

**DEMARCATIION CUM ZONING PLAN FOR LOW DENSITY ECO FRIENDLY FARMHOUSE COLONY (LDEF- 2023) ON LAND MEASURING 12.25 ACRES (LICENCE NO. 124 OF 2025 DATED 21.07.2025) VILLAGE DADU, TEHSIL TAROU, DISTRICT NUH, HARYANA BEING DEVELOPED BY GOEL AND SON'S GOLDEN PARK 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 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 feature at approved places.
	Public open space	To be used only for landscape features.
	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 buildable zone as explained above, and nowhere else.  
 (b) The Planning parameter to be adopted is as below:-

	Size of Plot	Main building of the dwelling unit.	Ancillary building of main dwelling unit.
(a) Site Coverage (Ground Coverage & FAR)	1 acre to 1.499 acre	As applicable to residential plot equivalent to 300 sqm	1 percent of the individual plot area (not more than 40 percent of such ancillary building shall be used for labour / servant quarters)
	1.5 acre to 1.999 acres	As applicable to residential plot equivalent to 400 sqm	
	2 acres to 2.5 acres	As applicable to residential plot equivalent to 500 sqm	
(b) Height and Storey		12 meter height and three storey construction permitted.	7 Meters, double storey.
(c) Basement		Basement shall be permitted to the maximum extent of building footprint and same shall be used as per the provisions of HBC-2017.	

Note: (i) Swimming pool shall be allowed on individual plots.  
 (ii) No commercial exploitation of such sites, viz., usage as banquet hall/ party hall shall be allowed.

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

- a). Only one dwelling unit permitted on each plot.

**4. BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted any circumstances.

**5. BUILDING SET BACK**

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. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

**6. STILT PARKING**

stilt parking is not allowed in any plot.

**7. 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

**8. PLINTH LEVEL**

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017

**9. 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.

**10. 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.

**11. BOUNDARY WALL**

- (a) Barbed wire fencing or hedges shall demarcate the individual plots, preferably. However, boundary walls may also be allowed.  
 (b) low density eco friendly colony can be developed as a gated community with a 6'-0" boundary wall around it.  
 (c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-  
 i.) 1.50 meters Radius for plots above 1.0 -1.5 acres.  
 ii) 2.0 meters Radius for plots up to 2.5 acres.  
 (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.

**12. 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.

**13. 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.

**14. 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.

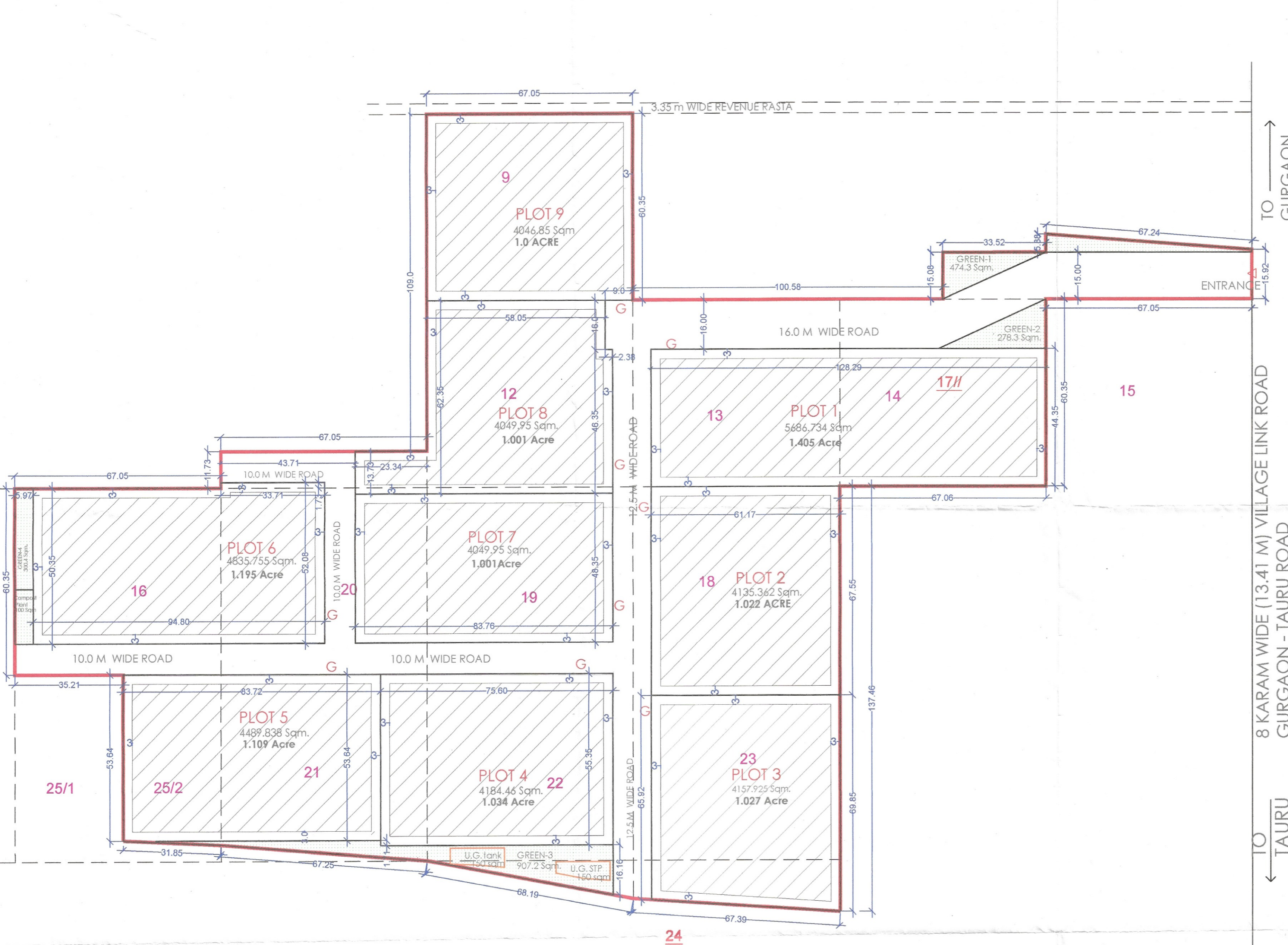
**15. ACCESS**

No plot or public building will derive an access from less than 9.00 meters wide road.

**16. GENERAL**

- (i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
 (ii) 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, if applicable.  
 (iii) 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.  
 (iv) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.  
 (v) Rain water harvesting shall be provided as per HBC-2017 (if applicable).  
 (vi) Basement shall be permitted to the maximum extent of building footprint and same shall be used as per the provisions of HBC-2017.  
 (vii) Provision for integrated facility for storage, purification, distribution and recycling of storm-water aiming for no external source of water supply, minimum ground water extraction and zero run-off.  
 (viii) Provision for Sewage Treatment Plant along with recycling and independent distribution system for separately fulfilling the farming, flushing and domestic water requirements.  
 (ix) Installation of a compost plant for utilizing and recycling of all biodegradable waste at the level of colony.  
 (x) Restriction on the residential density of the colony to a maximum of 25 persons per acre.  
 (xi) Floriculture, horticulture and micro irrigation activity/facility may be promoted at plot level.  
 (xii) Mandatory planting of at least 20 trees in each plot.  
 (xiii) Mandatory on-site/on-plot provision for meeting the housing needs of service personnel/ labour of each plot located in such colony.  
 (xiv) Integrated facility for storage, purification, distribution and recycling of storm-water aiming for no external source of water supply, minimum ground water extraction and zero run-off shall be provided. Such network shall also be integrated with Sewerage Treatment Plant for recycling of treated sewage. Dual Pipeline system for separately fulfilling the farming/flushing and domestic water requirements shall be provided.  
 (xv) Sites for establishment of Compost Plant shall also be provided as per the prevailing norms of concerned Department.

Note.  
 Read this drawing in conjunction with the demarcation plan verified by D.T.P. Nuh. vide memo no. 1649 Dated 06.05.2025.



Drawing no. DTP 1137A Date: 22-06-25

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