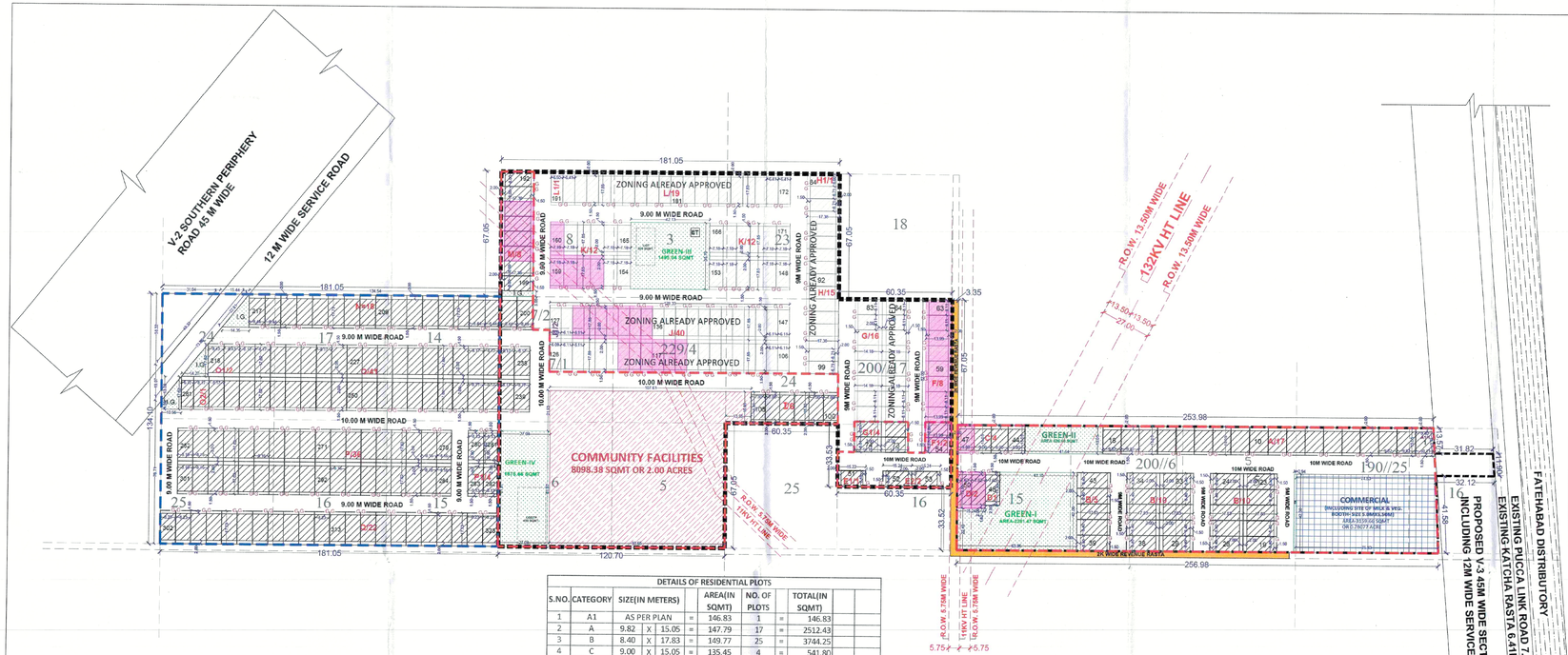
# REVISED AND ADDITIONAL DEMARCATION-CUM-ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 19.825 ACRES (LICENCE NO. 180 OF 2024 DATED 09.12.2024 GRANTED FOR AN AREA MEASURING 13.825 ACRES & LICENCE NO. 241 OF 2025 DATED 02.12.2025 GRANTED FOR AN AREA MEASURING 6.0 ACRES) IN THE REVENUE ESTATE OF VILLAGE BASTI BHIWAN, SECTOR-12, TEHSIL & DISTRICT FATEHABAD BEING DEVELOPED BY M/S J ESTATE.

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




| Sr. No | Area of Plot (in square metres) | Minimum Front Setback (In meters) | Minimum Rear Setback (in meters) |
|---|---|---|---|
| 1 | Upto 75 square metres | 1.0 | 1.5 |
| 2 | Above 75upto 150 square metres | 1.5 | 2.0 |

DETAILS OF RESIDENTIAL PLOTS

| S.NO. | CATEGORY | SIZE(IN METERS) | | | | AREA(IN SQMT) | | NO. OF PLOTS | | TOTAL(IN SQMT) |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | A1 | AS PER PLAN | | | = | 146.83 | | 1 | = | 146.83 |
| 2 | A | 9.82 | X | 15.05 | = | 147.79 | | 17 | = | 2512.43 |
| 3 | B | 8.40 | X | 17.83 | = | 149.77 | | 25 | = | 3744.25 |
| 4 | C | 9.00 | X | 15.05 | = | 135.45 | | 4 | = | 541.80 |
| 5 | D | 7.62 | X | 19.55 | = | 148.97 | | 2 | = | 297.94 |
| 6 | D1 | 7.62 | X | 17.93 | = | 136.63 | | 1 | = | 136.63 |
| 7 | E1 | 8.48 | X | 15.22 | = | 129.07 | | 1 | = | 129.07 |
| 8 | E2 | 8.48 | X | 15.24 | = | 129.24 | | 2 | = | 258.48 |
| 9 | F1 | 8.61 | X | 13.99 | = | 120.45 | | 2 | = | 240.90 |
| 10 | F | 8.11 | X | 13.99 | = | 113.46 | | 8 | = | 907.68 |
| 11 | G1 | 8.61 | X | 14.18 | = | 122.09 | | 4 | = | 488.36 |
| 12 | G | 8.11 | X | 14.18 | = | 115.00 | | 16 | = | 1840.00 |
| 13 | H1 | 6.60 | X | 17.38 | = | 114.71 | | 1 | = | 114.71 |
| 14 | H | 6.71 | X | 17.38 | = | 116.62 | | 15 | = | 1749.30 |
| 15 | I | 7.80 | X | 16.85 | = | 131.43 | | 6 | = | 788.58 |
| 16 | J1 | 6.09 | X | 17.85 | = | 108.71 | | 2 | = | 217.42 |
| 17 | J | 6.11 | X | 17.85 | = | 109.06 | | 40 | = | 4362.40 |
| 18 | K | 7.18 | X | 17.85 | = | 128.16 | | 24 | = | 3075.84 |
| 19 | L1 | 6.50 | X | 17.85 | = | 116.03 | | 1 | = | 116.03 |
| 20 | L | 6.41 | X | 17.85 | = | 114.42 | | 19 | = | 2173.98 |
| 21 | M | 8.00 | X | 17.38 | = | 139.04 | | 8 | = | 1112.32 |
| 22 | N | 8.44 | X | 17.73 | = | 149.64 | | 18 | = | 2693.52 |
| 23 | O | 8.17 | X | 17.62 | | 143.96 | | 41 | | 5902.36 |
| 23 | O1 | 8.43 | X | 17.62 | | 148.54 | | 2 | | 297.08 |
| 23 | O2 | 6.70 | X | 17.62 | | 118.05 | | 1 | | 118.05 |
| 24 | P1 | 8.13 | X | 17.62 | | 143.25 | | 4 | | 573.00 |
| 25 | P | 8.16 | X | 17.62 | | 143.78 | | 36 | | 5176.08 |
| 26 | Q | 8.23 | X | 17.73 | | 145.92 | | 22 | | 3210.24 |
| | | | | | | | | 323 | = | 42925.28 SQMT |
| | | | | | | | | | | 10.6071 ACRES |

| | |
|---|---|
| ZONING ALREADY APPROVED SHOWN THUS | |
| ADDITIONA LICENSED AREA SHOWN THUS | |
| REVISED ZONING OF PLOTS SHOWN THUS | |
| NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FREEZED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS | |

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 Planning parameter to be adopted is as 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 150 square metres | 75% | Single Level | 200% | 16.5 |

(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 16.5 metres,as per the terms and conditions of policy circulated vide memo no. Misc- 2339- VOL-III-ULB/7/5/2006-2TCP dated 25.04.2022.

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

Not more than four dwelling units shall be allowed on each plot,as per the terms and conditions of policy circulated vide Memo No. Misc-149/2019/7/03/2019 /2TCP dated 07.03.2019.

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.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. **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 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 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.

9. **PLINTH LEVEL**

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

10. **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.

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 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 1.80 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 plots upto 125 sq. meters.
iii).1.50 meters Radius for plots above 125 sq. meters to 150 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 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.

(ii) 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.

(iii) 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.

(vi) 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)

Note.
Read this drawing in conjunction with the demarcation plan verified by DTP(P) Fatehabad vide Endst no. 2888 dated 29.12.2025.

DRG. NO. DTCP 12166 DATED 12-05-2026

| (PARVEEN KUMAR) SD (HQ) | (PRIYA SONI) ATP (HQ) | (DIVYA DOGRA) DTP (HQ) | (VIJENDER SINGH) STP (HQ) | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR) |
|---|---|---|---|---|---|