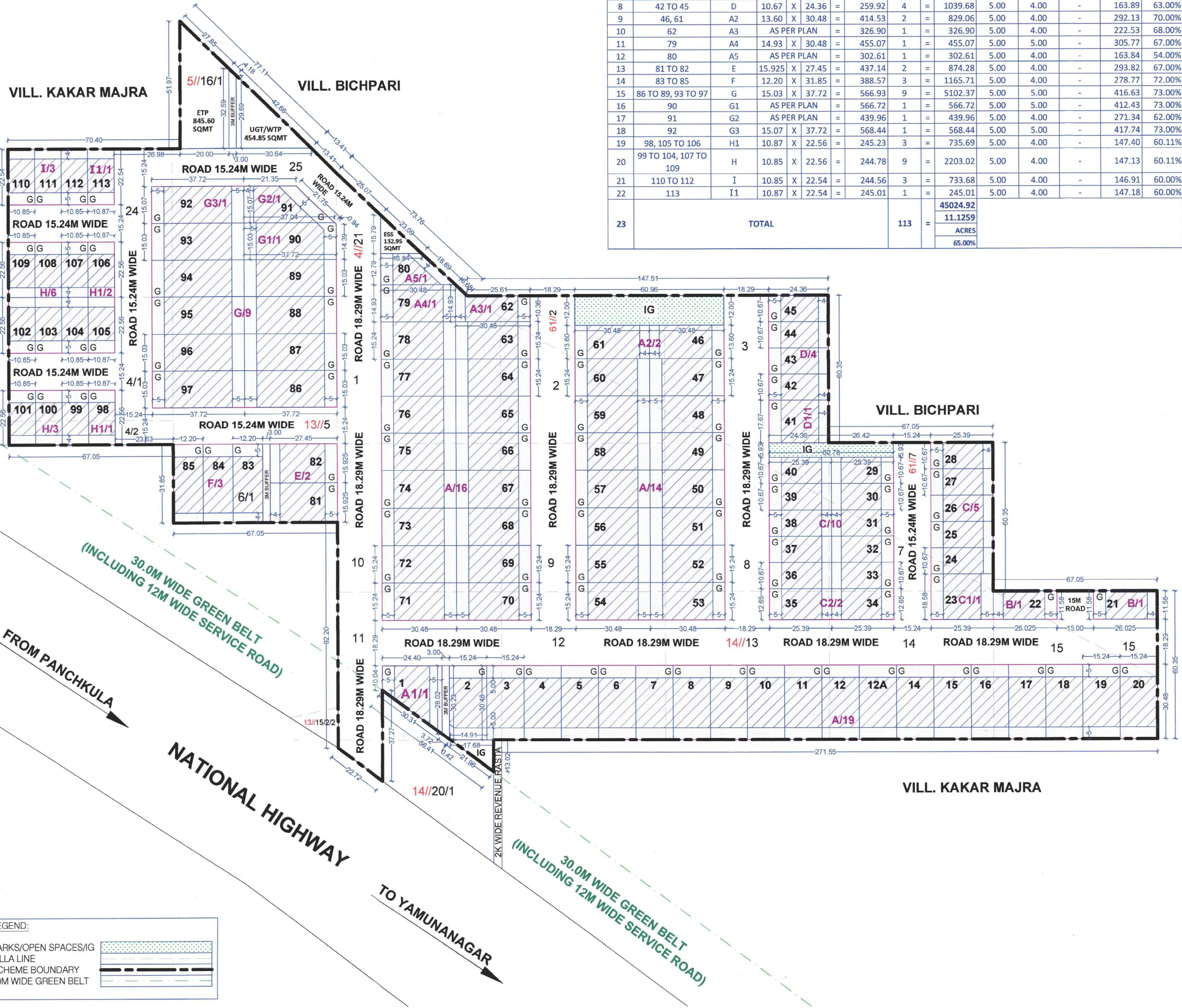


NORTH  
WEST EAST  
SOUTH

VILL. KAKAR MAJRA



S.NO.	PLOT NO.	CATEGORY	SIZE (IN METERS)		AREA (IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)	FRONT SETBACK (IN MTR)	REAR SETBACK (IN MTR)	SIDE SETBACK (IN MTR)	ZONED AREA (IN SQ.MT.)	ZONED AREA (IN %)	
			AS PER PLAN	AS PER PLAN									
1	1	A1	AS PER PLAN	=	464.34	1	=	464.34	5.00	5.00	-	274.10	59.00%
	2		AS PER PLAN	=	464.48	1	=	464.48	5.00	5.00	-	310.61	67.00%
2	3 TO 20, 47 TO 60, 63 TO 78	A	15.24 X 30.48	=	464.52	48	=	22296.96	5.00	5.00	-	312.115	67.19%
	3		11.58 X 26.025	=	301.37	2	=	602.74	5.00	4.00	-	197.15	65.00%
4	23	C1	18.58 X 25.39	=	471.75	1	=	471.75	5.00	5.00	-	285.95	61.00%
	5 TO 24, 33, 36 TO 40		10.67 X 25.39	=	270.91	15	=	4063.65	5.00	4.00	-	174.88	65.00%
6	34 TO 35	C2	12.65 X 25.39	=	321.18	2	=	642.36	5.00	4.00	-	207.33	64.55%
	7		17.67 X 24.36	=	430.44	1	=	430.44	5.00	4.00	-	271.41	63.05%
8	42 TO 45	D	10.67 X 24.36	=	259.92	4	=	1039.68	5.00	4.00	-	163.89	63.00%
	9		13.60 X 30.48	=	414.53	2	=	829.06	5.00	4.00	-	292.13	70.00%
10	62	A3	AS PER PLAN	=	326.90	1	=	326.90	5.00	4.00	-	222.53	68.00%
	11		14.93 X 30.48	=	455.07	1	=	455.07	5.00	5.00	-	305.77	67.00%
12	80	A5	AS PER PLAN	=	302.61	1	=	302.61	5.00	4.00	-	163.84	54.00%
	13		15.925 X 27.45	=	437.14	2	=	874.28	5.00	4.00	-	293.82	67.00%
14	83 TO 85	F	12.20 X 31.85	=	388.57	3	=	1165.71	5.00	4.00	-	278.77	72.00%
	15		15.03 X 37.72	=	566.93	9	=	5102.37	5.00	5.00	-	416.63	73.00%
16	90	G1	AS PER PLAN	=	566.72	1	=	566.72	5.00	5.00	-	412.43	73.00%
	17		91	=	439.96	1	=	439.96	5.00	4.00	-	271.34	62.00%
18	92	G3	15.07 X 37.72	=	568.44	1	=	568.44	5.00	5.00	-	417.74	73.00%
	19		98, 105 TO 106	=	245.23	3	=	735.69	5.00	4.00	-	147.40	60.11%
20	99 TO 104, 107 TO 109	H	10.85 X 22.56	=	244.78	9	=	2203.02	5.00	4.00	-	147.13	60.11%
	21		110 TO 112	=	244.56	3	=	733.68	5.00	4.00	-	146.91	60.00%
22	113	I1	10.87 X 22.54	=	245.01	1	=	245.01	5.00	4.00	-	147.18	60.00%
	23		TOTAL	=	113		=	45024.92				111259 ACRES	
													65.00%

DEMARCATION CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 17.20 ACRES HAVING LICENCE NO.149 OF 2025 DATED 14.08.2025 IN THE REVENUE ESTATE OF VILL. KAKAR MAJRA & VILL. BICHPARI, TEH. SEHZADPUR & DISTT. AMBALA (HARYANA), BEING DEVELOPED BY M/s SIGMA DEVELOPERS

FOR PURPOSE OF CODE 1.2 (xvi) & 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.

**Note:**  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Ambala vide Endt no. 5619 dated 01.09.2025

DRG. NO. DTCP. 11574 DATED 30-10-2025

(SATYA PAL) JD (HQ)  
 (RAMAN KUMAR) ATP (HQ)  
 (DIVYA DOGRA) DTP (HQ)  
 (HITESH SHARMA) STP (HQ)  
 (BHUVNESH KUMAR) CTP (HR)  
 (AMIT KHATRI) DTCP (HR)