

DEMARCATION CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY AREA
MEASURING 20.9250 ACRES (LICENCE NO. 142 OF 2024 DATED:
11-11-2024) IN THE REVENUE ESTATE OF VILLAGE SOFTA & VILLAGE GADPURI
DISTRICT PALWAL, HARYANA BEING DEVELOPED BY M/S BRIJ WASI CROPS LLP

FOR THE PURPOSE OF CODE 1.2 (kvii) & 6.1 (i) OF THE HARYANA BUILDING CODE, 2017, 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.
	Industrial	Industrial
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Public Utility Sites	Utilities such as water tanks, Electric Sub station, Sewage treatment plants as approved in service plan estimates
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community buildings	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVER, 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. and maximum permissible height / including stilt parking on the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended time to time):-

Note:-
The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/ Development Agency.

3. SUB-DIVISION / COMBINATION OF PLOTS.

- (a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
- i) The site coverage shall be as per clause number 2 above.
- ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as Industrial buildable zone.

5. 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 and as shown in table under clause 2 (b) of this zoning.

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) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code 2017.
- (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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

9. BASEMENT:

Basements within the building zone of the site shall be provided as per Code 6.3(iii) 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:

The boundary wall shall be constructed as per Code 7.5.

(a) 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 1.83 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). 1.5 meters Radius for 125 sq. meters to 420 sq. meters

iii). 2.0 meters Radius for plots above 420 sq. meters

(d) The owner/applciant 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 coloniser.

15. ACCESS

No plot or public building will derive an access from less than 15 meters wide road.

16. The community building/buildings shall be constructed by the Coloniser / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

17. General:-

(i) 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/execution of development works at site.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(iv) That the coloniser/owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(v) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of Order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(vi) Fire safety measures shall be regulated by Haryana Fire service Act, 2009 as amended from time to time as per provisions of Haryana Building Code-2017, Chapter 7.17(1).

(vii) The norms applicable for data centre as mentioned in the note f, inserted in code 6.3(i) (iv)(f).

NOTES:-

Read this drawing in conjunction with the demarcation plan verified by D.T.P., D.T.P. PALWAL vide Endst no.5244 dated 18.12.2024.

DRG. NO. DTCP _____ DATED _____

DRG. NO. DTCP 10710 DATED 17-01-25

(DINESH KUMAR) PA(HQ)

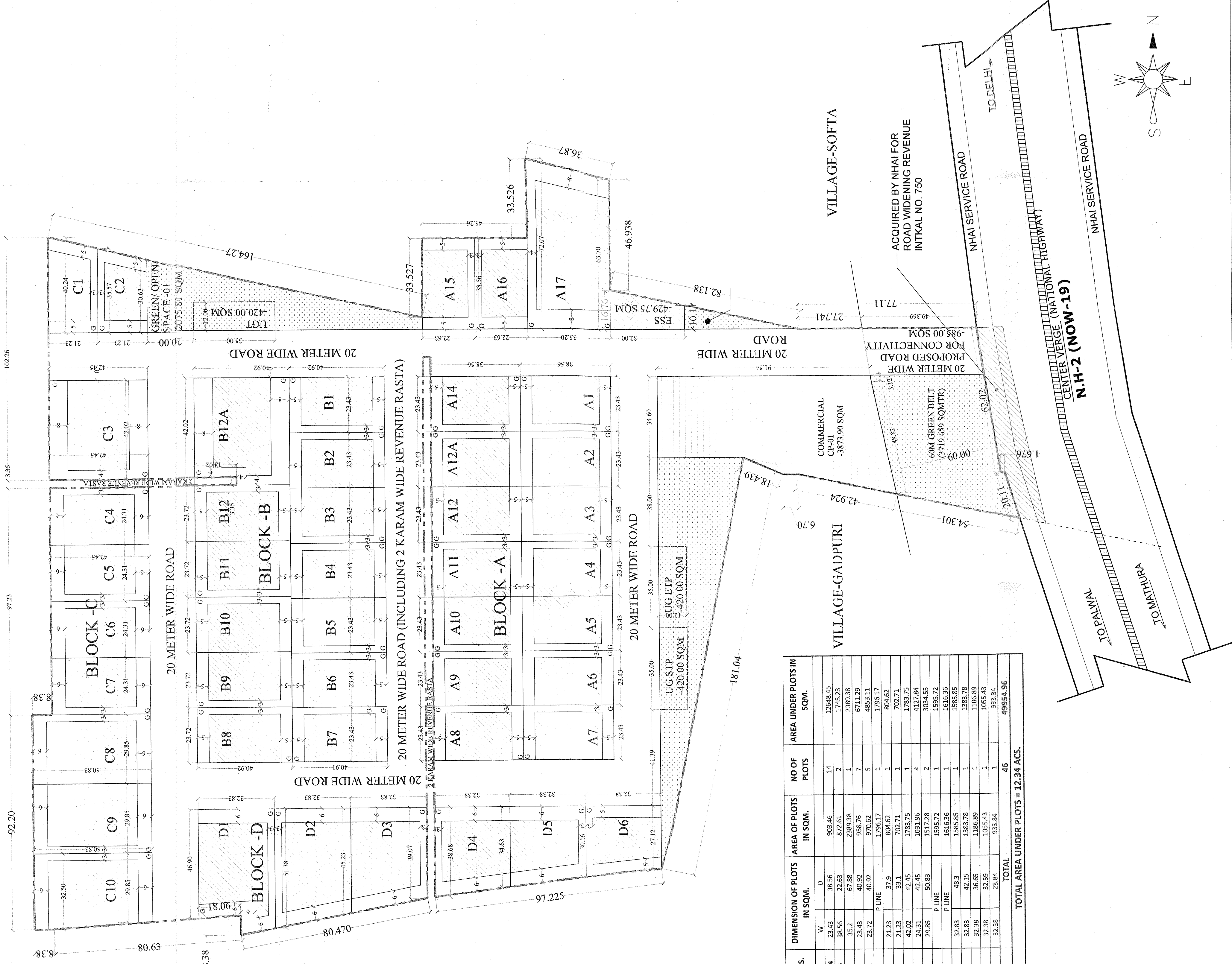
(TARUN KUMAR) ATP(HQ)

(SAVITA JINDAL) DTP(HQ)

(VIJENDER SINGH) STP(HQ)

(JITENDER SHAG) CTP(HR.)

(AMIT KHATRI, IAS) DTCP(HR.)



PLOT NOS.	DIMENSION OF PLOTS IN SQ.M.	AREA OF PLOTS IN SQ.M.	NO OF PLOTS	AREA UNDER PLOTS IN SQ.M.
A1 to A14	23.43	38.56	903.46	17648.05
A15/A16	36.56	22.63	872.61	17452.23
A17	35.2	67.88	2383.38	1
B1 - B7	23.43	40.92	958.76	7
B8 - B12	23.72	40.92	970.62	5
B12A	23.72	40.92	970.62	1
C1	21.23	37.9	778.17	1
C2	42.03	42.45	1783.75	1
C3 - C7	24.31	42.45	1031.96	4
C8 - C10	29.85	50.83	1595.72	2
D1	32.83	48.3	1585.85	1
D2	32.83	48.3	1585.85	1
D3	32.83	42.15	1383.78	1
D4	32.38	36.65	1186.89	1
D5	32.38	32.59	1055.43	1
D6	32.38	28.84	933.24	1
TOTAL			46	49954.96
TOTAL AREA UNDER PLOTS = 12.34 ACS.				