

DEMARCATION-CUM-ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 33.6875 ACRES BEARING LICENSE NO. 220 OF 2023 DATED 27.10.2023 MEASURING 16.19375 ACRES AND LICENSE NO 97 OF 2024 DATED 25.07.2024 MEASURING 17.49375 ACRES IN SECTOR-28 & 29, KURUKSHETRA BEING DEVELOPED BY GREEN HOMES INFRA DEVELOPERS PVT LTD

FOR PURPOSE OF CODE 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:

SR.NO	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
a.		Road	Road furniture at approved places.
b.		Public open space	To be used only for landscape features.
c.		Residential Buildable Zone	Residential building.
d.		Commercial	As per supplementary zoning plan to be approved separately for each site.
e.		Community Buildings	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 within 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 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 (In metres)	Maximum Permissible FAR along with Purchasable (FAR)	THE PERMISSIBLE GROUND COVERAGE HAS BEEN REVISED AND ACCORDINGLY PROVIDED VIDE MEMO NO. MISC-2339-ULB-VOL-II -A/7/5/2006-2TCP-DATED 25.04.2022
Upto 100 square metres	75%	Single Level	165%	upto 16.50	2.64	
Above 100 to 250 square metres	75%	Single Level	145%	upto 16.50	2.64	
Above 250 to 350 square metres	66%	Single Level	130%	upto 16.50	2.40	
Above 350 to 500 square metres	66%	Single Level	120%	upto 16.50	2.40	
Above 500 to 1000 square metres	66%	Single Level	100%	upto 16.50	2.40	THE RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO No.Misc.-2266/2024/ 7/17/2024-2TCP Dated: 10.09.2024

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-

- (a) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (b) The stilt parking is permitted for residential plots of all sizes, as per provision of HBC-2017 subject to the condition that maximum permissible height of building shall not exceed 16.50 meters.
- 3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- GENERAL AND NP/NL PLOTS**
Not more than three dwelling units shall be allowed on each plot as per approved Layout Plan.
- (b) EWS PLOTS**
In case of plots falling in E.W.S category the FAR, Ground Coverage, Number of Dwelling Units, number of Floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.
- 4. SUB-DIVISION/ COMBINATION OF PLOTS:-**
- (a) No plots shall be subdivided. However, two plots under one ownership may be combined to form a single plot except EWS/NP/NL plot subject to the following conditions:
The Site coverage and number of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- 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(c) above. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone. No projection shall be allowed within rear set back area.
- 6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**
The maximum height and number of stories shall be allowed on the plot (Except E.W.S) 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 meters 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) Adequate parking space, covered, open or in basement/stilt shall be provided as per the provisions of the 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. of HBC-2017
- (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 EWS plots.
iii). 1.5 meters Radius for 125 sq.mt to 420 sq.mt plots.
iv). 2 meters Radius for above 420 sq.mt plots.
- (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 12 meters wide road.
- 17. The community building/buildings shall be constructed by the colonizer/owner as per provision of Haryana Development and Regulation of Urban Area (Amendment and Validation) Act no-4 of 2012 failing which, the said site shall vest with Govt.**
- 18. 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) Rain water harvesting shall be provided as per HBC-2017
- (iv) That the colonizer shall obtain the clearance/ NOC as per the provisions of the Notification No. S.O. 1533 (F) Dated 14.09.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/execution of development works at site.

NOTE

1. Plot no. 68/76 TO 79 (C-5), 62/83 (A-2), 60 TO 84 (B-5), 161 (N-1) (Total 13) will remain Mortgaged as per approved Layout Plan in favour of BG against EDC.
2. Plot no. 84 TO 89 (A-6), 162 TO 165 (N-4) (Total 10) will remain Mortgaged as per approved Layout Plan in favour of BG against of IDW.

Read this drawing in conjunction with the demarcation Plan verified by D.T.P., Kurukshetra vide Endst No. 2856 DATED 29.07.2024

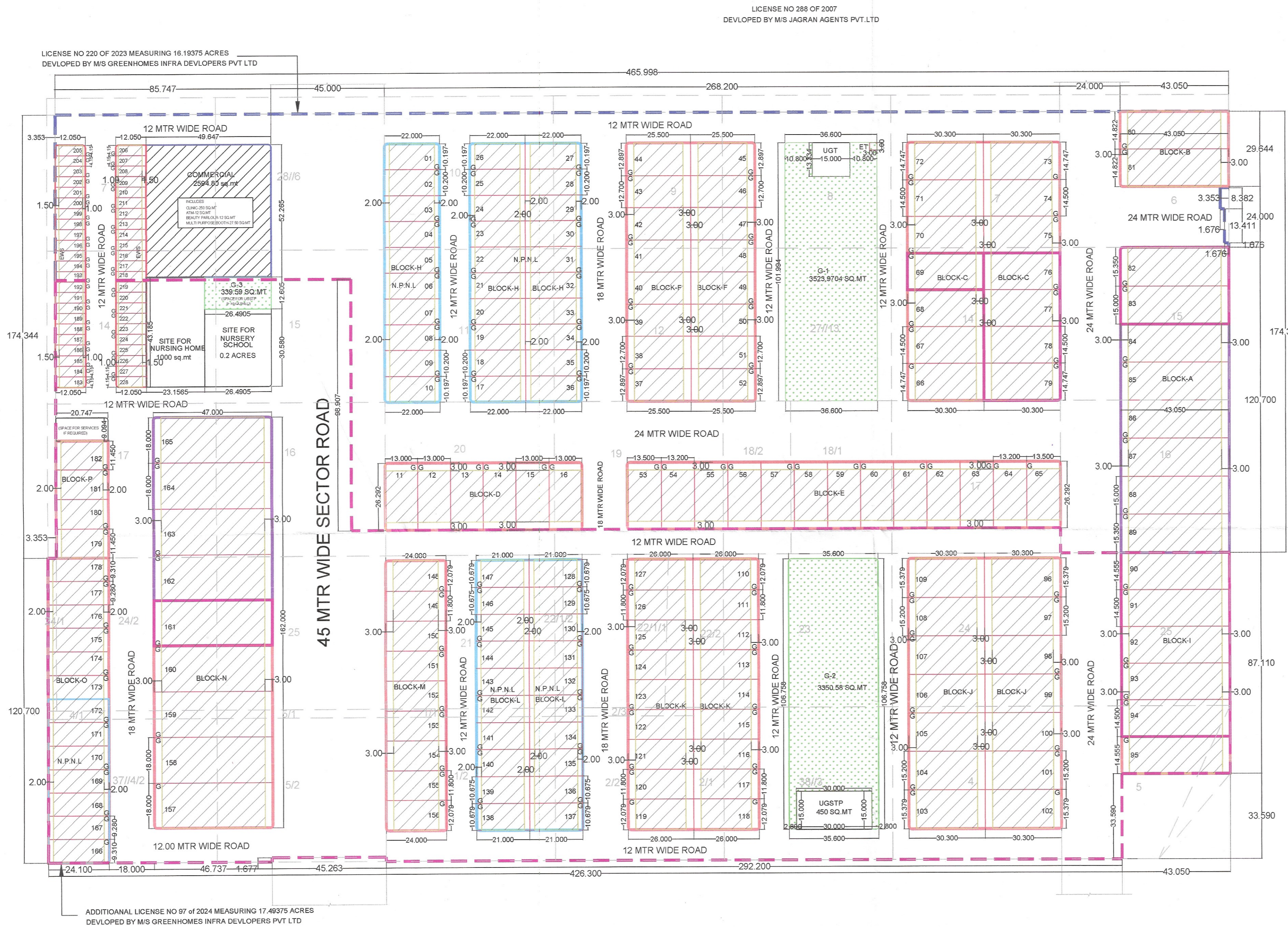
DRG. NO. DTCP/10574 DATED 27/07/24

Note- All Dimensions are in meters

NORTH



(SATYA PAL) JD(HQ) (RAMAN KUMAR) ATP (HQ) (DIVYA BOGRA) DTP (HQ) (HITESH SHARMA) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DGTCP (HR)



LICENSE NO 288 OF 2007
DEVELOPED BY M/S JAGRAN AGENTS PVT LTD

LICENSE NO 220 OF 2023 MEASURING 16.19375 ACRES
DEVELOPED BY M/S GREENHOMES INFRA DEVELOPERS PVT LTD

ADDITIONAL LICENSE NO 97 OF 2024 MEASURING 17.49375 ACRES
DEVELOPED BY M/S GREENHOMES INFRA DEVELOPERS PVT LTD