

Memo No.:-ZP-1173/SD(BS)/2017/ 28113 Dated: 8-11-2017

To

Akshat Jyoti Real Estate Pvt. Ltd.,  
E-1, Ground Floor, Krishna Park, Deoli Road, Khanpur,  
New Delhi-110062.


Subject:- Approval of zoning plan of Affordable Residential Plotted Colony (DDJAY) on area measuring 8.1125 acres including Commercial Site measuring 1286.35 Sqm (License No. 42 of 2017 dated 08.09.2017) in Sector-7, Palwal being developed by Akshat Jyoti Real Estate Pvt. Ltd.

Reference:- Please refer on the subject noted above.

Please find enclosed a copy of following approved zoning plans.

Sr. No	Name of Zoning	Drawing No.	Dated
1.	Affordable Residential Plotted Colony	DTCP-6152	08.11.2017
2.	Commercial site	DTCP-6153	08.11.2017

DA/As above

  
(Hitesh Sharma)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1173/SD(BS)/2017 \_\_\_\_\_ Dated: \_\_\_\_\_

A copy alongwith Copy of approved Zoning plan of Affordable Residential Plotted Colony & Commercial Site of above subjected site is forwarded to the following for information and further necessary action:-

1. Senior Town Planner, Faridabad.
2. District Town Planner, Palwal.
3. Nodal officer ,website updation.

DA/As above

  
(Hitesh Sharma)  
District Town Planner (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

SECTOR-6

SECTOR ROAD 45.00 M WIDE

ROAD 24.00 M WIDE

SECTOR-7

OTHER LAND

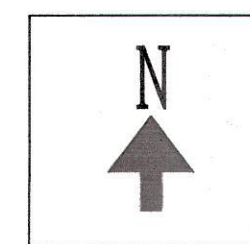
9.00 M WIDE ROAD

ROAD 24.00 M WIDE

REVENUE RASTA 3 KARAM

REVENUE RASTA 2 KARAM

SECTOR-7



ZONED AREA = 736.7606 sqm.  
ALL DIMENSIONS ARE IN METERS

**ZONING PLAN OF COMMERCIAL AREA MEASURING 1286.35 SQMT IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) AREA MEASURING 8.1125 ACRES (LICENCE NO. 42 OF 2017 DATED 06/07/2017) IN SECTOR-07, DISTRICT PALWAL BEING DEVELOPED BY AKSHAT JYOTI REAL ESTATE PRIVATE LIMITED.**

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

- Code referred in the clauses is Haryana Building Code, 2017 amended from time to time.**
- SHAPE & SIZE OF SITE.**  
The shape and size of site is in accordance with the demarcation plan shown as A to H as confirmed by DTP, Palwal vide Endst No. 1648 dated 20.09.2017.
- LAND USE.**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Palwal, as amended from time to time, as applicable. Not less than 50% of the permissible FAR should be used for neighborhood shopping.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, shops, SCO'S, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
 

Notation	Land use Zone	Type of Building permitted/permissible structure
□	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
▨	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
  - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
  - The proportion up to which the site can be covered with building of buildings on the ground floor and subsequent floor shall be 60% on the area of 1286.35 SQMT.
  - Maximum Permissible FAR shall be 150% on the area of 1286.35 SQMT.
- HEIGHT OF BUILDING.**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
  - The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
  - The plinth height of building shall be as per the Haryana Building Code, 2017.
  - All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-
 

S.No.	HEIGHT OF BUILDING (In meters)	SET BACK/ OPEN SPACE TO BE LEFT AROUND BUILDINGS(In meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55	16
13.	70	17
14.	120	18
15.	Above 120	20
- PARKING**
  - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per the Haryana Building Code, 2017.
  - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- APPROACH TO SITE.**
  - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
  - The approach to the site shall be shown on the zoning plan.
  - Entry and Exit shall be permitted as indicated/ marked on the plan.
- BAR ON SUB-DIVISION OF SITE.**  
Sub-division of the site shall not be permitted, in any circumstances.
- BASEMENT.**
  - The number of basement storeys within building zone of site shall be as per the Haryana Building Code, 2017.
  - The construction of basement shall be executed as per the Haryana Building Code, 2017.
- APPROVAL OF BUILDING PLANS.**  
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
- PLANNING NORMS.**  
The building to be constructed shall be planned and designed to the norms and standards as per the Haryana Building Code, 2017, and as approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES.**  
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- EXTERNAL FINISHES**
  - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
  - All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
  - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS.**
  - Lift and Ramps in building shall be provided as per the Haryana Building Code, 2017.
  - Lift shall be preferably with 100% standby generators along with staircase with automatic switchover along with staircase of required width and number.
  - If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.
- BUILDING BYE-LAWS**  
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- FIRE SAFETY MEASURES**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
  - Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief electrical Inspector, Haryana.
  - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction at site, if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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.
- GENERAL**
  - Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
  - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
  - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
  - Garbage collection center of appropriate size shall be provided within the site.
  - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 6158 Dated 08-11-2017

(BALWANT SINGH) SD (HQ) (OM PARKASH) ATP(HQ) (VIJENDER SINGH) DTP (HQ) (P.F. SINGH) SEP (E&V) (JITENDER SIHAG) OTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

**SECTOR-6**

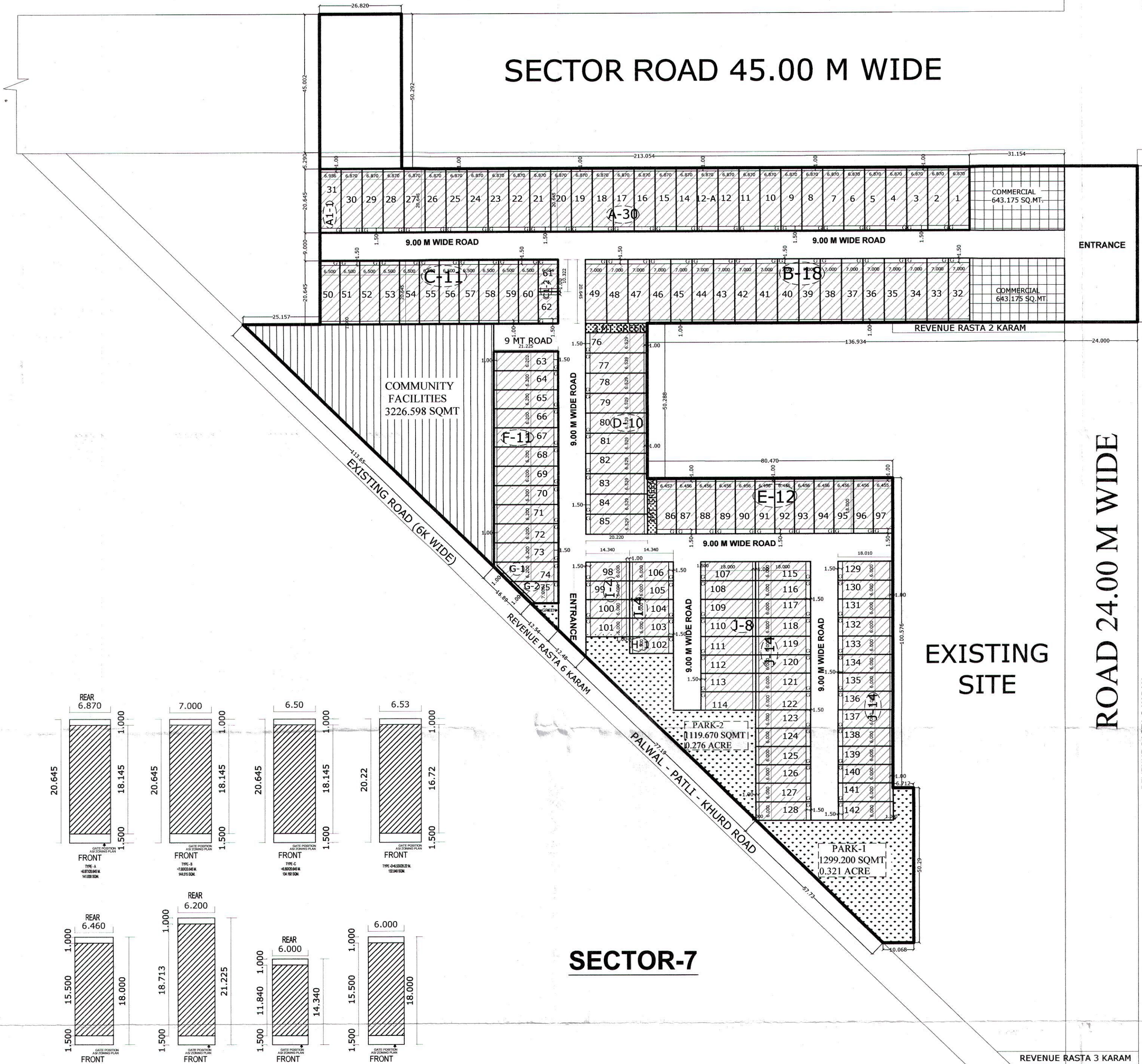
**SECTOR ROAD 45.00 M WIDE**

**ROAD 24.00 M WIDE**

**SECTOR-7**

**EXISTING SITE**

**SECTOR-7**



**ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) AREA MEASURING 8.1125 ACRES (LICENCE NO. 42 OF 2017 DATED 06/07/2017) IN SECTOR-07, DISTRICT PALWAL BEING DEVELOPED BY AKSHAT JYOTI REAL ESTATE PRIVATE 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 Maximum permissible ground coverage, basement, F.A.R (DDJAY Policy dated 08.02.2016) and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table 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 100 square metres	66%	Single Level	200%	15.00
Upto 100 to 150 square metres	66%	Single Level	200%	15.00

- (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 15 metres.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than three dwelling units shall be allowed on each plot.

**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 project beyond the portion marked as residential buildable zone.

**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 the 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 Stilt will not be permissible for any purpose other than parking.

**8. PARKING**

- (a) Parking shall be provided as per provisions of the 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 the Haryana Building Code, 2017.

**10. BASEMENT**

Single level basements 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 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 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. The boundary wall in the rear courtyard shall not be more than 1.83 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 meter Radius for plots opening on to open space.  
ii). 1.0 meter Radius for plots.
- (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.
- (iv) 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.
- (v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016, if applicable.
- (vi) 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.

**NOTE**

Read this drawing in conjunction with the demarcation plan verified by D.T.P., Palwal vide Endst no. 1648 dated 16.08.2017.

DRG. NO. DTCP 6152 DATED 08-11-2017

(OM PARKASH) ATP (HQ) (VJENDER SINGH) DTP (HQ) (P. P. SINGH) STP (E&V) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

(Balwant Singh) SD (HQ)