

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
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Memo No. ZP-2042/PA(DK)/2024/ 34900 Dated 19-11-24

To

SNKV Real Estate Pvt. Ltd.,
Plot No. 746-P, Sector-38, Near Subhash Chowk,
Gurugram - 122001.


Subject: Approval of Demarcation-cum-Zoning Plan of Residential Affordable Plotted Colony (under DDJAY-2016) area measuring 8.0875 acres (Licence No. 75 of 2024 dated 02.07.2024) in Sector-9, Palwal being developed by SNKV Real Estate Pvt. Ltd.

Reference:- Your letter dated 23.07.2024 (submitted in the office of DTP, Palwal) on the matter cited above.

Please find enclosed a set of approved Demarcation-cum-Zoning Plan of Residential Affordable Plotted Colony (under DDJAY-2016) area measuring 8.0875 acres (Licence No. 75 of 2024 dated 02.07.2024) in Sector-9, Palwal given as under:-

Attributes	Drawing No.	Dated
Demarcation-cum-Zoning Plan of Residential Affordable Plotted Colony (under DDJAY-2016)	DTCP-10587	19.11.2024
Demarcation-cum-Zoning Plan of Commercial Site (0.2238 acre)	DTCP-10588	19.11.2024


DA/as above.


(Savita Jindal)
District Town Planner, (HQ)
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2042/PA(DK)/2024/ _____ Dated _____

A copy of above alongwith approved demarcation-cum zoning plan is also forwarded to the following for information and necessary action:-

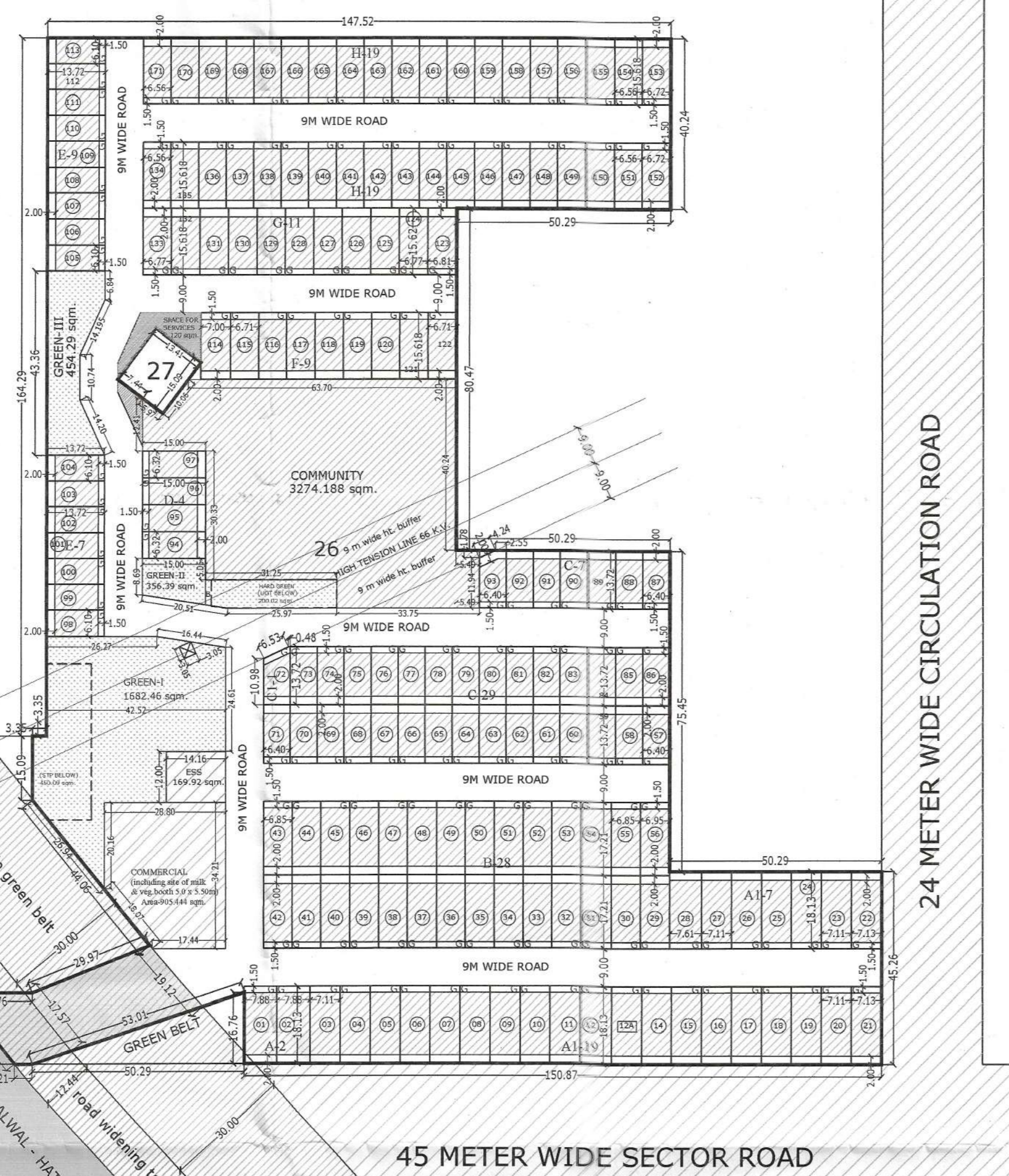
1. The Senior Town Planner, Faridabad.
 2. The District Town Planner, Palwal.
 3. Nodal Officer, Website Updation.
- DA/as above.


(Savita Jindal)
District Town Planner, (HQ)
O/o Director, Town & Country Planning,
Haryana, Chandigarh.

DETAIL OF PLOTS

Plot Nos.	DIMENSION OF PLOTS IN SQM.		AREA OF PLOTS IN SQM.	NO OF PLOTS	AREA UNDER PLOTS
	W	D			
01 to 02	7.88	18.13	142.864	2	285.729
03 to 20	7.11	18.13	128.904	18	2320.277
21 to 22	7.13	18.13	129.267	2	258.534
23 to 27	7.11	18.13	128.904	5	644.522
28	7.61	18.13	137.969	1	137.969
29	6.95	17.21	119.610	1	119.610
30 to 55	6.85	17.21	117.889	26	3065.101
56	6.95	17.21	119.610	1	119.610
57 to 71	6.40	13.72	87.808	15	1317.120
72	6.40 x 13.72 - (5.92 x 2.74/2)			1	79.698
73 to 92	6.40	13.72	87.808	20	1756.160
93	6.40 x 13.72 - (3.85 x 1.78/2)			1	84.380
94 to 97	6.32	15.00	94.800	4	379.200
98 to 113	6.10	13.72	83.692	16	1339.072
114	7.00	15.62	109.340	1	109.340
115 to 122	6.71	15.62	104.810	8	838.482
123	6.81	15.62	106.372	1	106.372
124 to 133	6.77	15.62	105.747	10	1057.474
134 to 151	6.56	15.62	102.467	18	1844.410
152 to 153	6.72	15.62	104.966	2	209.933
154 to 171	6.56	15.62	102.467	18	1844.410
TOTAL				171	17917.401

SECTOR-09



SECTOR-12

ZONING PLAN

DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AREA MEASURING 8.0875 ACRES (LICENCE NO. 75 OF 2024 Dated 02-07-2024) IN SECTOR-09, DISTRICT PALWAL, VILLAGE PALWAL BEING DEVELOPED BY M/S SNKV REAL ESTATE PRIVATE 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:

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 Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 08.02.2016) 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 (G+3 Floor) (including stilt+4 Floor) (in.meters)
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stilts are permitted for parking purpose in residential plots of all sizes

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

No's of dwelling unit permitted on each plot : 4 (Four)

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. Balcony of a width of maximum 1.80m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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 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 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 1.25 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. PALWAL vide Endst no. 3583 dated 09.08.2024.

DRG. NO. DTCP 10587 DATED 19-11-2024

AREA STATEMENT :

DESCRIPTION	AREA IN SQ.METER	AREA IN ACRES	AREA ACHIEVED	AREA PERMISSIBLE
TOTAL AREA OF THE SCHEME	32728.90	8.0875	—	65%
AREA UNDER 30M WIDE GREEN BELT (alongwith Palwal Hattin Road) and road widening upto 45 m wide.	790.52	0.1953		
BALANCE AREA -A	31938.38	7.8922		
50% AREA FALLING UNDER 30m Green Belt and road widening upto 45 m wide	395.26	0.09765		
NET PLANNED AREA (A + B)	32333.64	7.99		
A - AREA UNDER PLOTS Permissible 61% (19723.94 sqm.)	17897.443	4.4225	55.35%	ACHIEVED (A+B) 58.15%
B - AREA UNDER COMMERCIAL Permissible 4% (1293.37 sqm.)	905.70	0.2238	2.80%	
TOTAL PLOTS			171	

Calculation Of Green-I

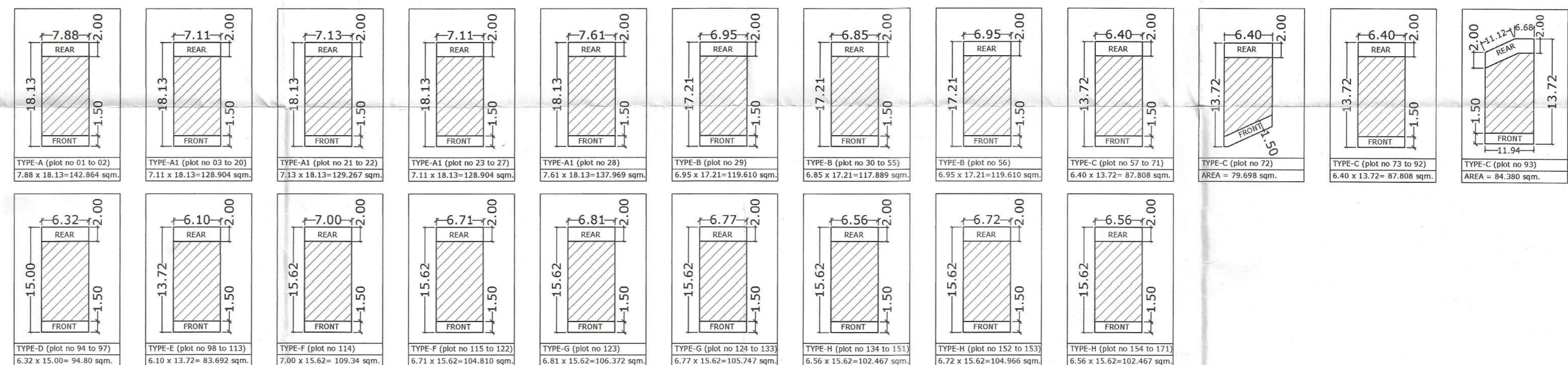
A = 17.07 x 20.85/2 = 177.95 sqm.
 B = 17.07 x 18.44 - 3.35 x 3.35 = 303.55 sqm.
 C = 28.80 x 19.13 - 14.16 x 12.00 = 381.02 sqm.
 D = 42.52 x 19.98 - (16.25 x 2.50 + 3.05 x 3.05) = 819.94 sqm.
 Total Area A+B+C+D = 1682.46 sqm. (0.4157 Acs.)

Calculation Of Green-II

A = 15.00 X (8.69+10.99/2) = 147.60 sqm.
 B = 1.45 X (5.94+6.16/2) = 8.77 sqm.
 C = 29.79 x 6.75 - 90.59 x 3.82/2 = 200.02 sqm.
 Total Area A+B+C = 356.39 sqm. (0.088 Acs.)

Calculation Of Green-III

A = 13.72 x 19.73 - (5.95 x 12.89/2) = 232.34 sqm.
 B = 7.77 X 10.74 = 83.45 sqm.
 C = 12.89 x (7.77 x 13.72/2) = 138.50 sqm.
 Total Area A+B+C = 454.29 sqm. (0.1122 Acs.)



	REQUIRED AREA	PROVIDE AREA
COMMUNITY FACILITY	10% 3272.89 (0.80875 acs.)	3274.00 (0.8090 acs.) 10.12%
GREEN	7.5% 2454.67 (0.60656 acs.)	2484.00 (0.6138 acs.) 7.68 %

(DINESH KUMAR)
PA (HQ)

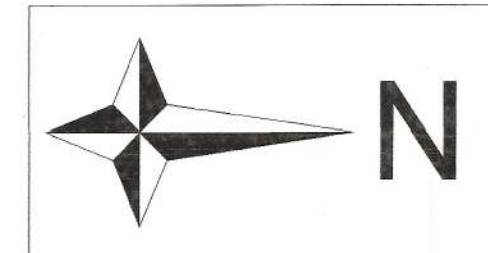
(TARUN KUMAR)
ATP (HQ)

(SAVITA JINDAL)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(JITENDER SHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)



DEMARCATION CUM ZONING PLAN OF COMMERCIAL POCKET AREA 0.2238 ACS. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY) MEASURING 8.0875 Acs. (LICENCE NO. 75 OF 2024 Dated 02-07-2024) IN SECTOR-09, DISTRICT PALWAL, VILLAGE PRITHLA BEING DEVELOPED BY M/S SNKV REAL ESTATE PRIVATE LTD.

FOR PURPOSE OF CHAPTER 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 as confirmed by DTP, Palwal vide Endst no. 3583 dated 09.08.2024 as shown A to E on the zoning plan.
- LAND USE**
The type of commercial buildings permissible in this site shall conform to the provisions of the Residential zone as provided in Appendix 'B' to the Final Development Plan of Prithla, as amended from time to time, as applicable.
- 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-iii 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 shall be 35% on the area of 0.2238 acres.
 - Maximum Permissible FAR shall be 150 on the area of 0.2238 acres. Not less than 50% of Permissible FAR should be used for neighbourhood shopping needs.

- 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 Chapter 6.3 (3) (i) and Chapter 6.3 (3) (viii).
 - The plinth height of building shall be as per Chapter 7.2.
 - 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 as per Chapter 7.1.
 - 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.

- 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, General 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 Chapter 6.3(9)(ii).
 - The basement shall be constructed, used and maintained as per Chapter 7.15.

- PLANNING NORMS**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of 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 Haryana Building Code, 2017 and National Building Code, 2016.

- EXTERNAL FINISHES**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terra cotta, grills, 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 chapter 10 of the Haryana Building Code, 2017 shall be followed.

- LIFTS AND RAMPS**
 - Lift and ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
 - Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

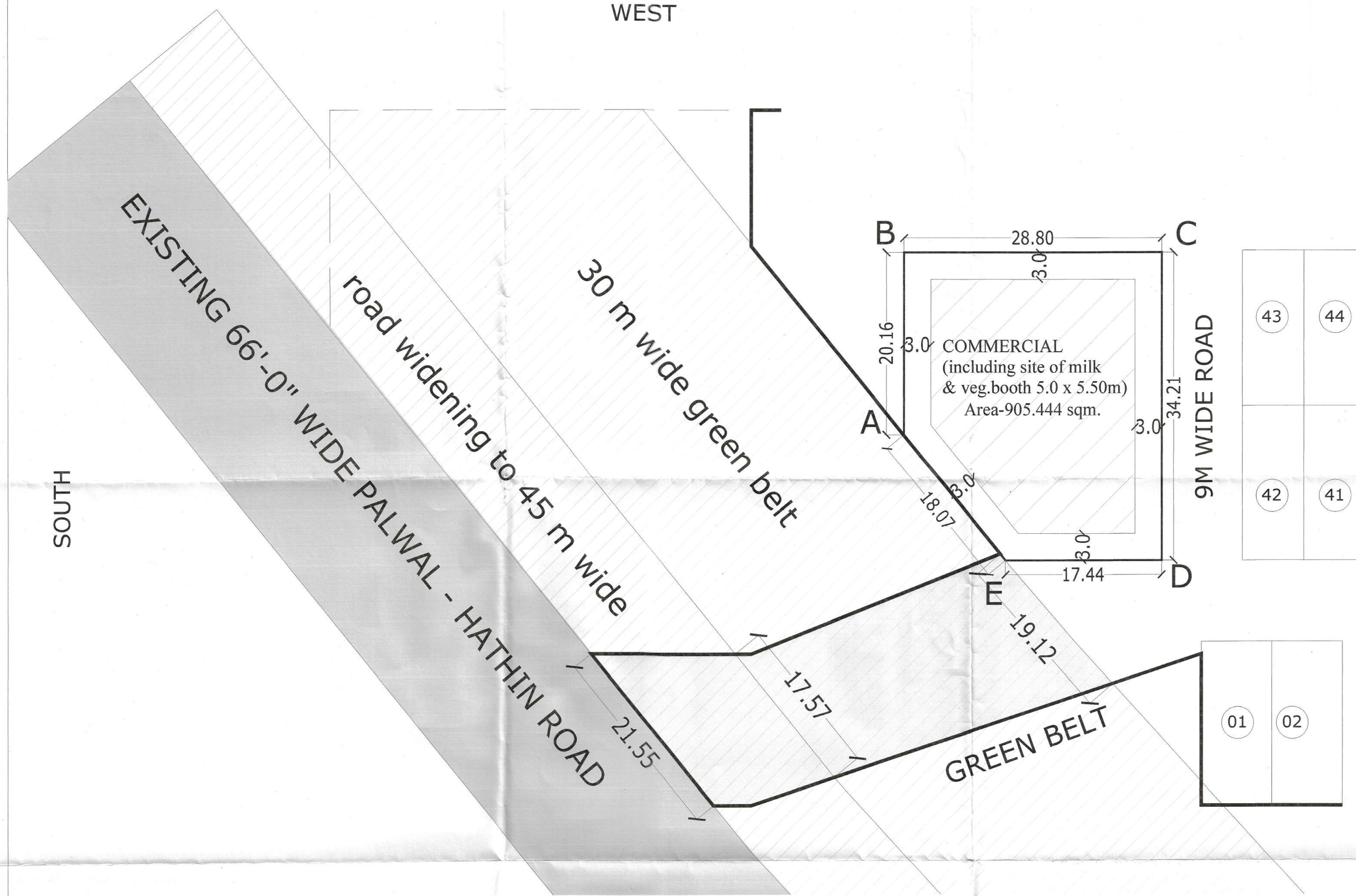
- BUILDING BYE-LAWS**
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

- 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/ 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 and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
 - 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, if applicable.
- That the rain water harvesting system shall be provided as per central ground water authority norms/Haryana Government 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-SP 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.
 - Norms of Differently - abled persons shall be followed as per Chapter - 9 of the Haryana Building Code - 2017.

DRG. NO. DTCP / 10588 DATED 19/11/24



ZONING PLAN

After the height of 10 meters the setback shall be maintained as per Clause no. 5 (c) of the zoning plan.

ZONED AREA = 583.88 sqm.
ALL DIMENSIONS ARE IN METERS

(SHNEER KUMAR) PA (HQ) (TARUN KUMAR) ATP (HQ) (SAVITA JINDAL) DTP (HQ) (HITESH SHARMA) STP (HQ) (JITENDER SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)