

SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA (A)	5.7104	23109.132		5.7104	23109.132	
AREA UNDER 45 M SECTOR WIDE ROAD	0.0672	271.961		0.0672	271.961	
50% BENEFIT OF AREA UNDER 45 M SECTOR WIDE ROAD (B)	0.0336	135.981		0.0336	135.981	
NET PLANNED AREA= (A)- (B)	5.6768	22973.151		5.6768	22973.151	
OPEN AREA UNDER GREEN/PARK	0.4283	1733.185	7.500	0.4305	1741.981	7.538
COMMUNITY FACILITIES	0.5710	2310.913	10.000	0.5723	2315.959	10.022
COMMERCIAL AREA	0.2271	918.926	4.000	0.1601	647.871	2.820
AREA UNDER PLOTS	3.4628	14013.622	61.000	2.7365	11074.241	48.205
TOTAL PERMISSIBLE SALEABLE AREA	3.6899	14932.548	65.000	2.8966	11722.112	51.025

DENSITY						
Min. and Max. density permitted:		240 to 400 persons per acre (PPA).				
TOTAL POPULATION	94	X	18.00	=	1692.000	
PPA	1692.000	/	5.67680	=	298.06%	

DEMARICATION CUM ZONING PLAN OF "AFFORDABLE RESIDENTIAL PLOTTED COLONY" UNDER DEEN DAYAL JAN AWAS YOJNA,POLICY 2016 OVER AN MEASURING 5.7104 ACRES VIDE LICENSE NO. 01 OF 2025 DATED 01-01-2025 FALLING IN THE REVENUE ESTATE OF VILLAGE JHAJJAR, SECTOR-27 , TEHSIL JHAJJAR , DISTRICT JHAJJAR, HARYANA BEING DEVELOPED BY M/S J.S. EXIM PVT. LTD.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- 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.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

(a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.  
(b) The Planning parameter to be adopted is 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%	16.5

(c) The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres. as per the terms and conditions of policy circulated vide memo no. misc-2339-VOL-III-ULB/75/2006-2TCP dated 25-04-2022.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

(a) No's of dwelling unit permitted on each plot: 4 (Four)
- BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted any circumstances.
- 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 rear side.
- 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.
- 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. Further use of stilt shall be as per Clause No.7.1 of Haryana Building Code-2017.
- 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.
- PLINTH LEVEL**

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

Single level basements within the building zone of the site shall be provided as per Code 6.3(i)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- 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**

(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 DGTCP. 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.
- 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.
- 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**

(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,2008,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. JHAJJAR vide Endst no 706 Dated 27-01-2025.

DRG. NO. DTCP 10 893 DATED 23-02-25

(JAI DEEP) DTP (HQ)  
(VIJENDER SINGH) STP (HQ)  
(JITENDER SIHAG) CTP (HR)  
(AMIT KHATRI, IAS) DTCP (HR)  
(GURPREET KHEPAR) JD (HQ)  
(SHIVAM ROHILLA) ATP (HQ)



Memo No. ZP-2091/JD(GK)/2025/ 7689 Dated:- 04-03-2025

To

JS Exim Pvt. Ltd.,  
R/o Basement, Block-B, Unitech Commercial Tower-I,  
Marriot Executive, Green Wood City,  
Block-A Road, Sector-45, Gurugram-122003.


Subject: - Approval of Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 5.7104 acres (License no. 01 of 2025 dated 01.01.2025) in the revenue estate of village- Jhajjar, Sector-27, District-Jhajjar being developed by JS Exim Pvt. Ltd.

Please refer to the matter cited above.

Kindly, find enclosed herewith the copy of approved Demarcation-cum-Zoning Plan for subject cited Affordable Residential Plotted Colony bearing Drawing no. DTCP-10893 dated 28.02.2025. The above said Demarcation-cum-Zoning Plan is approved with the following conditions:-

- i. That you shall transfer the land falling under 60.0 mtr wide sector road & 12.0 mtr. wide service road and site reserved for community facility to the Govt. free of cost u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of Demarcation-cum-Zoning Plan. However, as per amendment dated 25.08.2022 you have an option to develop community site area at your own cost or through third party.

DA/As above

  
(Jaideep)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-2091/JD(GK)/2025/

Dated

A copy is forwarded to the following for information and further necessary action.

1. Senior Town Planner, Rohtak along with the copy of approved Demarcation-cum-Zoning Plan.
2. District Town Planner, Jhajjar along with the copy of approved Demarcation-cum-Zoning Plan.
3. PM (IT), O/o DTCP, Hr with the request to host on the Departmental website.

DA/As above

/  
(Jaideep)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.