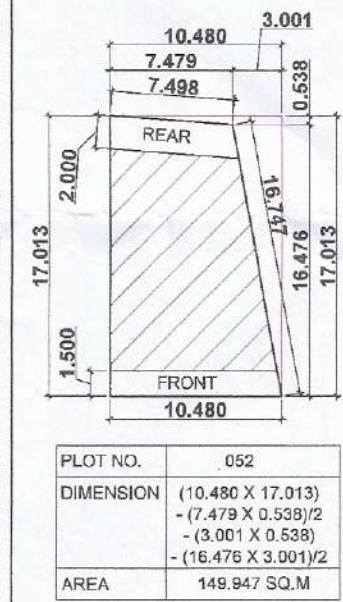


LEGENDS

	PLOT BOUNDARY
	COMMERCIAL
	COMMUNITY
	UGSTP = 450 SQ.M.
	UGT = 200 SQ.M.
	ET = 6 SQ.M.
	GREEN AREA
	IG
	PLOT
	11 KV HT LINE
	THE PLOTS AND COMMERCIAL UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREEZED
	UNDEFINED (UD)
	AREA UNDER 30 M WIDE PROPOSED ROAD
	AREA UNDER 12 M WIDE PROPOSED SERVICE ROAD

DETAIL OF
PLOT NO. 48, 52 & 77
SCALE 1:1.5

PROPOSED GREEN AREA		
G1	=	955.881 SQ.M.
G2	=	1219.131 SQ.M.
G3	=	101.540 SQ.M.
TOTAL	=	2276.551 SQ.M.
		0.56255 ACRES

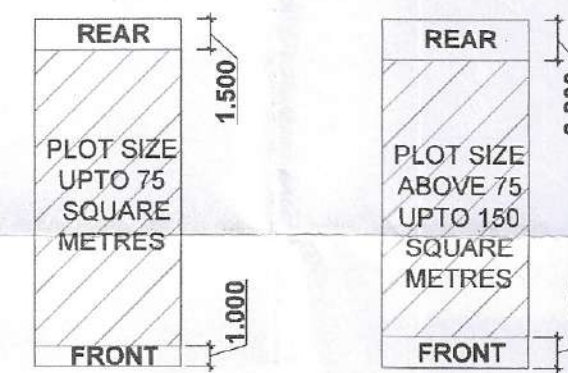
SITE	PERMISSIBLE			PROPOSED		
	AREA	PERCENTAGE		AREA	PERCENTAGE	
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA (A)	6.01000	24321.569		6.01000	24321.569	
AREA UNDER UD (B)	0.11648	471.376		0.11648	471.376	
NET PLANNED AREA (C= A-B)	5.89352	23850.193		5.89352	23850.193	
AREA UNDER 12 M WIDE PROPOSED SERVICE ROAD	0.08194	331.596		0.08194	331.596	
AREA UNDER EXISTING ROAD V-1(C) (5 GATHA) WIDENED UPTO 30 M WIDE ROAD	0.02707	109.561		0.02707	109.561	
OPEN AREA UNDER GREEN/PARK	0.45075	1824.118	7.500	0.56255	2276.551	9.360
COMMUNITY FACILITIES	0.60100	2432.157	10.000	0.60296	2440.071	10.033
COMMERCIAL AREA	0.23574	954.008	4.000	0.21651	876.171	3.674
AREA UNDER PLOTS	3.59505	14548.618	61.000	3.34192	13524.255	56.705
TOTAL PERMISSIBLE SALEABLE AREA	3.83079	15502.626	65.000	3.55843	14400.426	60.379

DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	102
PPA	1836.000
	5.89352
	311.53%

THE PLOTS UNDER HT LINE SHALL NOT BE SOLD TILL SHIFTING OF HT LINE AND SHALL BE KEPT FREEZED									
AREA STATEMENT OF PLOTS TO BE FREEZED TILL THE SHIFTING OF 11 KV HT LINE									
SR.	NO.	FROM	TO	WIDTH	X	LENGTH	AREA	AREA	TOTAL NO.
							SQ.M.	SQ.YDS.	OF PLOTS
									SQ.M.
1	1	6		7.123	x	18.000	=	128.214	153.344
2	25	26		7.150	x	18.000	=	128.700	153.925
3	27	28		7.123	x	18.000	=	128.214	153.344
4	38	41		7.150	x	18.000	=	128.700	153.925
5	46	-		7.150	x	18.000	=	128.700	153.925
6	47	-		(8.597 + 7.622)/2	x	18.000	=	145.971	174.581
7	49	-		(18.577 + 18.055)/2	x	7.250	=	132.791	158.818
8	50	-		(18.055 + 17.534)/2	x	7.250	=	129.010	154.296
9	51	-		(17.534 + 17.013)/2	x	7.250	=	125.233	149.779
				(10.480 x 17.013)			=	179.337	1
				(7.479 x 0.538)/2			=	149.947	1
				(3.001 x 0.538)			=	179.337	1
				(16.476 x 3.001)/2			=	179.337	1
11	73	-		7.080	x	20.426	=	144.616	172.961
12	74	-		(20.426 + 18.595)/2	x	7.080	=	138.134	165.208
TOTAL							SQ MT	2892.314	
TOTAL NO. OF PLOTS =							ACRES	0.71471	

AREA STATEMENT FOR THE PROPOSED TOWNSHIP									
SR.	NO.	FROM	TO	WIDTH	X	LENGTH	AREA	AREA	TOTAL NO.
							SQ.M.	SQ.YDS.	OF PLOTS
									SQ.M.
1	1	6		7.123	x	18.000	=	128.214	153.344
2	7	15		7.450	x	18.000	=	134.100	160.384
3	16	-		(6.919 + 9.213)/2	x	18.000	=	145.188	173.645
4	17	-		7.191	x	18.000	=	129.438	154.808
5	18	26		7.150	x	18.000	=	128.700	153.925
6	27	37		7.123	x	18.000	=	128.214	153.344
7	38	46		7.150	x	18.000	=	128.700	153.925
8	47	-		(8.524 x 19.175)			=	145.971	174.581
				(8.524 x 0.598)/2			=	147.163	176.007
				(1.039 x 19.175)/2			=	147.163	176.007
10	49	-		(18.577 + 18.055)/2	x	7.250	=	132.791	158.818
11	50	-		(18.055 + 17.534)/2	x	7.250	=	129.010	154.296
12	51	-		(17.534 + 17.013)/2	x	7.250	=	125.233	149.779
				(10.480 x 17.013)			=	179.337	1
				(7.479 x 0.538)/2			=	149.947	1
				(3.001 x 0.538)			=	179.337	1
				(16.476 x 3.001)/2			=	179.337	1
14	53	57		7.032	x	20.000	=	140.640	168.205
15	58	67		7.000	x	19.350	=	135.450	161.998
16	68	72		7.080	x	20.000	=	141.600	169.354
17	73	-		7.080	x	20.426	=	144.616	172.961
18	74	-		(20.426 + 18.595)/2	x	7.080	=	138.134	165.208
19	75	-		(18.595 + 16.765)/2	x	7.080	=	125.174	149.708
20	76	-		(16.765 + 14.934)/2	x	7.080	=	112.214	134.208
				(7.835 x 14.934)			=	98.512	117.820
				(7.835 x 2.026)/2			=	98.512	117.820
				(12.908 x 1.636)/2			=	98.512	117.820
22	78	95		7.078	x	20.000	=	141.560	169.306
23	96	-		(16.308 + 16.401)/2	x	7.000	=	114.482	136.920
24	97	-		(16.401 + 16.495)/2	x	7.000	=	115.136	137.703
25	98	-		(16.495 + 16.453)/2	x	7.000	=	115.318	137.920
26	99	-		(16.453 + 16.143)/2	x	7.000	=	114.086	136.447
27	100	-		(16.143 + 15.784)/2	x	7.000	=	111.745	133.647
28	101	-		(15.784 + 15.297)/2	x	7.000	=	108.784	130.106
29	102	-		(15.297 + 14.814)/2	x	6.934	=	104.395	124.856
TOTAL							SQ MT	13524.255	
TOTAL NO. OF PLOTS =							ACRES	3.34192	

PLOT SET BACKS			
SR.	AREA OF PLOT (IN SQUARE METRES)	MINIMUM FRONT SETBACK (IN METRES)	MINIMUM REAR SETBACK (IN METRES)
1	Upto 75 square metres	1.0	1.5
2	Above 75 upto 150 square metres	1.5	2.0



DEMARICATION CUM ZONING PLAN OF "AFFORDABLE RESIDENTIAL PLOTTED COLONY" UNDER DEEN DAYAL JAN AWAS YOJNA, POLICY 2016 OVER AN MEASURING 6.01000 ACRES, LICENSE NO. 28 OF 2025 DATED 18-03-2025 FALLING IN THE REVENUE ESTATE OF VILLAGE PATTI MUSALMAN, SECTOR-92, TEHSIL & DISTRICT SONIPAT, HARYANA BEING DEVELOPED BY M/S KUNJ BEHARI MINES LLP.

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 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
Upto 150 square metres	75%	Single Level	200%	16.5

- (c) The stilt is 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

- a) No's of dwelling unit permitted on each plot: 4 (Four)

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. The cantilever projections as allowed in Haryana Building Code, 2017 shall not project beyond the portion marked as residential buildable zone in rear side.

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 shall be used as per code no. 7.1(1) of HBC 2017.

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 DGCP. 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:-
- 0.5 meters Radius for plots opening on to open space.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.

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 pocket 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 coloniser.

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-SP 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-SP dated 21.03.2016 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).

Note: Read this drawing in conjunction with the Demarcation Plan verified by D.T.P. SONIPAT vide Endst no. 6213 Dated 13.05.2025

DRG. NO. DTCP 1190 DATED 20-06-25

(JAIDEEP)
DTP (HQ)(VIJENDER SINGH)
STP (HQ)(BHUVNESH KUMAR)
CTP (HR)(AMIT KHATRI, IAS)
DTCP (HR)(GURPREET KHEPAR)
JD (HQ)(SHALLU DHIMAN)
ATP (HQ)