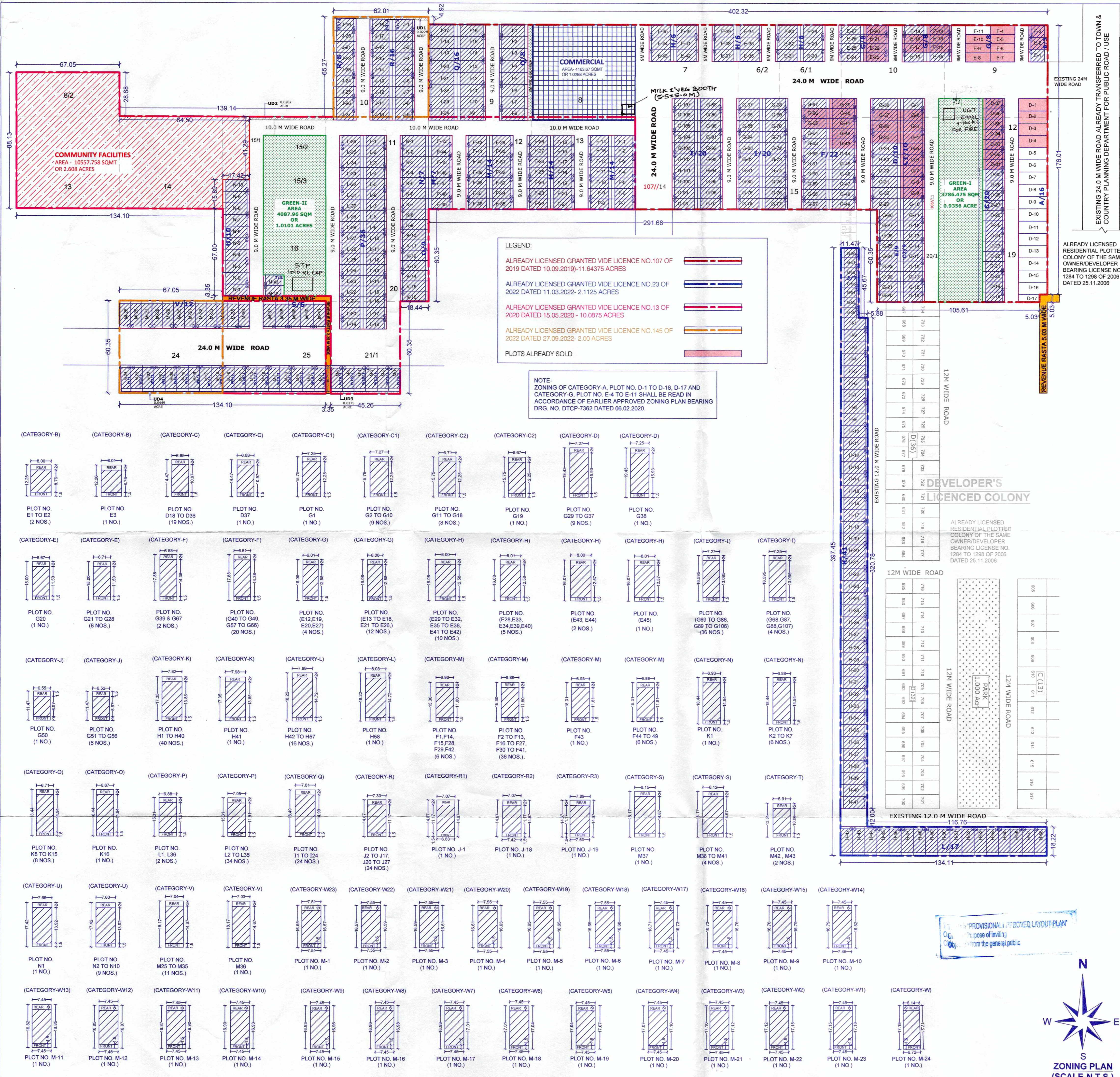


**COMBINED ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) HAVING AREA 13.75625 ACRES BEARING LICENCE NO.107 OF 2019 DATED 10.09.2019(11.64375 ACRES) & LICENCE NO.23 OF 2022 DATED 11.03.2022(2.1125 ACRES) AND 12.0875 ACRES BEARING LICENCE NO.13 OF 2020 DATED 15.05.2020(10.0875 ACRES) & LICENCE NO. 145 OF 2022 DATED 27.09.2022(2.00 ACRES), THUS, MAKING THE TOTAL AREA OF COLONY AS 25.84375 ACRES SECTOR-24, HISAR BEING DEVELOPED BY M/S RAJBAR BUILDCON PVT. LTD.**

FOR PURPOSE OF CHAPTER 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:

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.
	Community facilities	To be used for community facilities buildings.

**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 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

- (c) The stilts are permitted for parking purpose in residential plots of all sizes.
- (d) If the ground coverage is not achieved on ground floor the same can be achieved on subsequent floor.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

- (a) No. of Dwelling unit permitted on each plot : 3 (Three).
- (b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of Stilt+4 dwelling units is revoked by the competent Authority and building plans approvals for such Stilt+4 units is allowed, the number of dwelling unit permitted on each plot shall be 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 the rear side.

**6. 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.

**7. 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.

**8. PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

**9. BASEMENT**

Single level basement within the building zone of the site 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.

**10. 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.

**11. 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 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 round off at each corner by a radius as given below:-
  - i). 0.5 meter Radius for plots opening on to open space.
  - ii). 1.0 meter Radius for plots upto 125 sqmt.
  - iii). 1.50 meters Radius for plots above 125 sqmt upto 150 sqmt.
- (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.

**12. 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.

**13. 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.

**14. 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.

**15. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**16. 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) Rain Water Harvesting shall be provided as per HBC-2017, if applicable.
- (v) Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.

Notes -  
(1) The Licensee has already submitted BG against IDW as per policy.  
(2) Read this drawing in conjunction with the demarcation plan verified by DTP, Hisar vide endst no 770 dated 09.06.2023.

DRAWING NO. DGTCP 9511 DATED 22-02-23

**ZONING PLAN (SCALE-N.T.S.)**

W N E S

(PARVEEN KUMAR) JD (HQ) (MANDEEP GULLA) ATP (HQ) (SANJAY KUMAR) STP (HQ) (T.L. SAI) APRAKASH, IAS) DGTCP (HR)