

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475; 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-2273/SD(PK)/2026/ 2319 Dated 19-01-2026

To

Sh. Kushal Kumar, Sh. Parveen Kumar Charaipotra S/o Sh. Hardyal,
R/o 3, Ward No. 11, Ram Bagh, Fatehabad, PO Fatehabad,
District-Fatehabad-125050.

Subject: Approval of Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY-2016) and Standard Designs of DSS's forming part of commercial site measuring 0.1442 acre, falling in Residential Plotted colony measuring 7.1479 acres bearing licence no. 221 of 2025 dated 13.11.2025 in the revenue estate of Village Basti Bhiwan, Sector-12, District-Fatehabad.

Reference:- Your application dated 28.11.2025 in the O/o of DTP, Fatehabad on the subject cited above and reports of DTP, Fatehabad & STP, Hisar dated 03.12.2025 & 15.12.2025 respectively.

Please find enclosed copies of approved Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (DDJAY-2016) and Standard Designs of DSS's forming part of commercial site measuring 0.1442 acre falling in Residential Plotted colony measuring 7.1479 acres bearing licence no. 221 of 2025 dated 13.11.2025 in the revenue estate of Village Basti Bhiwan, Sector-12, District-Fatehabad with the following conditions :-

- i. The connecting corridors/passage provided at Ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- ii. The developer/individual allottees shall get detailed building plans of DSS's etc. approved from DTP office.
- iii. The parking/open area shall not be sold in any manner whatsoever.
- iv. That you shall transfer land pocket which is earmarked for community facility and V-3 sector road 45 mtr. wide including 12 mtr. wide service road within a period of 30 days, in favour of the Govt. from the date of approval of Demarcation-cum-Zoning Plan and standard design of DSS's.
- v. However, as per amendment in policy dated 25.08.2022, alternatively, you have an option to develop such community facility area at your own cost or through third party.

The details of approved Demarcation-cum-Zoning Plan and Standard Design of DSS's is given as under:-

Sr. No.	Subject	Drawing No.	Dated
1.	Demarcation-cum-Zoning Plan	DTCP-11810	19.01.2026
2.	Standard Design of DSS's in commercial site - 0.1442 acres	DTCP-11811 (i-iv)	19.01.2026

DA/As above


(Divya Dogra)

District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2273/SD(PK)/2025/_____ Dated:-_____

Copies of approved Demarcation-cum-Zoning Plan alongwith a set of approved Standard Designs of DSS's are forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/Building Plan/OC in Commercial Plotted Site/Colony :-

1. Senior Town Planner, Hisar.
2. District Town Planner, Fatehabad.

DA/As above


(Divya Dogra)

District town Planner (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh.