

Demarcation-cum-Zoning Plan of Residential Plotted Colony on Area measuring 24.86875 Acres (License No. 60 of 2024 Dated 10.06.2024) in Village Kailash, Sector-28A & 29, Karnal being Developed by Haryana Promoters Pvt.Ltd.

FOR PURPOSE OF CODE 1.2 (xvi) & 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:
- | 1. | 2. | 3. |
|----------|--|---|
| 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 Building | Residential building. |
| | Commercial | As per supplementary zoning plan to be approved separately for each site. |
10. **BASEMENT:-**
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.
11. **RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the Haryana Building Code, 2017.
(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, Haryana. The boundary wall in the rear courtyard/setback 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 EWS plots.
iii). 1.5 meters Radius for plots above EWS plots up to 420 sq. meters.
iv). 2.0 meters Radius for plots above 420 sq. meters.
(d) The owner/appliant 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 widest 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.

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 coloniser.

16. **ACCESS**
No plot or public building will derive an access from less than 12.00 meters wide road.

17. 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. 7 of 2019, failing which the said sites shall vest with the Government.

18. **General:-**
(a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP(P), Karnal vide Memo no. 5569 Dated 24.11.2024

DRG. NO. DTCP _____ DATED 16/04/2024

(AMIT KHATRI, IAS) DTCP (HR)

(JITENDER SHAG) CTP (HR)

(HITESH SHARMA) STP (HQ)

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