DEMARCATION CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 14.575 ACRES (LICENCE NO. 210 OF 2025 DATED 25.10.2025) IN THE REVENUE ESTATE OF VILL. RAMAYAN, TEH. HANSI & DISTT. HISAR, HARYANA, BELONGS TO SAHIL VARMA S/o PREM SINGH VARMA, SAHIL BHAYANA S/o VINOD KUMAR, BRAHAM KUMAR NAGPAL S/o CHOLARAM NAGPAL

SCALE - N.T.S.

DETAIL OF INDUSTRIAL PLOTS

S.NO.	PLOT NO.	CATEGORY	SIZE(IN METERS)		AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	1A	E1	AS PER PLAN	=	345.38	1	= 345.38
2	1B	E2	AS PER PLAN	=	407.97	1	= 407.97
3	1	A1	AS PER PLAN	=	424.42	1	= 424.42
4	2	A2	AS PER PLAN	=	431.11	1	= 431.11
5	3	A3	AS PER PLAN	=	439.41	1	= 439.41
6	4	A4	13.09 X 30.17	=	394.93	1	= 394.93
7	5 TO 19	A	13.72 X 30.17	=	413.93	15	= 6208.95
8	20	B	AS PER PLAN	=	378.30	1	= 378.30
9	21	B1	AS PER PLAN	=	388.96	1	= 388.96
10	22	B2	AS PER PLAN	=	554.08	1	= 554.08
11	23	B3	AS PER PLAN	=	715.75	1	= 715.75
12	24	B4	AS PER PLAN	=	806.69	1	= 806.69
13	25	B5	AS PER PLAN	=	865.71	1	= 865.71
14	26	B6	AS PER PLAN	=	923.77	1	= 923.77
15	27	B7	AS PER PLAN	=	981.83	1	= 981.83
16	28	B8	AS PER PLAN	=	1039.90	1	= 1039.90
17	29	B9	AS PER PLAN	=	1097.96	1	= 1097.96
18	30 TO 36, 39 TO 45	C	14.33 X 29.34	=	420.44	14	= 5886.16
19	37	C1	AS PER PLAN	=	425.87	1	= 425.87
20	38	C2	AS PER PLAN	=	548.03	1	= 548.03
21	46	D5	AS PER PLAN	=	283.77	1	= 283.77
22	47	D	AS PER PLAN	=	361.19	1	= 361.19
23	48	D1	AS PER PLAN	=	393.44	1	= 393.44
24	49	D2	AS PER PLAN	=	464.62	1	= 464.62
25	50	D3	AS PER PLAN	=	537.82	1	= 537.82
26	51	D4	AS PER PLAN	=	606.29	1	= 606.29
27						53	= 25912.31
							6.4030
							ACRES
							46.61%

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.
	Industrial	Industrial

2. **MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT**

(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, F.A.R and maximum permissible height of the building shall be in accordance with the provisions of Haryana Building Code, 2017 (as amended from time to time):-

Note:-
The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/ Development Agency.

3. **SUB-DIVISION/ COMBINATION OF PLOTS.**

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-

i) The site coverage shall be as per clause number 2 above.

ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. **BUILDING SETBACK**

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code, 2017 shall project beyond the portion marked as industrial buildable zone.

5. **PARKING**

(a) Adequate parking spaces, covered, open or in basement shall be provided for vehicles of users and occupiers, within the site as per code 7.1 of the Haryana Building Code, 2017.

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

6. **PLINTH LEVEL**

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code, 2017.

7. **BASEMENT**

Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

8. **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.

9. **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 1.83 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 meters Radius for plots opening on to open space.
ii). 1.5 meters Radius for plots upto 125 sq. meters to 420 sq. meters.
iii). 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.

10. **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.

11. **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.

12. **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.

13. The community building/buildings shall be constructed by the Colonizer/ Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amended and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

14. **GENERAL**

(i) 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/execution of development works at site.

(ii) That the Rain Water Harvesting System shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) 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.

(v) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(vi) Fire safety protection measures shall be regulated by Haryana Fire service Act, 2009, as amended from time to time as per provisions of Haryana Building Code- 2017, Chapter 7.17(1).

(vii) The norms applicable for Data Centre as mentioned in the note F, inserted in code 6.3(3)(iv)f.

Note.
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Hisar vide Endst no. 1421 dated 03.11.2025

DRG. NO. DTCP 116/9 DATED 17/1/25

(PARVEEN KUMAR) SD (HQ) | (PRIYA SONI) ATP (HQ) | (SAVITA JINDAL) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)