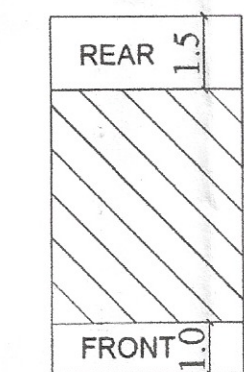




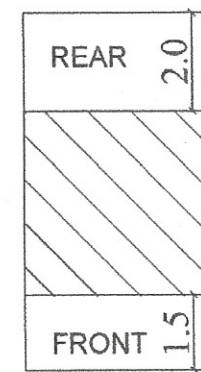
UNITS		Acres		Sqm.	
Total area of the scheme (A)		6.61875		26785.08844	
UD AREA (B)		0.00470		19.00000	
Net planned area (A-B)		6.61405		26766.08844	
(52K-19M) (6.61875 ACRES)	Permissible	Proposed			
	Area	Percentage	Area	Percentage	
	Acres	%	Acres	%	
Net Planned Area		6.61405	-	6.61405	100.00
Open Space/Green Area		0.496	7.5	0.496	7.5
Community Area		0.6619	10	0.6619	10
Area Under Residential Plots		4.035	61	3.293	49.78
Area Under Commercial		0.265	4 (max)	0.262	3.96
Total saleable area		4.299	65.00	3.555	53.74
DENSITY		MAX POPULATION 240-400 PPA		135 Plots X 18 = 2430 PERSONS (367.39 PPA)	

AREA STATEMENT FOR RESIDENTIAL PLOTS							
S.NO.	PLOT NO	SIZE		AREA		NO. OF PLOTS	AREA SQM
		LENGTH	BREADTH	SQM	SQY		
1	1000-989	17.17	6.96	119.5032	142.9258	12	1434.0384
2	988-953	12.26	6.29	77.1154	92.2300	36	2776.1544
3	952-941	12.27	6.29	77.1783	92.3052	12	926.1396
4	940-905	15.23	6.43	97.9289	117.1230	36	3525.4404
5	904-897	19.00	7.75	147.2500	176.1110	8	1178.0000
6	896-881	14.00	7.75	108.5000	129.7660	16	1736.0000
7	880-875	20.17	7.18	144.8206	173.2054	6	868.9236
8	874	15.44	9.70	149.7680	179.1225	1	149.7680
9	873-866	15.44	5.92	91.4048	109.3201	8	731.2384
				TOTAL		135	13325.7028
				PERCENTAGE =			49.78%

LEGENDS	
	PLOT BOUNDARY
	REVENUE RASTA
	DHANA
	GREEN ZONES
	COMMUNITY SITE
	COMMERCIAL PLOT
	UD AREA
	24 M. WIDE PROPOSED SECTOR ROAD



SETBACK OF PLOT SIZE:
UPTO 75 SQ.MTRS.



SETBACK OF PLOT SIZE:
ABOVE 75 TO 150 SQ.MTRS.

(GURPREET KHEPAR)
JD (HQ)

(SHIVAM ROHILLA)
ATP(HQ)

(JAIDEEP)
DTP(HQ)

(VIJENDER SINGH)
STP (HQ)

(JITENDER SIHAG)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY 2016) AN AREA MEASURING - 6.61875 ACRES (LICENCE NO. 188 OF 2024 DATED 18.12.2024) IN SECTOR-41, TEHSIL- BAHADURGARH, DISTRICT-JAHJHAR BEING DEVELOPED BY KANAL MARLA PVT. 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.
	Community	Site for Community Facility

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 Planning parameter to be adopted is as below:-

Plot Area square metres	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio(FAR)	Maximum permissible Height (in.metres)
Upto 150	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/15/2006-21CP dated 25-04-2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- a). 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. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

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 use of stilt should be as per clause no. 7.1 of HBC 2017.

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(i)(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:-
- 0.5 meters Radius for plots opening on 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.

- (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 1.15 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 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. Jhajjar vide Endst no. 746 dated 29.01.2025
DRG. NO. DTCP 10966 DATED 26-03-25