	18.000	118.051	1
B-56	63	18.000	118.051	1
B-57	64	18.000	118.051	1
B-58	65	18.000	118.051	1
B-59	66	18.000	118.051	1
B-60	67	18.000	118.051	1
B-61	68	18.000	118.051	1
B-62	69	18.000	118.051	1
B-63	70	18.000	118.051	1
B-64	71	18.000	118.051	1
B-65	72	18.000	118.051	1
B-66	73	18.000	118.051	1
B-67	74	18.000	118.051	1
B-68	75	18.000	118.051	1
B-69	76	18.000	118.051	1
B-70	77	18.000	118.051	1
B-71	78	18.000	118.051	1
B-72	79	18.000	118.051	1
B-73	80	18.000	118.051	1
B-74	81	18.000	118.051	1
B-75	82	18.000	118.051	1
B-76	83	18.000	118.051	1
B-77	84	18.000	118.051	1
B-78	85	18.000	118.051	1
B-79	86	18.000	118.051	1
B-80	87	18.000	118.051	1
B-81	88	18.000	118.051	1
B-82	89	18.000	118.051	1
B-83	90	18.000	118.051	1
B-84	91	18.000	118.051	1
B-85	92	18.000	118.051	1
B-86	93	18.000	118.051	1
B-87	94	18.000	118.051	1
B-88	95	18.000	118.051	1
B-89	96	18.000	118.051	1
B-90	97	18.000	118.051	1
B-91	98	18.000	118.051	1
B-92	99	18.000	118.051	1
B-93	100	18.000	118.051	1
B-94	101	18.000	118.051	1
B-95	102	18.000	118.051	1
B-96	103	18.000	118.051	1
B-97	104	18.000	118.051	1
B-98	105	18.000	118.051	1
B-99	106	18.000	118.051	1
B-100	107	18.000	118.051	1
B-101	108	18.000	118.051	1
B-102	109	18.000	118.051	1
B-103	110	18.000	118.051	1
B-104	111	18.000	118.051	1
B-105	112	18.000	118.051	1
B-106	113	18.000	118.051	1
B-107	114	18.000	118.051	1
B-108	115	18.000	118.051	1
B-109	116	18.000	118.051	1
B-110	117	18.000	118.051	1
B-111	118	18.000	118.051	1
B-112	119	18.000	118.051	1
B-113	120	18.000	118.051	1
B-114	121	18.000	118.051	1
B-115	122	18.000	118.051	1
B-116	123	18.000	118.051	1
B-117	124	18.000	118.051	1
B-118	125	18.000	118.051	1
B-119	126	18.000	118.051	1
B-120	127	18.000	118.051	1
B-121	128	18.000	118.051	1
B-122	129	18.000	118.051	1
B-123	130	18.000	118.051	1
B-124	131	18.000	118.051	1
B-125	132	18.000	118.051	1
B-126	133	18.000	118.051	1
B-127	134	18.000	118.051	1
B-128	135	18.000	118.051	1
B-129	136	18.000	118.051	1
B-130	137	18.000	118.051	1
B-131	138	18.000	118.051	1
B-132	139	18.000	118.051	1
B-133	140	18.000	118.051	1
B-134	141	18.000	118.051	1
B-135	142	18.000	118.051	1
B-136	143	18.000	118.051	1
B-137	144	18.000	118.051	1
B-138	145	18.000	118.051	1
B-139	146	18.000	118.051	1
B-140	147	18.000	118.051	1
B-141	148	18.000	118.051	1
B-142	149	18.000	118.051	1
B-143	150	18.000	118.051	1
B-144	151	18.000	118.051	1
B-145	152	18.000	118.051	1
B-146	153	18.000	118.051	1
B-147	154	18.000	118.051	1
B-148	155	18.000	118.051	1
B-149	156	18.000	118.051	1
B-150	157	18.000	118.051	1
B-151	158	18.000	118.051	1
B-152	159	18.000	118.051	1
B-153	160	18.000	118.051	1
B-154	161	18.000	118.051	1
B-155	162	18.000	118.051	1
B-156	163	18.000	118.051	1
B-157	164	18.000	118.051	1
B-158	165	18.000	118.051	1
B-159	166	18.000	118.051	1
B-160	167	18.000	118.051	1
B-161	168	18.000	118.051	1
B-162	169	18.000	118.051	1
B-163	170	18.000	118.051	1
B-164	171	18.000	118.051	1
B-165	172	18.000	118.051	1
B-166	173	18.000	118.051	1
B-167	174	18.000	118.051	1
B-168	175	18.000	118.051	1
B-169	176	18.000	118.051	1
B-170	177	18.000	118.051	1
B-171	178	18.000	118.051	1
B-172	179	18.000	118.051	1
B-173	180	18.000	118.051	1
B-174	181	18.000	118.051	1
B-175	182	18.000	118.051	1
B-176	183	18.000	118.051	1
B-177	184	18.000	118.051	1
B-178	185	18.000	118.051	1
B-179	186	18.000	118.051	1
B-180	187	18.000	118	