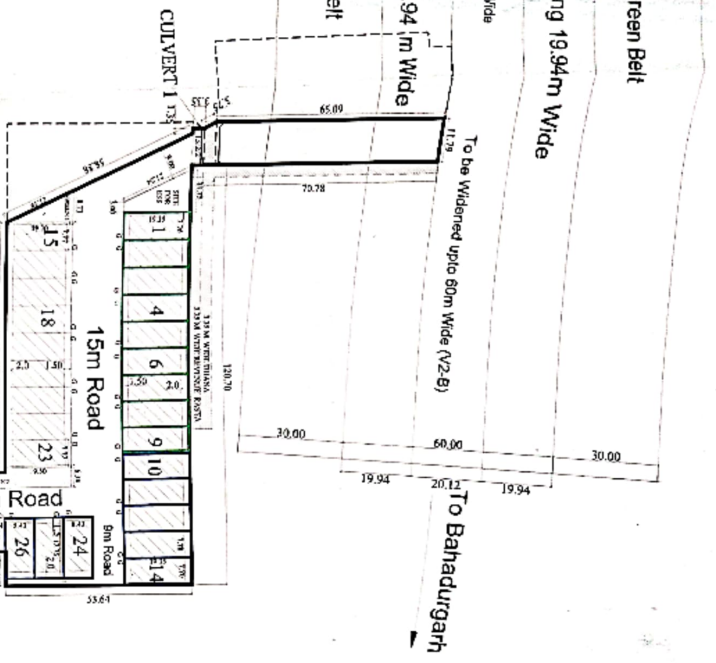


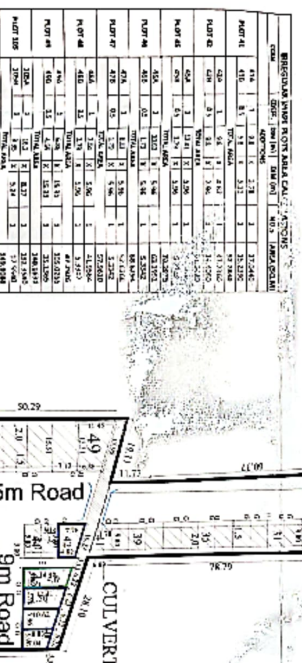
30m Green Belt
Road Widening 19.94m Wide
Existing Road (12 Karam) 20.12m Wide
Road Widening 19.94 m Wide
30m Green Belt

MORTGAGE UNIT AGAINST LTV
TOTAL NO. OF PLOTS - 10

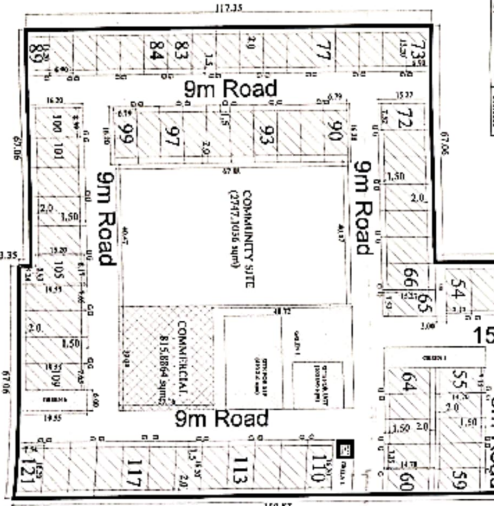
LOT NO.	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
1	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
2	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
3	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
4	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
5	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
6	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
7	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
8	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
9	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
10	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
TOTAL PLOTS -	72.02 SQ.MT.	720.20 SQ.MT.



LOT NO.	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
11	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
12	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
13	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
14	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
15	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
16	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
17	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
18	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
19	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
20	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
TOTAL PLOTS -	72.02 SQ.MT.	720.20 SQ.MT.



UNIT NO.	AREA IN SQ.MT.	TOTAL AREA IN SQ.MT.
1	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
2	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
3	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
4	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
5	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
6	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
7	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
8	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
9	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
10	7.70 X 9.35 = 72.02 SQ.MT.	72.02 SQ.MT.
TOTAL PLOTS -	72.02 SQ.MT.	720.20 SQ.MT.



DEMARICATION CUM ZONING PLAN OF AFFORDABLE PLOTTE COLONY (UNDER DDJAY 2016) AN AREA MEASURING - 6.787 ACRE (LICENCE NO. 01 OF 2024 DATED 08.01.2024) IN SECTOR-41, TEHSIL- BAHADURGARH, DISTRICT-JHAJJAJ BEING DEVELOPED BY KANAL MARLA PVT. LTD.

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

- 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:

Use Zone	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1	As per supplementary zoning plan to be approved separately for each site.
Residential	Residential	Residential building	As per supplementary zoning plan to be approved separately for each site.
Road	Road furniture at approved places.	Residential building	As per supplementary zoning plan to be approved separately for each site.
Public open space	To be used only for landscape features.	Residential building	As per supplementary zoning plan to be approved separately for each site.
Commercial	Commercial	Residential building	As per supplementary zoning plan to be approved separately for each site.
- MAXIMUM PERMISSIBLE GROUND COVERAGE, BACKSET, FEAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDES STILL FINISHING**
The building or buildings shall be constructed only with in the portion of the site marked as follows:

Plot Area	Permissible Ground Coverage (%)	Permissible Backset (m)	Permissible Height (m)
Less than 75 sq.m	75%	Single level	3.33

- PLINTH LEVEL**
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- BASEMENT**
Single level basements within the building zone of the plot shall be provided as per Code No. 7.3 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 METERS WIDER ON MORE SECTOR ROADS AND PUBLIC OPEN SPACES**
In the case of plots which abut on the 45 meters or more wide sector road, road shall be allowed on public open spaces, no direct access, whatsoever secondary or main shall be allowed from such roads and open spaces.
- BOUNDARY WALL**
(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DDCR. The wall in the rear courtyard shall not be more than 1.50 meters in height.
(c) In case of corner plots, boundary walls shall be founded off at such corner by a 2.50 meter below.
(d) 1.0 meters radius for plots upto 125 sq. meters.
(e) 1.50 meters radius for plots above 125 sq. meters to 250 sq. meters.
(f) The owner/applicant if desired, is permitted to not construct boundary wall in front plot, so that the said area can be utilized for parking.
- GATE AND GATE POST**
(a) Gate and gate post shall be constructed as per approved standard design, at position indicated on the zoning plan.
(b) An additional wicket gate, 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 spaces.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**
The postman number and postal address shall be written at the space shown for purpose on the standard design for gate as per approved design.
- GARBAGE COLLECTION POINT**
Every plot holder shall make adequate provision for garbage collection in his own plot, make suitable arrangement for disposal at the towable collection point to be provided by the collector.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- GENERAL**
(a) The collector/owner shall use only light-emitting diode lamps (LED) for illumination of the plot.
(b) The collector/owner shall comply with the directions issued with notification No. 56/2016-99 dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable. This includes the installation of Solar Photovoltaic Power Plant for the plot renewable Energy Department, if applicable.
(c) Fire safety protection measures shall be regulated by Haryana fire service Act, 2008 as amended from time to time.
(d) Rain water harvesting shall be provided as per HEC-2017 (if applicable).

Stamp and signature area with names: (SUPERVISOR) KUNJAN, (DESAI) ANITA, (SVP) R.V., (P. ENGINEER) S.M., (MATERIAL) D.T., (SITE) S.M.

DIG. NO. DTP - 101/14 DATE - 13.5.24