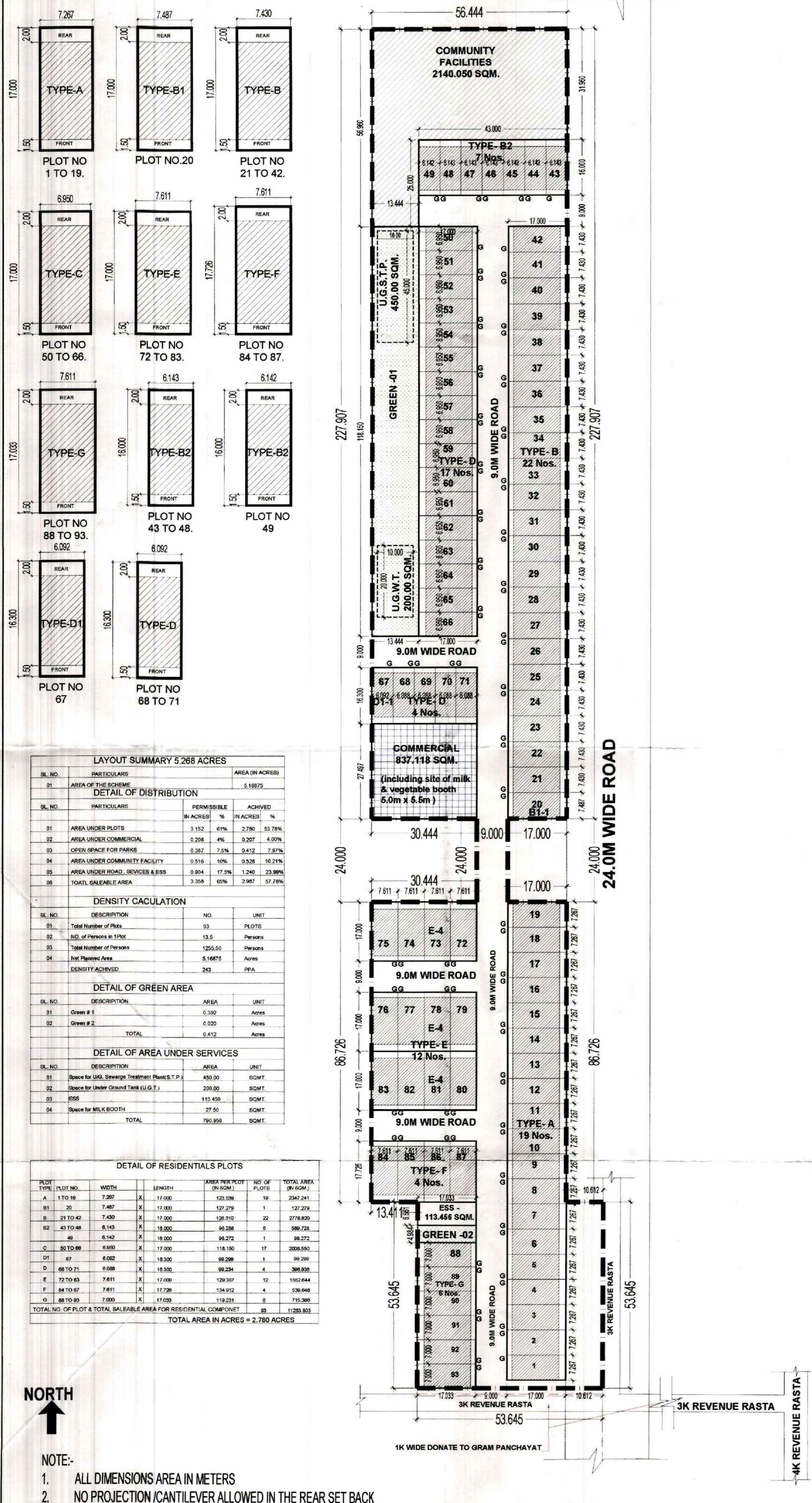


# DEMARICATION-CUM-ZONING PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN AREA OF 5.16875 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE - BADSA, SECTOR 07, TEHSIL & DISTRICT - JHAJJAR (HR) BEING DEVELOPED BY - M/S SDJS BUILDER AND DEVELOPERS LLP.

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



**LAYOUT SUMMARY 5.268 ACRES**

SL. NO.	PARTICULARS	AREA (IN ACRES)			
01	AREA OF THE SCHEME	5.16875			
<b>DETAIL OF DISTRIBUTION</b>					
SL. NO.	PARTICULARS	PERMISSIBLE (IN ACRES)	%	ACHIEVED (IN ACRES)	%
01	AREA UNDER PLOTS	3.112	60%	2.780	53.78%
02	AREA UNDER COMMERCIAL	0.208	4%	0.207	4.00%
03	OPEN SPACE FOR PARKS	0.287	5.5%	0.412	7.92%
04	AREA UNDER COMMUNITY FACILITY	0.516	10%	0.528	10.21%
05	AREA UNDER ROAD, SERVICES & E.S.S	0.904	17.5%	1.240	23.98%
06	TOTAL SALEABLE AREA	3.358	65%	2.987	57.78%

**DENSITY CALCULATION**

SL. NO.	DESCRIPTION	NO.	UNIT
01	Total Number of Plots	93	PLOTS
02	NO. of Persons in Plot	13.5	Persons
03	Total Number of Persons	1255.50	Persons
04	Net Saleable Area	5.16875	Acres
	DENSITY ACHIEVED	243	PEA

**DETAIL OF GREEN AREA**

SL. NO.	DESCRIPTION	AREA	UNIT
01	Green # 1	0.302	Acres
02	Green # 2	0.520	Acres
	TOTAL	0.822	Acres

**DETAIL OF AREA UNDER SERVICES**

SL. NO.	DESCRIPTION	AREA	UNIT
01	Space for U.G. Sewage Treatment Plant (U.G.T.P.)	450.00	SQMT.
02	Space for Under Ground Tank (U.G.T.)	200.00	SQMT.
03	ESS	113.466	SQMT.
04	Space for MILK BOOTH	27.50	SQMT.
	TOTAL	790.966	SQMT.

**DETAIL OF RESIDENTIAL PLOTS**

PLT. TYPE	PLT. NO.	WIDTH	DEPTH	AREA PER PLOT (IN SQM)	NO. OF PLOTS	TOTAL AREA (IN SQM)
A	1 TO 19	7.267	17.000	123.539	19	2347.241
B1	20	7.487	17.000	127.279	1	127.279
B	21 TO 42	7.430	17.000	126.310	22	2778.820
B2	43 TO 48	6.143	18.000	110.574	6	663.444
C	49	6.142	18.000	110.572	1	110.572
D1	50 TO 66	6.950	17.000	118.150	17	2008.550
D2	67	6.092	18.300	111.456	1	111.456
D	68 TO 71	6.092	18.300	111.456	4	445.824
E	72 TO 83	7.811	17.000	132.787	12	1593.444
F	84 TO 87	7.811	17.000	132.787	4	531.148
G	88 TO 93	7.800	17.000	132.600	6	795.600
	TOTAL NO. OF PLOT & TOTAL SALEABLE AREA FOR RESIDENTIAL COMPONENT				93	11260.803
	TOTAL AREA IN ACRES = 2.780 ACRES					

## 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.	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.

## 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 is as below:-

Plot Area upto 150 square metres	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
	75%	Single Level	200%	16.5

- (c) The stilts are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres. as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL-III-ULB/7/5/2006-2TCP dated 25-04-2022.

## 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 to keep in abeyance the approval of Stilt+4 dwelling units dated 23.02.2023 is revoked by competent Authority and building plan approvals of such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand 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. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

## 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 DGTC. 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 1.15 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 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. 19/6/2016-5P 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) 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. JHAJJAR vide Endst no. JR-DTP-P/7198/2023 Dated 10.10.2023

DRG. NO. DTCP 10275 DATED 13/06/24

(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) ATP (HQ) (S.K. SEHRAWAT) DTP (HQ) (SANJAY KUMAR) STP (E & V) (P. P. SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)