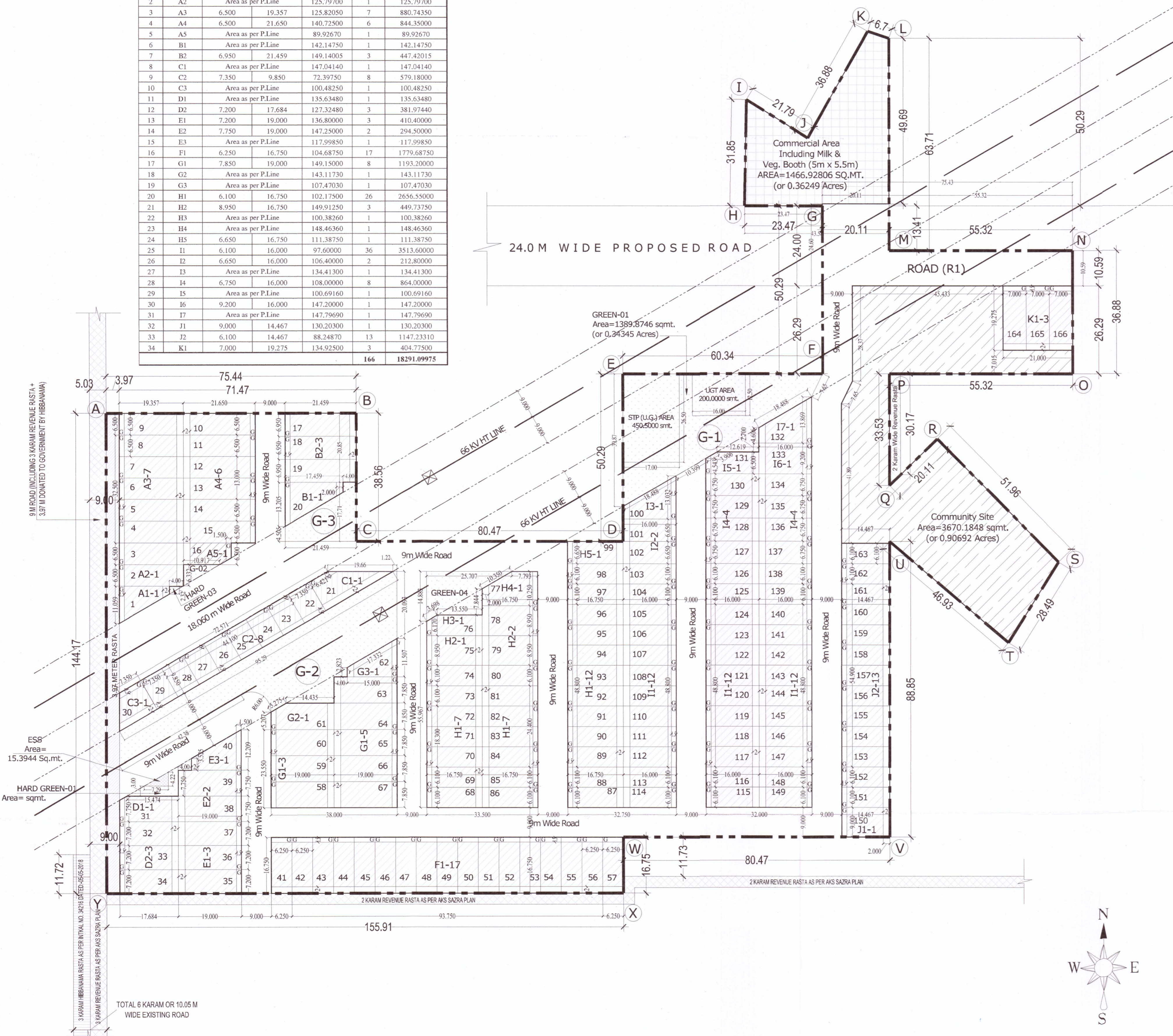


DETAIL OF PLOTS

PLOT AREA CALCULATION						
S.No.	Type of plot	Plot Size		Area of each plot (in Sq.mt.)	Total No. of Plots	Total Area of plots (in Sq.mt.)
		Width (in mt.)	Depth (in mt.)			
1	A1	Area as per P.Line		100.79440	1	100.79440
2	A2	Area as per P.Line		125.79700	1	125.79700
3	A3	6.500	19.357	125.82050	7	880.74350
4	A4	6.500	21.650	140.72500	6	844.35000
5	A5	Area as per P.Line		89.92670	1	89.92670
6	B1	Area as per P.Line		142.14750	1	142.14750
7	B2	6.950	21.459	149.14005	3	447.42015
8	C1	Area as per P.Line		147.04140	1	147.04140
9	C2	7.350	9.850	72.39750	8	579.18000
10	C3	Area as per P.Line		100.48250	1	100.48250
11	D1	Area as per P.Line		135.63480	1	135.63480
12	D2	7.200	17.684	127.32480	3	381.97440
13	E1	7.200	19.000	136.80000	3	410.40000
14	E2	7.750	19.000	147.25000	2	294.50000
15	E3	Area as per P.Line		117.99850	1	117.99850
16	F1	6.250	16.750	104.68750	17	1779.68750
17	G1	7.850	19.000	149.15000	8	1193.20000
18	G2	Area as per P.Line		143.11730	1	143.11730
19	G3	Area as per P.Line		107.47030	1	107.47030
20	H1	6.100	16.750	102.17500	26	2656.55000
21	H2	8.950	16.750	149.91250	3	449.73750
22	H3	Area as per P.Line		100.38260	1	100.38260
23	H4	Area as per P.Line		148.46360	1	148.46360
24	H5	6.650	16.750	111.38750	1	111.38750
25	I1	6.100	16.000	97.60000	36	3513.60000
26	I2	6.650	16.000	106.40000	2	212.80000
27	I3	Area as per P.Line		134.41300	1	134.41300
28	I4	6.750	16.000	108.00000	8	864.00000
29	I5	Area as per P.Line		100.69160	1	100.69160
30	I6	9.200	16.000	147.20000	1	147.20000
31	I7	Area as per P.Line		147.79690	1	147.79690
32	J1	9.000	14.467	130.20300	1	130.20300
33	J2	6.100	14.467	88.24870	13	1147.23310
34	K1	7.000	19.275	134.92500	3	404.77500
					<b>166</b>	<b>18291.09975</b>



DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER (DDJAY 2016) OVER AN AREA MEASURING 9.06875 ACRES (LICENCE NO. 127 OF 2024 DATED: 24-10-2024) IN SECTOR-7, DISTRICT-PALWAL BEING DEVELOPED BY BASERA VENTURES LLP.

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 Y as confirmed by DTP(P), PALWAL vide Endst No. 4488 dated 05.11.2024.
  - 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.
	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	To be used for community facilities buildings.
  - 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 DTCP. 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 meters Radius for plots opening up to open space.
      - 1.0 meters Radius for plots upto 125 sq. meters.
      - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
    - 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 1.25 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.
  - 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.
    - Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
    - 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. 4488 dated 05.11.2024.

DRG. NO. DTCP 10648 DATED 29-11-24

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