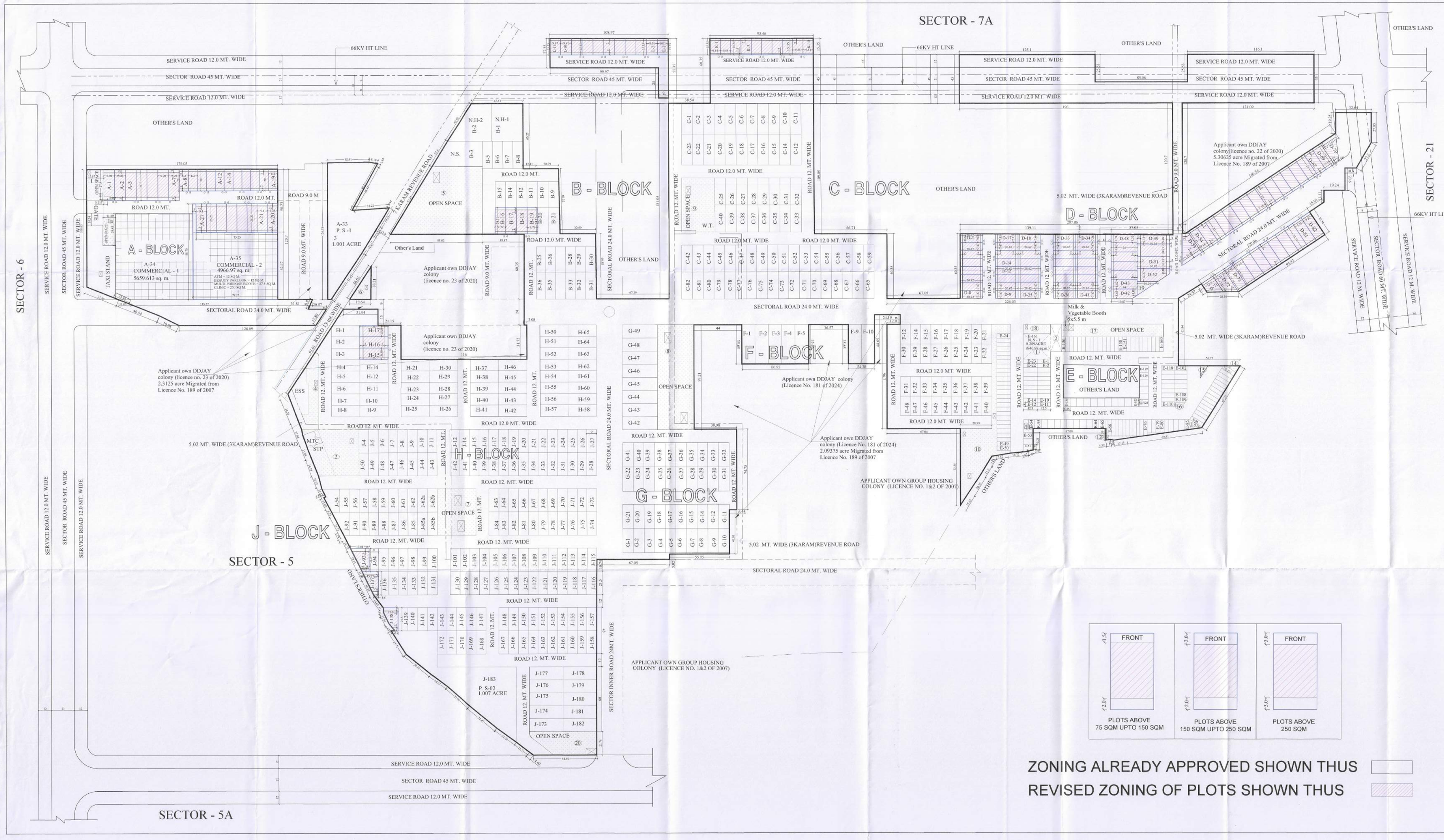


ZONING ALREADY APPROVED SHOWN THUS

REVISED ZONING OF PLOTS SHOWN THUS

REVISED DEMARCATION-CUM-ZONING PLAN OF RESIDENTIAL PLOTTED COLONY ON AREA MEASURING 65.84975 ACRES (LICENSE NO. 189 OF 2007 DATED 16.06.2007 & LICENSE NO. 06 OF 2020 DATED 21.01.2020) IN SECTOR-5 & 7-A, DHARUHERA, DISTRICT-REWARI BEING DEVELOPED BY ELITES HOMES 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 onthe 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.
	COMMERCIAL	To be used only for commercial
	Residential Buildable Zone	Residential building.

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 build able 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 area of the site mentioned in column-1, according to the tale below :-

Plot Area	Permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (F.A.R)	Maximum permissible Height (G+2 Floor) (including stilt (S+5 Floor) (in metres).	Additional Purchasable (FAR)
1	2	3	4	5	6
Upto 75 square metres.	75%	Single Level	165%	16.50	0.99%
Above 75 upto 150 square metres.	75%	Single Level	185%	16.50	0.99%
Above 160 upto 150 square metres.	75%	Single Level	140%	16.50	1.19%
Above 150 upto 200 square metres.	75%	Single Level	145%	16.50	1.19%
Above 200 upto 250 square metres.	75%	Single Level	145%	16.50	1.19%
Above 250 upto 250 square metres.	66%	Single Level	130%	16.50	1.10%
Above 350 upto 500 square metres.	66%	Single Level	120%	16.50	1.20%
Above 500 square metres.	66%	Single Level	100%	16.50	1.40%

The area of additional purchasable FAR is as per policy bearing memo no. memo 2206/2024/TI 17/2024-2TCP dated 10.09.2024

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-
a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on upper floor.
b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters .

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPNL PLOTS

i). No. of Dwelling units permitted on each plot 3 (Three)

EWS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS.

(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPNL plots, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked assess residential build able zone in clause number 1 above.Balcony of width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony beond the rear set back shall be permitted.

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 of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

8. 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 the Haryana Building Code,2017.
(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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 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 12.00 meters wide road.

17.The community building/buildings shall be constructed by the Colonizer / 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.

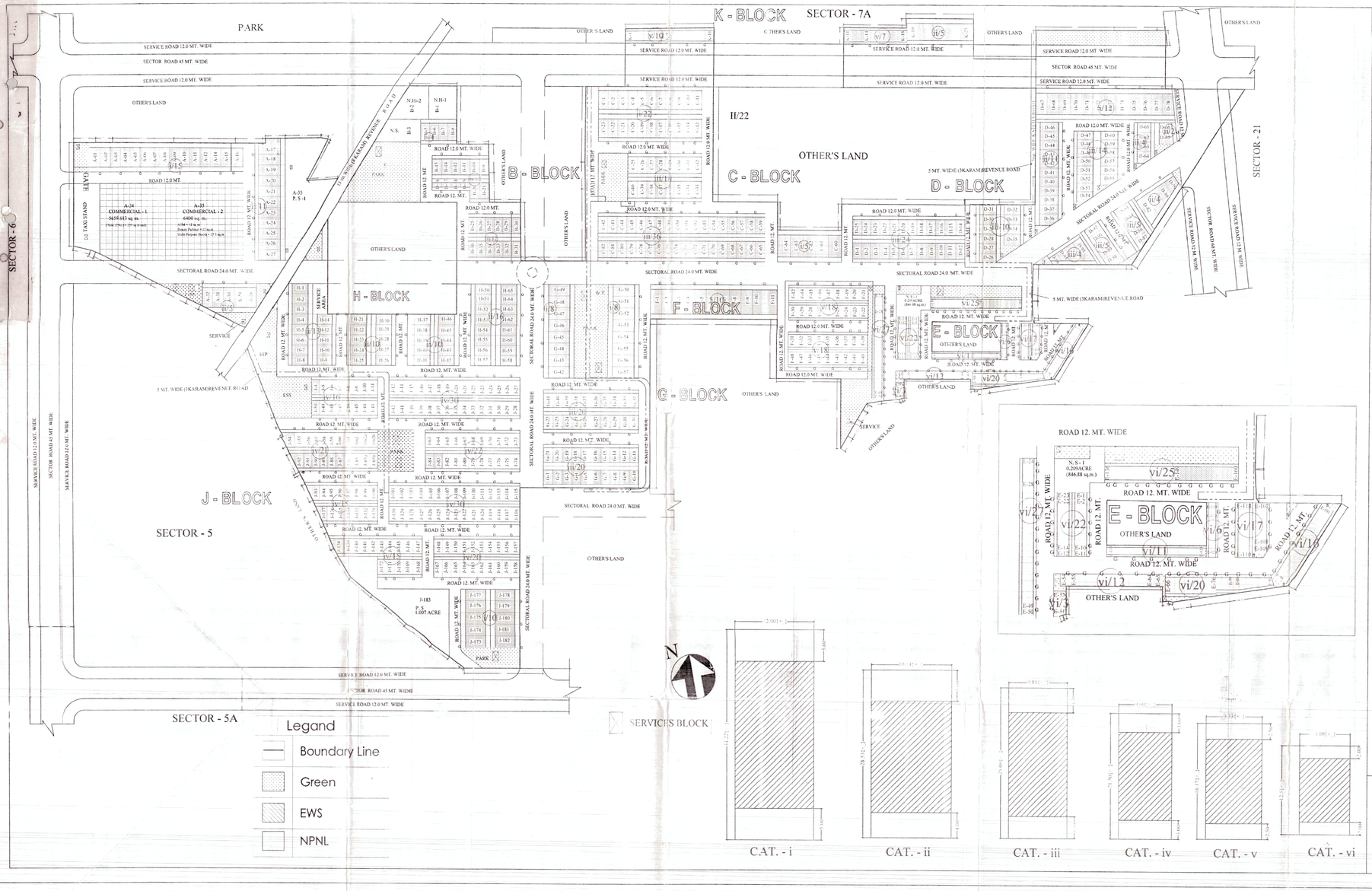
18. General:-

(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. 22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Fire safety protection measures shall be regulated by Haryana fire service Act,2009.as amended from time to time.
(e) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified byDTP, REWARI vide Memo no. 5078 Dated 20.05.2025.

DRG. NO. DTCP 11203 DATED 28-07-2025

(VARINDER KUMAR) AD(HQ)	(PRIYA SONI) ATP (HQ)	(BABITA GUPTA) DTP(HQ)	(VIJENDER SINGH) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)



(REVISED)

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 74.581 ACRES(LICENCE NO.189 OF 2007 DATED 16.06.2007) IN SECTOR - 5 & 7A, DHARUHERA, DISTRICT REWARI BEING DEVELOPED BY HEAVENLY RESORTS Pvt.Ltd.

FOR THE PURPOSE OF RULE 38(X LII) AND 48(2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the making explained in the table below and in no other manner whatsoever.

S.No.	NOTATION	PERMISSIBLE USE OF LAND ON THE POSITION OF THE PLOT MARKED IN COL. 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED IN COL. 1
a		Road	Road Furniture at approved places
b		Public Open Space	To be used only for landscape features
c		Residential	Main Residential Building
d		Commercial	As per supplementary Zoning Plan to be approved separately for each site
e		Community, Building/Institutions	As per supplementary Zoning Plan to be approved separately for each site

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDINGS.

The proportion upto which a site may be covered with buildings including ancillary buildings shall be in accordance with the following slabs, the remaining portion being left open in the form of an open space around the building as courtyard.

S.No.	AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND INCLUDING ANCILLARY AND RESIDENTIAL ZONE	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a	For the first 225 Sqm. of the total area of site.	60% of such portion of the site	35% of such portion of the site
b	For the 225 Sqm. i.e. portion of the area between 225 Sqm. and 450 Sqm.	40% of such portion of the site	35% of such portion of the site
c	For the remaining portion of the site i. e. for the portion of the area exceeding 450 Sqm.	33% of such portion of the site	25% of such portion of the site

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHTS:

The maximum permissible FAR and maximum permissible height on area of the plot shall be given below:-

S.No.	AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a	For the first 209 Sqm. of the total area of site.	1.45	14.50 Mts.
b	For the next 91 Sqm. of the area between 209 Sqm. and 300 Sqm.	1.00	14.50 Mts.
c	For the next 120 Sqm. of the area between 301 Sqm. and 420 Sqm.	0.95	14.50 Mts.
d	For the remaining area beyond 420 Sqm.	0.80	14.50 Mts.

NOTE: In case the permissible ground coverage is not possible to be achieved on the ground, the same may be achieved on the top floor.

4. PERMISSIBLE NUMBER OF DWELLING UNITS IN EACH PLOT :

(a) GENRAL AND NPNL PLOTS

Not more than three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each floor i.e. ground/first floor shall not exceed two dwelling units.

(b) EWS PLOTS

In case of plots falling in E.W.S. category the FAR, Ground coverage, number of dwelling units, number of floors and height shall be as per policy instructions issued by the Government, from time to time.

5. SUB DIVISION/ COMBINATION OF PLOTS :-

(a) No plot shall be subdivided. However, two plot under one ownership may be combined to form a single plot except EWS/NPNL plot subject to the following conditions:

(b) The site coverage and number of dwelling units shall be as per clause no. 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot

6. HEIGHT OF BUILDING & PERMISSIBLE NUMBER OF STORY:-

The maximum height and number of storeys shall be allowed on the plot (except EWS plots) as per given in the table below.

Type of Building	Maximum No. of Storeys	Maximum Height
Residential (6 Marla and above)	SBR + 3	14.5 Mtrs.
Residential below 6 Marla (except EWS plots)	3	12.00 Mtrs.

7. PLINTH LEVEL :-

The plinth height of building shall not be less than 30 cms above the road level.

8. RESTRICTION OF ACCESS FROM 45 MTRS. WIDE OR MORE SECTOR ROADS & PUBLIC OPEN SPACE :-

In the case of plot which abut on the 45 mtrs. or more wide sector roads and plots which abut on public open spaces no direct acces whatsoever, secondary or main shall be allowed into the plot from such roads and open spaces.

9. BOUNDARY WALL & RADIUS OF BOUNDARY WALL

a) The boundary wall in front courtyard which abut a road or an open space shall be constructed according to standard design as approved by DG.TCP.

b) The boundary wall in the rear courtyard shall not more than 1.83 mtrs. in height.

c) In case of corner plot boundary wall shall be rounded off at such corner by a radius as given below:-

(i) 0.5 mtrs. radius for plots opening on the open space.
(ii) 1.0 mtrs. radius for EWS plots
(iii) 1.5 mtrs. radius for 125 sqmt.&400 sqmt.
(iv) 2.0 mtrs. radius for plots above 400 sqmt.

10. STILT PARKING

Stilt parking is allowed in 6 marla and above size plots as per policy bearing NO.misc.382/6/2/2013-2TCP dated 06.03.2013.The clear height of the stilt shall be 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 .

11. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked residential Buildable zone in clause number 1(c) above.The cantilever projection as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules,1965 shall project beyond the portion marked as residential buildable zone.

12. GATE & GATE POSTS. :-

a) gate and gate posts shall be constructed as per approved standard design, at the position indicated in the zoning plan.

b) An additional wicket gate of standard design not exceeding 1.15 mtrs. 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 THE POSTAL NUMBR 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 his own arrangement for disposal of the collection point to be provided by the colonizer.

15. ACCESS

No Plot or public Building will drive an access from less than 12 mtrs. wide road

16. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block (where hot water is required) before applying for an occupation certificate

17. SOLAR PHOTOVOLTAIC POWER PLANT.

The owner shall ensure the installation of solar photovoltaic power plant as per provision of Notification No. 22/ 52 / 2005-S power dated 03.09.2014 of Haryana Government Renewable Energy Department if required

18. RAIN WATER HARVESTING SYSTEM :

The rainwater harvesting system shall be provided as per central ground water authority norms/ Haryana Govt. notification as applicable.

19. The colonizer shall obtain the clerance/NOC as per the provisions of the notification No. S.O. 1533 (E) Dated 14.9.2006 is issued by Ministry of Environment and forest, Government of India, before starting the construction/ execution of development works at site

20. The colonizer/ owner shall use only Light- Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.

21. 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 site shall vest with the Government.

NOTE:-
Read this drawing in conjunction with the demarcation plan verified by DTP,Rewari vide endst.no. 2864 Dated 05.06.2012 & 2525 Dated 21.09.2015

DRG. NO. D.G.T.C.P. 5529 DATED: 22-03-2016

(RAM MEHAR) JD(HQ) | (TRALWANT SINGH) SD (HQ) | (ROHIT CHAUHAN) ATP (HQ) | (VIJAY KUMAR) DTP (HQ) | (DINESH SINGH CHAUHAN) STP (M) HQ | (DILBAG SINGH SHAG) CTP (HQ) | (ABHIJAY KUMAR GUPTA, IAS) DG.T.C.P. (HQ)

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