

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-147 Vol-II/AD(GK)/2024/ 12436

Dated:- 22-04-2024

To

Eldeco Infrastructure & Properties Ltd.,
201/212, 2nd Floor, Splendor Forum,
District Centre Jasola, New Delhi-25.

Subject: - Approval of Demarcation-cum-Zoning Plan of additional area measuring 2.90625 acres (license no. 24 of 2024 dated 13.02.2024) and zoning plan of Commercial site area measuring 0.11830 acre (478.775 sqm.) in already licensed Residential Plotted Colony over an area measuring 150.28745 acres (License no. 407-412 of 2006 dated 18.01.2006, 36 of 2008 dated 28.02.2008 & 47 of 2017 dated 18.07.2017) total area 153.1937 acres in the revenue estate of village- Nizampur, Sector-40 & 19A Panipat.

Please refer to the matter cited above.

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

Sr. No	Name of site	Drawing no.
1.	Demarcation-cum-Zoning Plan	Drg. No. DTCP-10181 dated 22.04.2024.
2.	Zoning plan of Commercial site	Drg. No. DTCP-10182 dated 22.04.2024.

The above said Demarcation-cum-Zoning Plan of Residential Plotted Colony & Zoning plan of Commercial site part of Residential Plotted Colony is approved with the following condition:-

- i. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own const and shall transfer the land falling within alignment of same to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of Demarcation-cum-Zoning Plan.

DA/As above

(S.K. Sehwat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-147 Vol-II/AD(GK)/2024/ _____ Dated _____

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

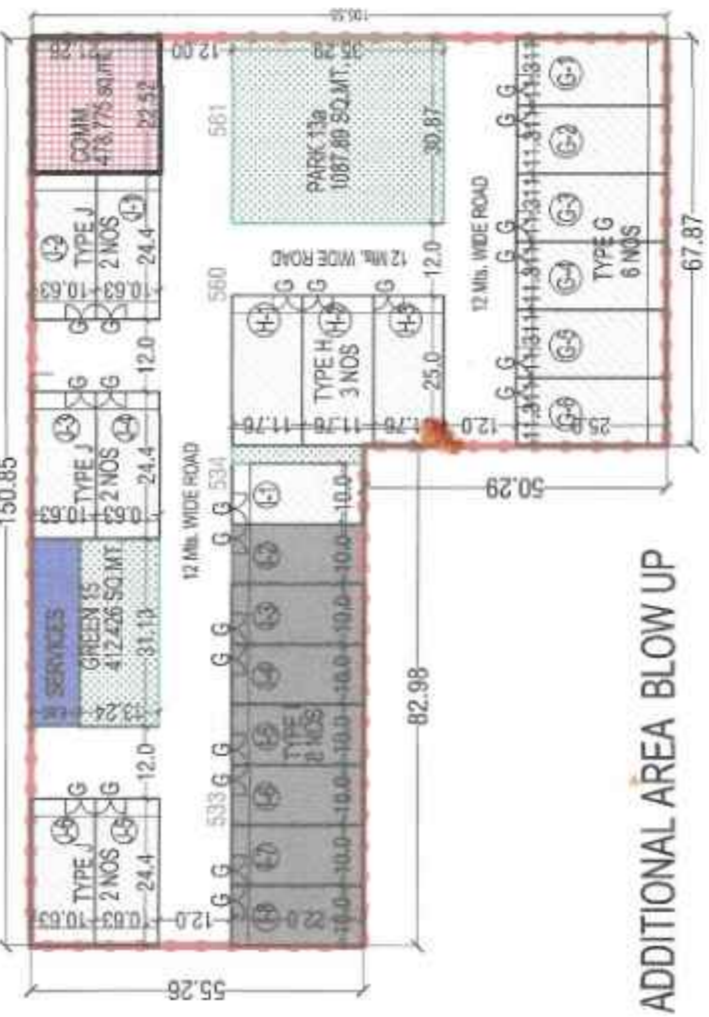
1. Senior Town Planner, Rohtak along with the copies of approved Demarcation-cum-Zoning Plan and for compliance of condition no. i above.
2. District Town Planner(P), Panipat.

DA/As above

(S.K. Sehwat)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

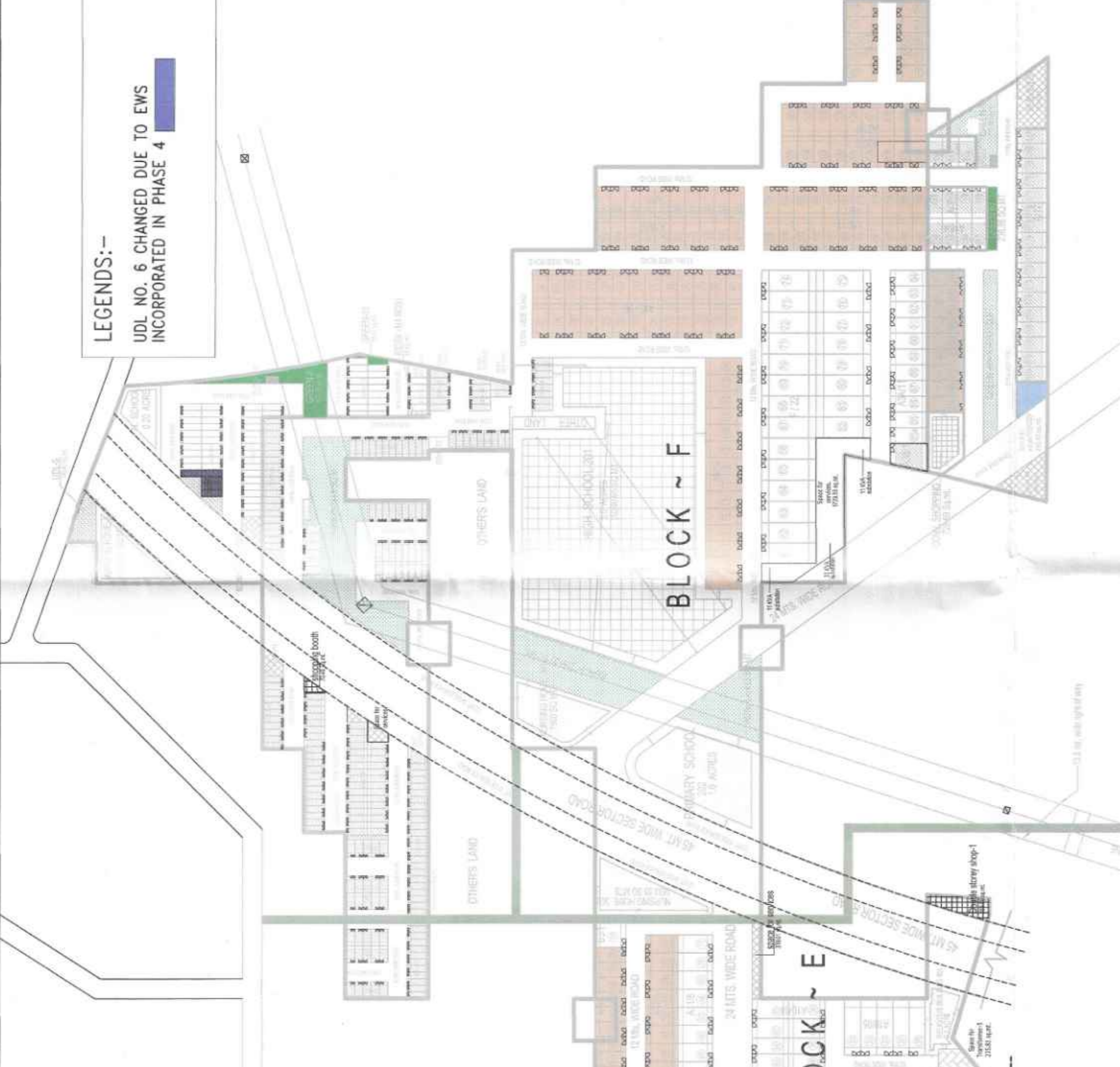
NPNL UNDER (LICENSES NO 407 TO 412 OF 2006 DATED 18/01/2006 , 36 OF 2008 DATED 28/02/2008 & 47 OF 2017 :-

NPNL UNDER ADDITIONAL AREA



ADDITIONAL AREA BLOW UP

Table with 3 columns: GREEN AREA CALCULATION OF LIBERELY LICENSED AREA, GREEN AREA DETAIL OF ADDITIONAL APPLIED AREA, and ORGANISED GREEN AREA. Includes sub-totals for required, provided, and additional area.



AREA STATEMENT table listing various land parcels with columns for S.NO, AREA, and other details.

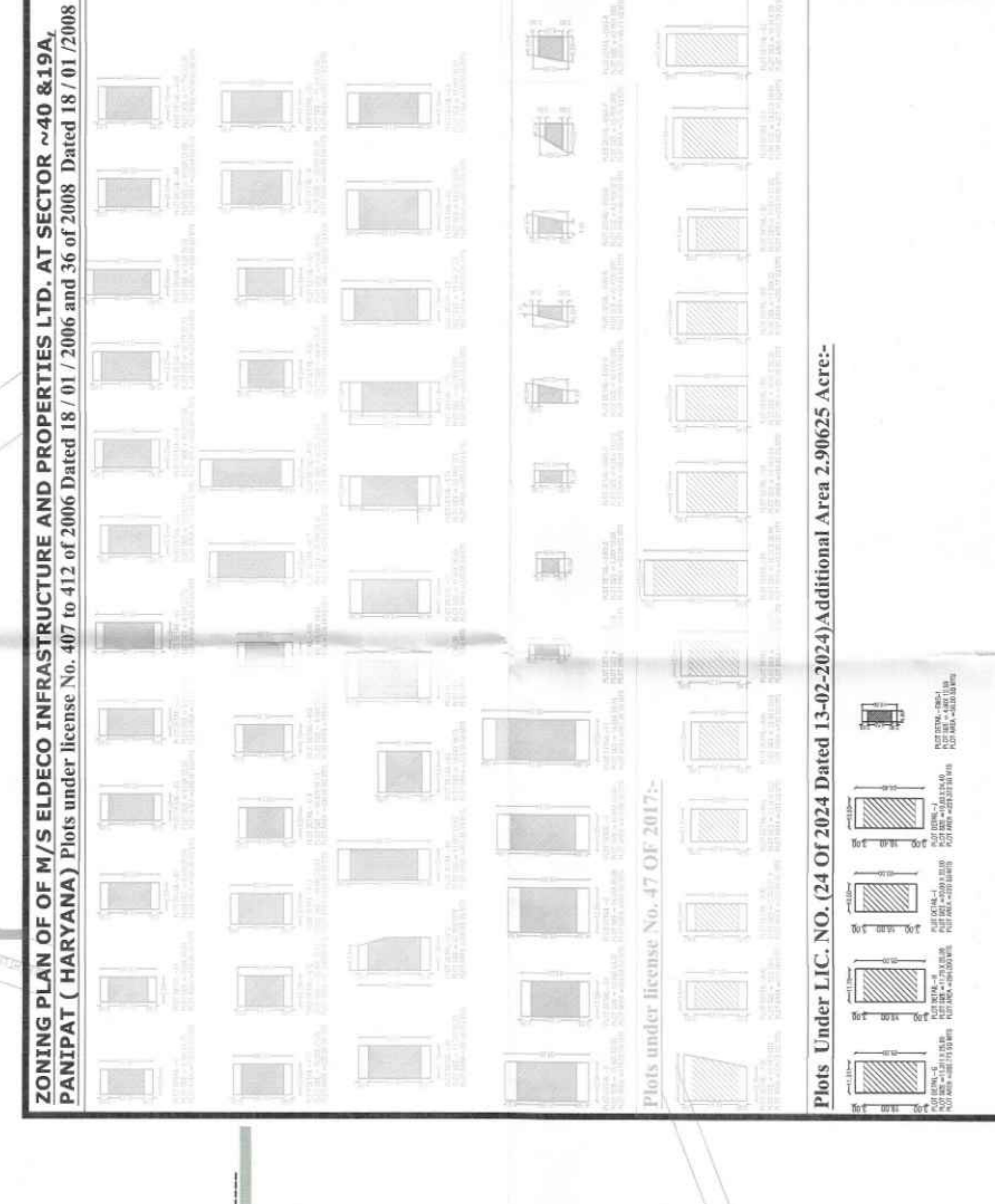
Table with 3 columns: S.NO, AREA, and other details, likely a continuation of the area statement or a specific plot schedule.

Table with 3 columns: S.NO, AREA, and other details, providing further breakdown of the site's components.

DEMARCATON CUM ZONING PLAN FOR ADDITIONAL AREA MEASURING 2.90625 ACRES (LICENSE NO 24 OF 2024 DATED 13-02-2024) IN ALREADY LICENSED RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 150.28745 ACRES (LICENSES NO.407 TO 412 OF 2006 DATED 18/01/2006 , 36 OF 2008 DATED 28/02/2008 & 47 OF 2017) TOTAL 153.1937 ACRES FOR DEVELOPING RESIDENTIAL PLOTTED COLONY AT SECTOR 40 & 19A PANIPAT (HARYANA) BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED.

- 1. USE ZONE:- The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and in no other manner whatsoever.
8. PARKING: (a) Adequate parking spaces, covered, open or in the basement / silt, shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code, 2017.
9. PLINTH LEVEL: The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.
10. BASEMENT: Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.
11. RESTRICTION OF ACCESS FROM 45 METER OR MORE WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
12. BOUNDARY WALL: (a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
13. GATE AND GATE POST
14. DISPLAY OF POSTAL NUMBER OF THE PLOT
15. GARBAGE COLLECTION POINT
16. ACCESS
17. GENERAL:-
18. General:-
19. Building setback
20. Height of the building and permissible number of storeys
21. Stilt parking

- 2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, F.A.R 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 build able zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-
3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
4. GENERAL AND NPPL PLOTS
5. EWS PLOTS
6. SUB-DIVISION / COMBINATION OF PLOTS
7. BUILDING SETBACK
8. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS
9. STILT PARKING



- 10. BASEMENT: Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.
11. RESTRICTION OF ACCESS FROM 45 METER OR MORE WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
12. BOUNDARY WALL: (a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
13. GATE AND GATE POST
14. DISPLAY OF POSTAL NUMBER OF THE PLOT
15. GARBAGE COLLECTION POINT
16. ACCESS
17. GENERAL:-
18. General:-
19. Building setback
20. Height of the building and permissible number of storeys
21. Stilt parking

Plots Under LIC. NO. (24 OF 2024 Dated 13-02-2024) Additional Area 2.90625 Acre:-

Table with 3 columns: S.NO, AREA, and other details, listing specific plots and their areas.

Plots Under LIC. NO. (24 OF 2024 Dated 13-02-2024) Additional Area 2.90625 Acre:-

ZONING APPLIED FOR 2.90625 ACRE ADDITIONAL LAND ALREADY RECEIVED ZONING 150.28745 ACRE LAND

Scale: 1:1000

North Arrow

Additional Area

Block A, B, C, D, E, F

Block A, B, C, D, E, F

Block A, B, C, D, E, F

Block A, B, C, D, E, F

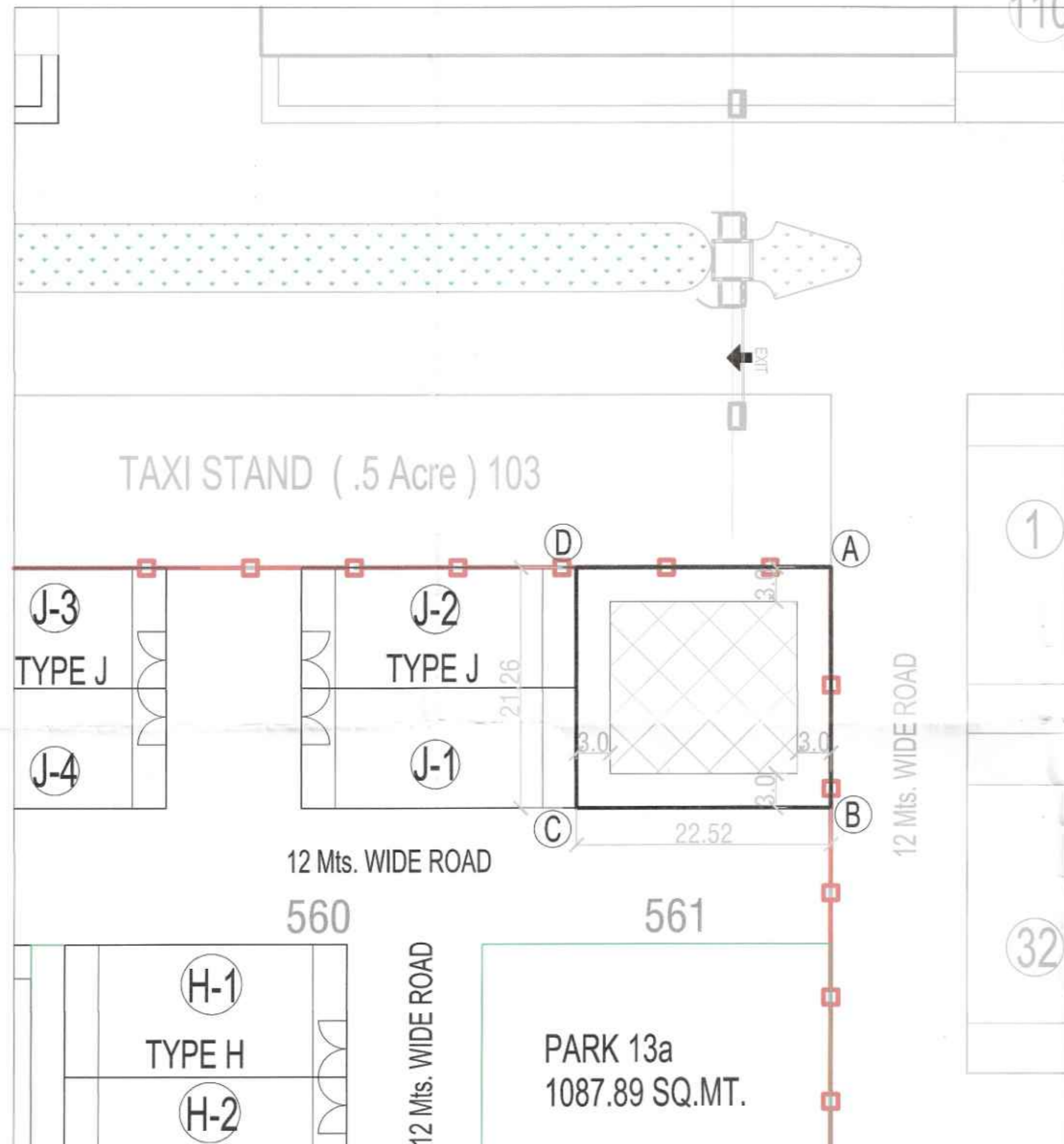
Block A, B, C, D, E, F

Block A, B, C, D, E, F

Block A, B, C, D, E, F

Block A, B, C, D, E, F

ZONING PLAN OF COMMERCIAL AREA MEASURING 0.11830 ACRES(478.775 sq.mt.) FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 153.1937 ACRES (FALLING UNDER LICENCE NO. 407 TO 412 OF 2006 DATED 18/01/2006, 36 OF 2008 DATED 28/02/2008 AND 47 OF 2017 DATED 18/07/2017) IN SECTOR - 40 & 19A PANIPAT BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED.



- For purpose of Code 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 shown as A to D as confirmed by DTP, Panipat.
 - LAND USE.**
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Panipat as amended from time to time, as applicable. As applicable Not less than 50% of the permissible FAR should be used for neighborhood shopping.
 - 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-ii 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 and on subsequent floors shall be 35% on the area of site.
 - Maximum Permissible FAR shall be 150 on the area of site.
 - 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 per the provisions of Haryana Building Code, 2017.
 - The plinth height of building shall be as per the provisions of Haryana Building Code, 2017.
 - 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:-

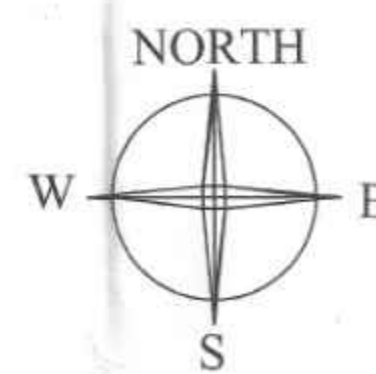
S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & Above	16
 - If such interior or exterior open space is intended to be used for the benefit of more 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 shall be as per the provisions of Haryana Building Code, 2017.
 - 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.
 - Entry and Exit shall be permitted as indicated/ marked on the 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, 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 Haryana Building Code, 2017.
 - The construction of basement shall be executed as per Haryana Building Code, 2017.
 - PLANNING NORMS.**
The building to be constructed shall be planned and designed to the norms and standards as per 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 provisions of Haryana Building Code, 2017 and National Building Code of India 2016.
- EXTERNAL FINISHES**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class 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 as per the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS.**
 - Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
 - Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - If lift not provided as per (b) above, ramps shall be provided as per the provisions of National Building Code of India 2016.
- 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 and 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 on solid ground and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - 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 at site, if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. 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. 19/6/2016-5P 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. 22/52/2005-5Power 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 encased.
 - 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.

DRG No. DTCP- 10/82 Dated 22-04-24

SHEET NO. :-2 OF 2

**NOTE:- ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 252.009 SQ.MT.
SCALE = 1:1000**



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