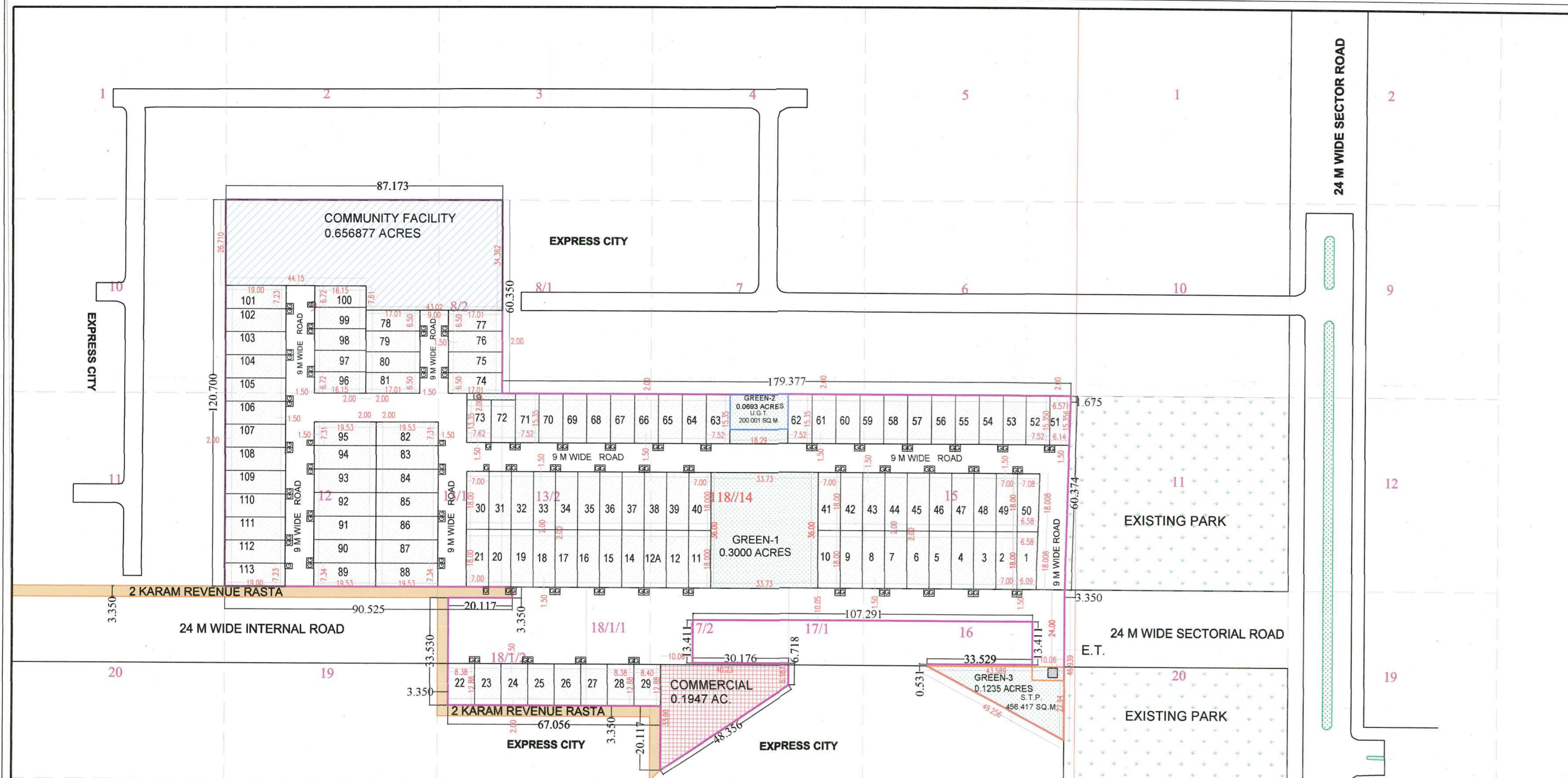


**DEMARICATION - CUM - ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 OVER AN AREA MEASURING 6.56875 ACRES (LICENSE NO- 03 OF 2025 DATED 07.01.2025 )IN SECTOR-35, VILLAGE RATHDHANA, SONIPAT BEING DEVELOPED BY M/S FLOWTECH ESTATES PRIVATE LIMITED**

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



AREA STATEMENT (AS PER DEMARICATION PLAN)					
TOTAL AREA OF THE SCHEME	=	6.56875	ACRES		
AREA UNDER PLOTS		4.0069	PERMISSIBLE (IN ACRE)	3.4516	PROPOSED (IN ACRE)
AREA UNDER COMMERCIAL		0.2628		0.1947	52.545
TOTAL SALEABLE AREA		4.2697		3.6463	2.964
					55.509
AREA UNDER PLOTS					
PLOT NO	SIZE	AREA	TOTAL PLOTS	TOTAL AREA	
1	(6.585+6.085)/2 X 18.000	114.030	1	=	114.030 Sq.Mt
2-12A	7.000 x 18.000	126.000	20	=	2520.000 Sq.Mt
14-21	8.380 X 12.880	107.934	7	=	755.540 Sq.Mt
22-28	8.396 X 12.880	108.140	1	=	108.140 Sq.Mt
29	7.000 X 15.350	107.934	1	=	107.934 Sq.Mt
30-49	7.000 X 18.000	126.000	20	=	2520.000 Sq.Mt
50	(7.084+6.585)/2 X 18.000	123.021	1	=	123.021 Sq.Mt
51	(6.571+6.145)/2 X 15.350	97.595	1	=	97.595 Sq.Mt
52-71	7.520 x 15.350	115.432	20	=	2308.640 Sq.Mt
72-73	7.620 x 13.350	101.727	2	=	203.454 Sq.Mt
74-81	6.497 x 17.010	110.513	8	=	884.104 Sq.Mt
82	7.310 x 19.526	142.735	1	=	142.735 Sq.Mt
83-94	7.340 x 19.526	143.320	12	=	1719.840 Sq.Mt
95	7.310 x 19.526	142.735	1	=	142.735 Sq.Mt
96-99	6.720 x 16.153	108.548	4	=	434.192 Sq.Mt
100	6.716 x 16.153	108.483	1	=	108.483 Sq.Mt
101-113	7.230 x 19.000	137.370	13	=	1785.810 Sq.Mt
<b>TOTAL NO.OF PLOTS</b>			<b>113</b>	=	<b>13968.319 Sq.Mt</b>
				=	<b>3.4516 Acres</b>
DENSITY CALCULATION					
TOTAL DENSITY	=	113	x	18.00 @ Person's per Plot	
	=	2034	÷	6.56875 Acres	
	=	<b>309.65</b>	PPA	Against 240 - 400 PPA permissible	

LEGEND	
1. SCHEME BOUNDARY SHOWN THUS	
2. UGTP AREA (450 SQMTRS)	
3. UGT AREA (200 SQMTRS)	
4. ET AREA (MXMX)	
5. GREEN AREA SHOWN THUS	
6. COMMERCIAL AREA SHOWN THUS	
7. COMMUNITY FACILITY 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 2
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 as below :-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (including with (G+4 Floor) in metres)
Upto 150 square metres	75%	Single Level	200%	16.5

(c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible heights of building shall not exceed 16.5 meters, as per the term and conditions of policy circulated vide-memo no. misc -2339-VOL-III-ULB/7/5/2006-TCP dated 20-10-2020

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plots, as per the terms and conditions of policy circulated vide Memo No. Misc-149/2019/07/03/2019/21CP 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. 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 maximum 2.40 metres from the plinth level and below the bottom of the beam. The use of stilt shall be clause no 7.1 of H.B.C 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)(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 SECTORIAL 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. of Haryana Building Code 2017
- (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 DGTCP HR. 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 up to 125 sqm.
  - iii). 1.5 meters radius for plot above 125 sqm up to 150 sqm.
- (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. 22/52/2005-5 Power 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 Haryana building Code - 2017 if applicable.

Note.  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Sonipat vide Endst no- ...../18..... Dated : 22-01-2025

DRG. NO DTCP - 10861 DATED 04-02-25

(GURPREET KHEPAR) (SHIVAM ROHILLA) (JAIDEEP) (VLENDER SINGH) (JITENDER SHAG) (AMIT KHATRI, IAS) (DTCP (HR.)) (DTCP (HR.)) (DTCP (HR.)) (DTCP (HR.)) (DTCP (HR.)) (DTCP (HR.))