

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madya Marg, Chandigarh.
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Memo No. ZP-2156/JD(GK)/2025/ 24242 Dated:- 26-06-2025

To

HCBS Developments Ltd. &
Metropolitan Infra Realty LLP
In collaboration with HCBS Developments Ltd.,
Plot No. 137, Sector-27, Gurugram-122009.

Subject: - Approval of Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) over an area measuring 7.475 acres (License no. 63 of 2025 dated 06.05.2025) falling in the revenue estate of village-Jaundhi, in sector-29, Jhajjar.

Please refer to the matter cited above.

Kindly find enclosed herewith copy of approved Demarcation-cum-Zoning Plan of subject cited license colony bearing following details:-

Sr. No.	Name of site	Drawing no.
1.	Demarcation-cum-Zoning Plan	Drg. No. DTCP-11198 dated 25.06.2025

The above said Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY) is approved with the following conditions:-

- i. That you shall transfer the land falling under 12.0 mtr. wide service road and community site to the Govt. 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 this Demarcation-cum-Zoning Plan or develop the community site as per provision of policy dated 25.08.2022.

DA/As above


(Jaideep)

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

Endst. No. ZP-2156/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.

DEMARCATIION CUM ZONING PLAN FOR DEEN DAYAL JAN AWAS YOJNA AFFORDABLE PLOTTED HOUSING COLONY OVER AN AREA MEASURING 7.475 ACRES FALLING IN VILLAGE JAUNDHI , SECTOR-29 TEHSIL-JHAJJAR DISTRICT- JHAJJAR, HARYANA BEING DEVELOPED BY M/S HCBS DEVELOPMENTS LIMITED & METROPOLITAN INFRA REALTY LLP IN COLLOBORATION WITH HCBS DEVELOPMENTS LIMITED

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.
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	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height(G+3 Floor) (including stilt (S+4 Floor)) (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilts are 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/7/5/2006-2TCP dated 20-10-2020.
3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than four dwelling units shall be allowed on each plots
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 parking shall be Code No. 7.11 of the Haryana Building Code, 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(3)(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**

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 1.80 meters in height.

(b) 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.

(c) 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.

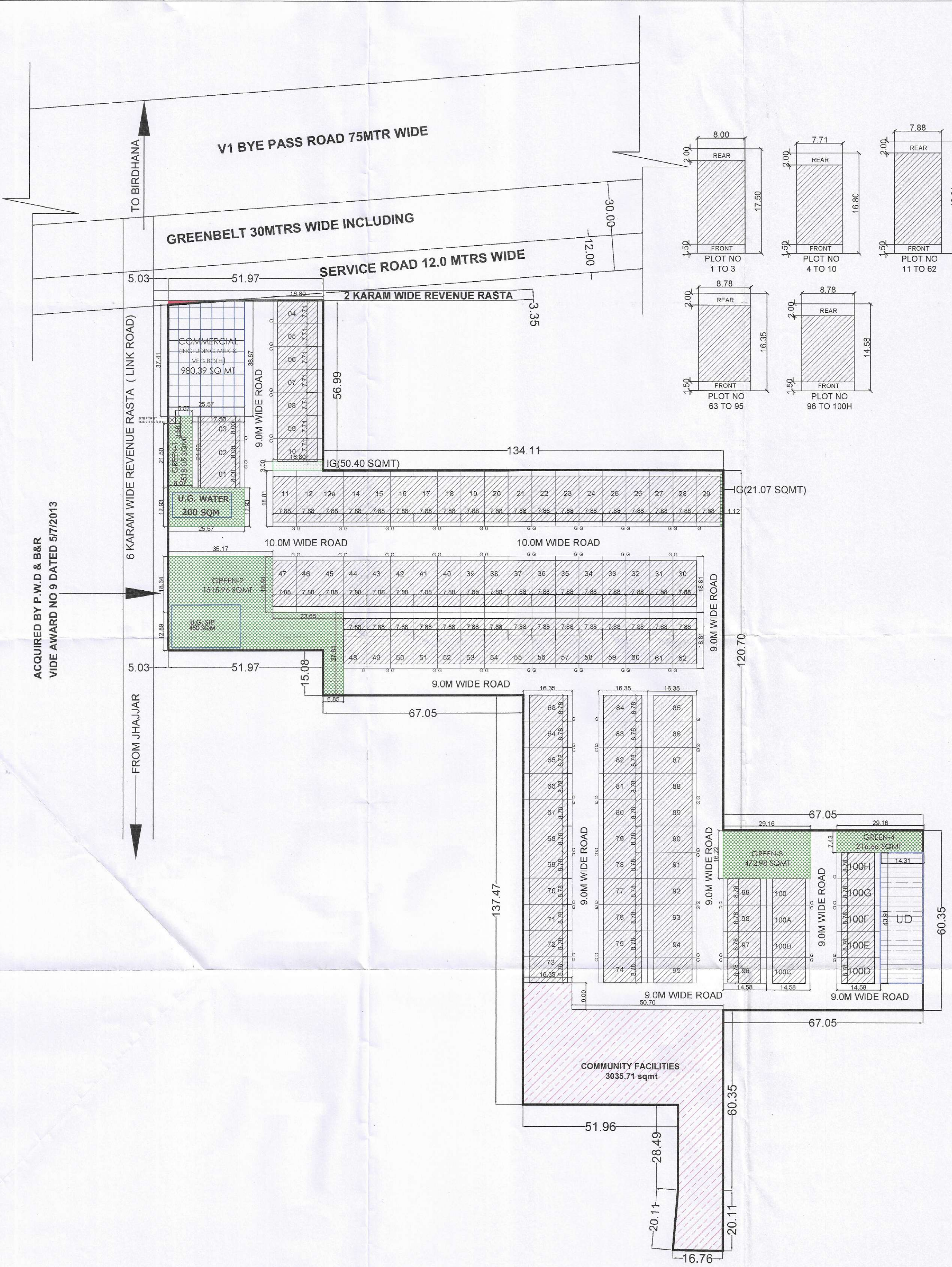
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.
14. **DISPLAY OF POSTAL NUMBER OF THE PLOT**

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**

 - 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. JHAJJAR Endst No. JR/DTP-P/5373/2025 Dated 13/08/2025



ACQUIRED BY P.W.D & B&R
VIDE AWARD NO 9 DATED 5/7/2013

(GURPREET KHEPAR) JD(HQ) (SHIVAM ROHILLA) ATP (HQ) (JAIDEEP) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)