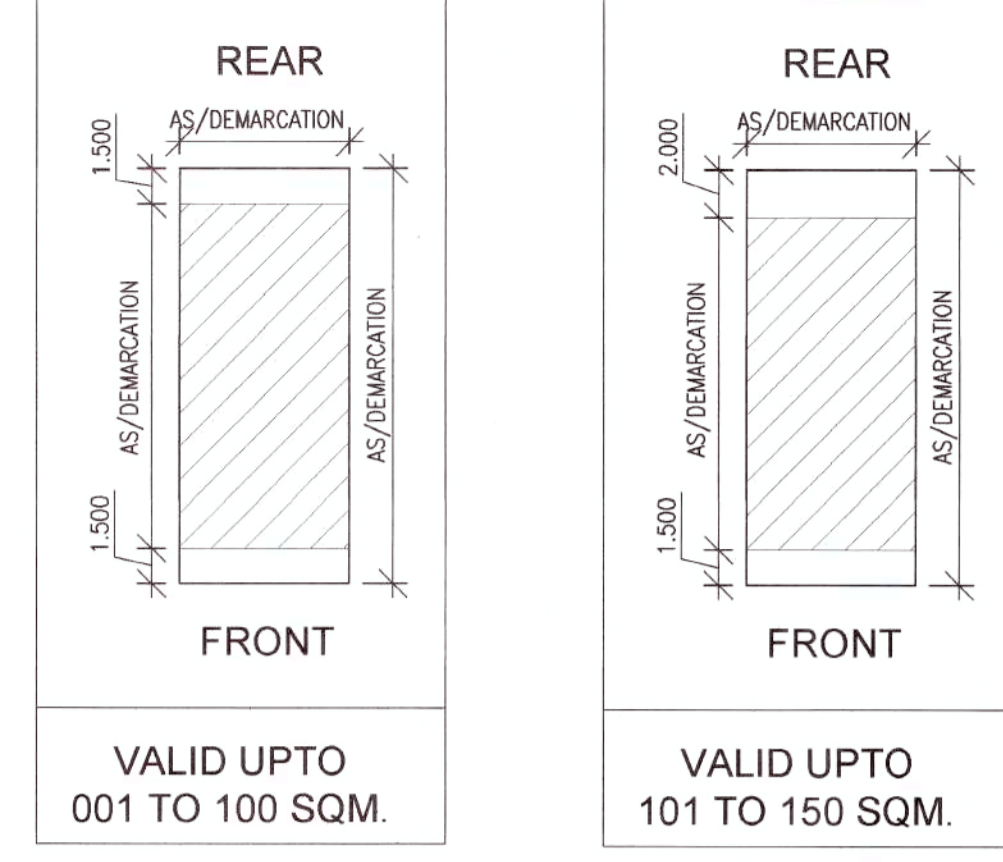
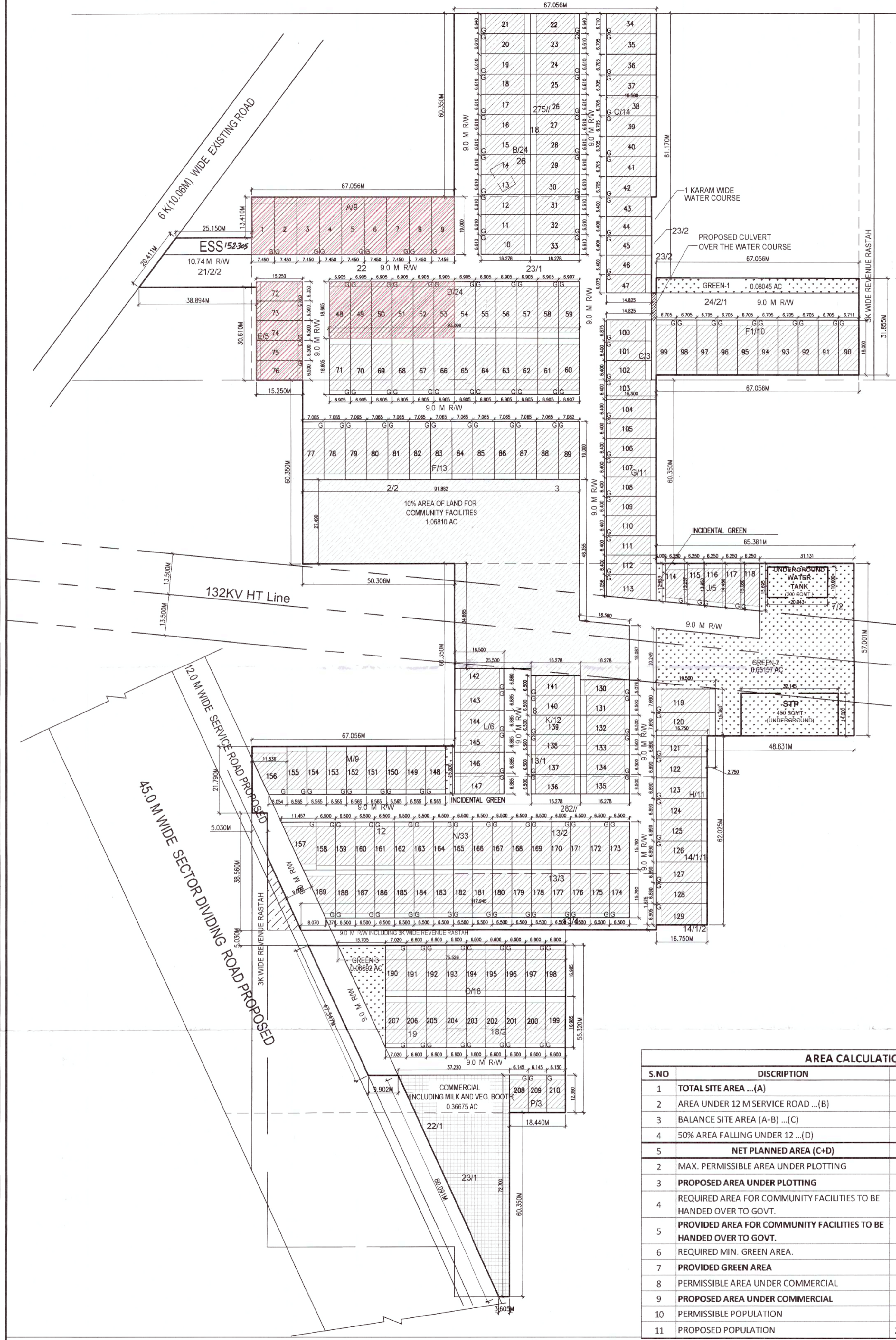


24.0 M WIDE SECTOR ROAD PROPOSED



AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST THE INTERNAL DEVELOPMENT WORK (IDW)

S.NO	REC NO.	KILLA NO.	AREA IN SQM	KANAL	MARLA	SARSAI
1	275//	22	2538.090	5	0	3
TOTAL			2538.090	5	0	3

AREA UNDER MORTGAGE 10% OF THE TOTAL SALEABLE AREA AGAINST THE INTERNAL DEVELOPMENT WORK (IDW)

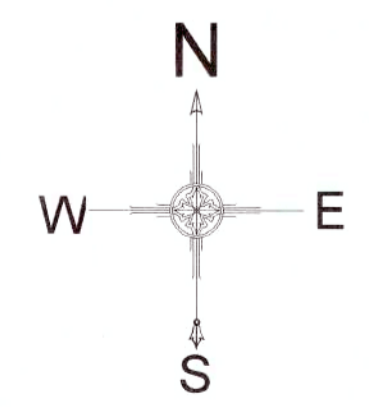
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM	KANAL	MARLA	SARSAI
1	A	01-09	7.450	19.000	141.550	9	1273.95	2	10	3
2	D	48-53	6.905	18.605	128.468	6	770.825	1	10	4
3	E	72-76	6.430	15.250	98.638	5	493.190	0	19	5
TOTAL						20	2538.090	3	39	12

PLOTS AREA CALCULATION

S.NO	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	01-08	7.450	19.000	141.550	8	1132.400
2	09	7.456	19.000	141.664	1	141.664
3	10-20,23-33	6.610	16.278	107.598	22	2367.156
4	21,22	6.640	16.278	108.086	2	216.172
5	34	6.710	16.500	110.715	1	110.715
6	35-42	6.705	16.500	110.632	8	885.056
7	43-47	6.335	14.825	93.916	5	469.580
8	48-58,61-71	6.905	18.605	128.468	22	2826.296
9	59,60	6.907	18.605	128.505	2	257.010
10	72	6.350	15.250	96.838	1	96.838
11	73-76	6.500	15.250	99.125	4	396.500
12	77-88	7.065	19.000	134.235	12	1610.820
13	89	7.082	19.000	134.558	1	134.558
14	90	6.711	18.000	120.798	1	120.798
15	91-99	6.705	18.000	120.690	9	1086.210
16	100	6.875	14.825	101.922	1	101.922
17	101, 102	6.400	14.825	94.880	2	189.760
18	103-112	6.400	16.500	105.600	10	1056.000
19	113	1/2(7.056+8.678)x16.500		129.806	1	129.806
20	114	1/2(12.623+13.237)x6.250		80.812	1	80.812
21	115	1/2(13.237+13.852)x6.250		84.653	1	84.653
22	116	1/2(13.852+14.466)x6.250		88.494	1	88.494
23	117	1/2(14.466+15.080)x6.250		92.331	1	92.331
24	118	1/2(15.080+15.695)x6.250		96.172	1	96.172
25	119,120	7.690	19.500	149.955	2	299.910
26	121-128	6.890	16.750	115.408	8	923.264
27	129	6.905	16.750	115.659	1	115.659
28	130	5.078	16.278	82.660	1	82.660
29	131-141	6.500	16.278	105.807	11	1163.877
30	142	6.860	16.500	113.190	1	113.190
31	143-147	6.885	16.500	113.602	5	568.010
32	148-155	5.565	15.800	103.727	8	829.816
33	156	11.536	3.944	45.498	1	149.772
34	157	1/2(11.536+6.054)x11.856		104.274	1	104.274
35	158	4.177	15.790	65.955	1	123.431
36	159	1/2(7.280x15.790)		57.476	1	123.431
37	158-188	6.500	15.790	102.635	31	3181.685
38	189	3.376	15.790	53.307	1	110.869
39	190	1/2(7.291x15.790)		57.562	1	110.869
40	190-207	6.600	16.985	112.101	18	2017.818
41	208-209	6.145	12.350	75.891	2	151.782
42	210	6.150	12.350	75.952	1	75.952
TOTAL					210	23679.415

AREA CALCULATION

S.NO	DISCRPTION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA ... (A)		10.68125	43225.448
2	AREA UNDER 12 M SERVICE ROAD ... (B)		0.20601	833.692
3	BALANCE SITE AREA (A-B) ... (C)		10.47524	42391.756
4	50% AREA FALLING UNDER 12 ... (D)		0.10301	416.846
5	NET PLANNED AREA (C+D)		10.578245	42808.536
6	MAX. PERMISSIBLE AREA UNDER PLOTTING	61%	6.51556	26113.207
7	PROPOSED AREA UNDER PLOTTING	55.31%	5.85132	23679.415
8	REQUIRED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.06812	4322.545
9	PROVIDED AREA FOR COMMUNITY FACILITIES TO BE HANDED OVER TO GOVT.	10%	1.06813	4322.573
10	REQUIRED MIN. GREEN AREA.	7.5%	0.80109	3241.909
11	PROVIDED GREEN AREA	7.50%	0.80156	3243.814
12	PERMISSIBLE AREA UNDER COMMERCIAL	4%	0.42725	1712.341
13	PROPOSED AREA UNDER COMMERCIAL	3.47%	0.36670	1483.988
14	PERMISSIBLE POPULATION	240-400	2563.50	4272
15	PROPOSED POPULATION	210x13.5	2835	268



LEGEND

[Pattern]	10% AREA OF TOTAL LAND HANDED TO GOVT. FOR COMMUNITY FACILITIES
[Pattern]	COMMERCIAL AREA
[Pattern]	GREEN AREA

DEMARCATON CUM ZONING PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DYAL JAN AWAS YOJNA ON LAND MEASURING 10.68125 ACRE AT VILL-JHAJJAR, SECTOR - 37, TEHSIL & DISTT - JHAJJAR, (HR). BEING DEVELOPED BY M/S CELLULAR CONSULTANTS PRIVATE LIMITED.& OTHERS.

FOR PURPOSE OF CHAPTER 1.2 (xcv) & 6.1 (1) 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:

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.
[Pattern]	Road	Road furniture at approved places.
[Pattern]	Public open space	To be used only for landscape features.
[Pattern]	Residential Buildable Zone	Residential building.
[Pattern]	Commercial	As per supplementary zoning plan to be approved separately for each site.
[Pattern]	Community facilities	To be used for community facilities buildings.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
 - 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.
 - 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
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
 - No. of Dwelling unit permitted on each plot : 3 (Three).
- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.
- 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.
- 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.
- PARKING**
 - Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .
 - In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- PLINTH LEVEL**
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**
Single level basement within the building zone of the plots 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.
- 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.
- BOUNDARY WALL**
 - The boundary wall shall be constructed as per Code 7.5.
 - 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.
 - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
 - 0.5 meter Radius for plots opening on to open space.
 - 1.0 meter Radius for plots upto 125 sqmt.
 - 1.50 meters Radius for plots above 125 sqmt upto 150 sqmt.
 - 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.
- GATE AND GATE POST**
 - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
 - 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.
- 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 at the towable collection point to be provided by the colonizer.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**
 - 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, if applicable.
 - 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.
 - Rain Water Harvesting shall be provided as per HBC-2017, if applicable.
 - Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.

Notes -
 1. Read this drawing in conjunction with the demarcation plan verified by DTP, vide endst. no. 5605 dated 14.08.2024
 DRAWING NO. DTCP / 10513 DATED 24-09-24

(GURPREET KHEPAR) AD (HQ) (SHIVAM ROHILLA) ATP (HQ) (JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)