

DEMARCATON-CUM-ZONING PLAN OF COMMERCIAL SITE AREA MEASURING 0.7823 ACRE (3165.938 SQM) PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJANA-2016) OVER AN AREA MEASURING 19.79375 ACRES (LICENCE NO. 03 OF 2026 DATED 07-01-2026) IN SECTOR- 29, BAHADURGARH, BEING DEVELOPED BY FLOWER INFRACON LLP.

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

1. **SHAPE & SIZE OF SITE:**
The shape and size of site is in accordance with the demarcation plan as confirmed by DTP(P), Jhajjar vide Endst No. JR/DTP-P/2026/412 Dated 15-01-26 As shown A to D on the zoning plan.
2. **LAND USE:**
The type of commercial buildings permissible in this site shall conform to the provisions of the Residential zone as provided in Appendix 'B' to the Final Development plan of Bahadurgarh/Jhajjar, as amended from time to time, as applicable.
3. **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, 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, gardens, Landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause-III above and uses permissible in the open space zone

4. **SITE COVERAGE AND FLOOR AREA RATIO (FAR)**
(a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
(b) The maximum coverage on ground floor shall be 60% on the area of Site.
(c) The Maximum permissible FAR shall be 150% on the area of Site. Not less than 50% of Permissible FAR should be used for neighborhood shopping needs.

5. **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:
(a) The maximum height of the buildings shall be as Chapter 6.3(3)(ii) and Chapter 6.3(3)(iii).
(b) Height of building shall be as Chapter 7.3.
(c) All building blocks 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:-

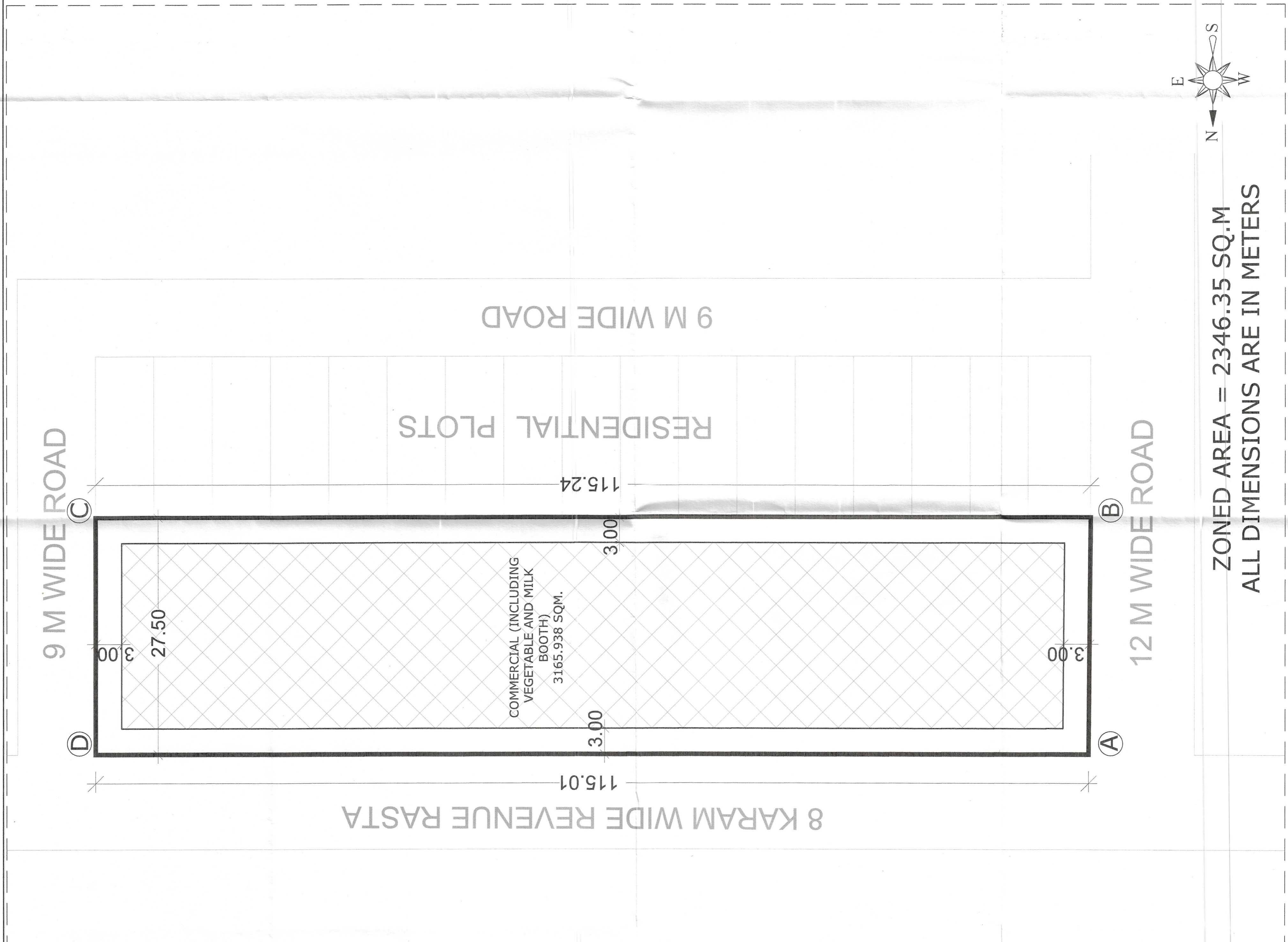
S.NO.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	16

- (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then width of the open air space shall be the one specified for tallest building as specified in (c) above.

6. **PARKING:**
(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles to be parked within the site as Chapter 7.1.
(b) In circumstances, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
7. **APPROACH TO SITE:**
(a) The vehicular approach of the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
(b) The approach to the site shall be shown on the zoning plan.
8. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
9. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, General Town & Country Planning, Haryana/ any other person or the committee authorized by him, as per provision of the Haryana Building Code, 2017 (as amended time to time) before starting of the construction.

10. **BASEMENT**
(a) The number of Basement storeys within building zone of site shall be as per Chapter 6.3(3) (i) of Haryana Building Code, 2017.
(b) The basement shall be Constructed, used and maintained as per Chapter 7.16 of Haryana Building Code, 2017.
11. **PLANNING NORMS**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.
12. **PROVISIONS OF PUBLIC HEALTH FACILITIES**
The W.C. and urinals provided in the building shall conform to the Haryana Building Code, 2017 and National Building Code of India, 2016.
13. **EXTERNAL FINISHES:**
(a) 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.
(b) All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and no other place where building material for building, services, plumbing, electrical, fire fighting, fire alarm, fire extinguisher, fire and Damp proof course Chapter-10 of the Haryana Building Code, 2017 shall be followed.
14. **LIFTS AND RAMPS**
(a) Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
(b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
(c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and the National Building Code, 2016, as applicable.
15. **BUILDING BY-LAWS**
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the same date Haryana Building Code, 2017 is Silent the National Building Code of India, 2016 shall be followed.
16. **FIRE SAFETY MEASURES**
(a) The owner will ensure the provision of proper fire safety measures in the multi-storied building 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
(b) 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 Competent Authority.
(c) 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.
(d) 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, if applicable.
(e) That the rain water harvesting system shall be provided as per central ground water authority norms/ Haryana Government notification as applicable.
(f) That the coloniser/ owner shall use only Light-Emitting Diode lamps (LED) fittings for internal lighting as well as campus lighting.
17. 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
(a) That the coloniser/ owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order no. 22/52/2005-SPOWER Dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the coloniser/ owner shall use only Light-Emitting Diode lamps (LED) fittings for internal lighting as well as campus lighting.
19. 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
(a) That the coloniser/ owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order no. 22/52/2005-SPOWER Dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
20. 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
(a) That the coloniser/ owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order no. 22/52/2005-SPOWER Dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the coloniser/ owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order no. 22/52/2005-SPOWER Dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. **GENERAL:**
(a) 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.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably enclosed.
(c) No applied decoration like inscription, crosses, names of persons or Buildings are permitted on any external face of Building.
(d) Garbage collection center of appropriate size shall be provided within the site.
(e) Color trade emblem and other symbols shall be provided within the site.
(f) Norms for Differently-abled persons shall be followed as per Chapter-9 of the Haryana Building Code - 2017.

DRG. NO. DTCP 11863 DATED 06-02-26



ZONED AREA = 2346.35 SQ.M
ALL DIMENSIONS ARE IN METERS

(RAM AVTAR BASSI) JD (HC)
(SANTOSH SANI) DTP (HC)
(AMIT KHATRI, IAS) DTCP (HR)