LC-5593
L-No. 159/10-08-2026

DEMARCATION CUM ZONING PLAN FOR INTEGRATED RESIDENTIAL COLONY UNDER NILP POLICY 2022 OVER AN MEASURING 64.30833 ACRS (58.35 ACRS PART MIGRATION FROM LICENSE NO 40 OF 2011) AND FRESHLY APPLIED LAND AREA 5.95833 ACERS IN REVENUE ESTATE OF VILLAGE NIZAMPUR, CHANDOLI AND AZIZULLAPUR, SECTOR 19A,PANIPAT, TRIDENT PARK TOWN PVT LIMITED.

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

PLOTS AND FAR DETAILS :

Plotting Detail																	
S.No.	Type of Plot (SQM)	Plot Type	Plot Number	Plot Length (L)	Plot Width (W)	L/W Ratio	Area of Plot (Sq.M.)	Area of Plot (Sq. Yards)	No of Plots (L2)	Total No. of Plots	Product Share	Total Area (SqM)	Area Share	Maximum FAR	Maximum FAR Plot wise	Total Maximum FAR (Sqm)	Remarks freeze as / RRTS land
1	350-450	5C	CV(149-151)	30.24	11.68	2.59	353.20	422.43	3	8	1.78%	1059.61	3%	2.10	2225.18	5871.27	
2		5Ca	CV146	Odd Shape			353.39	422.65	1			353.39		2.10	742.12		
3		5Cb	CV147	Odd Shape			354.49	423.97	1			354.49		2.10	744.43		
4		5Cc	CV148	Odd Shape			355.79	425.52	1			355.79		2.10	747.16		
5		5Cd	CV145	Odd Shape			357.08	427.06	1			357.08		2.10	749.87		
6		5Ce	CV144	Odd Shape			363.10	434.26	1			363.10		2.10	762.51		
7	300-350	4G3	GV(1,6-8,16-17,22-26,31,38,43-45)	25.20	12.09	2.08	304.67	364.38	16	33	7.35%	4874.69	10%	2.10	10236.84	21290.89	
8		4GHT	GV(2-5,18-21,27-30,39-42)	25.20	12.09	2.08	304.67	364.38	16			4874.69		2.10	10236.84		HT Line - Frozen Plot due to 132 KV Line
9		4JS2	JV-170	25.00	13.62	1.84	340.50	407.23	1			340.50		2.40	817.20		Independent Floor
10	250-300	3G2a	GV(9-12,14-15,32-37)	25.20	11.76	2.14	296.35	354.43	12	29	6.46%	3556.22	9%	2.10	7468.07	19363.40	
11		3L1HTa	LV4	22.24	11.85	1.88	263.54	315.20	1			263.54		2.10	553.44		HT Line - Frozen Plot due to 33 KV Line
12		3L1b	LV-9	Odd Shape			258.04	308.61	1			258.04		2.10	541.88		
13		3GS1	GV(122-125)	25.00	12.00	2.08	300.00	358.80	4			1200.00		2.40	2880.00		Independent Floor
14		3JS1	JV(171-181)	25.00	12.00	2.08	300.00	358.80	11			3300.00		2.40	7920.00		Independent Floor
15	200-250	2L3	LV(38-44)	22.24	9.41	2.36	209.28	250.29	7	169	37.64%	1464.95	36%	2.10	3076.39	73780.03	
16		2C1	CV-97	Odd Shape			203.44	243.31	1			203.44		2.10	427.22		
17		2G1	GV(56-73,94-110)	21.28	9.51	2.24	202.37	242.04	35			7083.05		2.10	14874.40		
18		2GHT1	GV111	21.28	9.51	2.24	202.37	242.04	1			202.37		2.10	424.98		HT Line - Frozen Plot due to 132 KV Line
19		2J4	JV(29-48,67-86)	21.28	9.67	2.20	205.78	246.11	40			8231.10		2.10	17285.32		
20		2G4	GV(46-50,78-90,114-121)	21.28	9.67	2.20	205.78	246.11	26			5350.22		2.10	11235.46		
21		2GHT	GV(51-55,74-77,91-93,112-113)	21.28	9.67	2.20	205.78	246.11	14			2880.89		2.10	6049.86		HT Line - Frozen Plot due to 132 KV Line
22		2L1	LV(7-8,10-12,14-20)	22.24	9.52	2.34	211.72	253.22	12			2540.70		2.10	5335.46		
23		2L2	LV(21-37)	22.24	9.41	2.36	209.28	250.29	17			3557.73		2.10	7471.24		
24		2L1c	LV-3	Odd Shape			204.06	244.05	1			204.06		2.10	428.53		
25		2L1d	LV-2	Odd Shape			203.98	243.96	1			203.98		2.10	428.36		
26		2L1e	LV-1	Odd Shape			203.91	243.87	1			203.91		2.10	428.21		
27		2C3a	CV-5	19.00	12.02	1.58	228.38	273.14	1			228.38		2.10	479.60		
28		2J1a	JV-96	Odd Shape			233.72	279.53	1			233.72		2.10	490.81		
29		2J1b	JV-97	Odd Shape			233.74	279.55	1			233.74		2.10	490.85		
30		2J1c	JV-98	Odd Shape			233.58	279.36	1			233.58		2.10	490.52		
31		2J1d	JV-99	Odd Shape			233.42	279.17	1			233.42		2.10	490.18		
32		2C1HTd	CV-116	Odd Shape			201.46	240.94	1			201.46		2.10	423.07		LT Line - Frozen Plot due to 440V Line
33		2C1a	CV(57-60)	24.00	10.16	2.36	243.84	291.63	4			975.36		2.10	2048.26		
34		2L1HTb	LV(5-6)	22.24	9.52	2.34	211.72	253.22	2			423.45		2.10	889.24		HT Line - Frozen Plot due to 33 KV Line
35		2C1HTa	CV-56	24.00	10.16	2.36	243.84	291.63	1			243.84		2.10	512.06		HT Line - Frozen Plot due to 11/33 KV Line
36	<200	1C1e	CV-115	Odd Shape			175.90	210.37	1	210	46.77%	175.90	41.5%	2.10	369.39	84280.46	
37		1C1	CV(61-63,91-96,98-101,106-109,114,117,121-125)	21.28	8.80	2.42	187.26	223.97	24			4494.34		2.10	9438.11		
38		1CHT1	CV(64-65,88-90,102-105,110-113,118-120)	21.28	8.80	2.42	187.26	223.97	16			2996.22		2.10	6292.07		HT Line - Frozen Plot due to 11/33 KV Line
39		1C2	CV(35,38-51,54,67,70-83,86,127,130-143,146,148,152-164)	21.28	9.14	2.33	194.50	232.62	62			12058.95		2.10	25323.80		
40		1CHT2	CV(36-37,52-53,68-69,84-85,128-129,144-145,150-151)	21.28	9.14	2.33	194.50	232.62	14			2722.99		2.10	5718.28		HT Line - Frozen Plot due to 33 KV Line
41		1C2HTa	CV-34	Odd Shape			189.51	226.65	1			189.51		2.10	397.97		HT Line - Frozen Plot due to 11 KV Line
42		1C2HTb	CV-55	21.28	8.86	2.40	188.54	225.49	1			188.54		2.10	395.94		HT Line - Frozen Plot due to 11 KV Line
43		1C2HTc	CV(66,87,126,147)	21.28	8.86	2.40	188.54	225.49	4			754.16		2.10	1583.74		HT Line - Frozen Plot due to 11 KV Line
44		1C2HTd	CV-148	Odd Shape			178.88	213.94	1			178.88		2.10	375.65		HT Line - Frozen Plot due to 11 KV Line
45		1C2a	CV-165	Odd Shape			187.07	223.73	1			187.07		2.10	392.85		
46		1C3	CV(03-04,06-08,18-29)	19.00	10.05	1.89	190.95	228.37	17			3246.15		2.10	6816.92		
47		1CHT3	CV(1-2,09-11,15-17,30-32)	19.00	10.05	1.89	190.95	228.37	11			2100.45		2.10	4410.95		HT Line - Frozen Plot due to 33 KV Line
48		1C3HTa	CV-12	Odd Shape			183.76	219.78	1			183.76		2.10	385.90		HT Line - Frozen Plot due to 11 KV Line
49		1C3HTb	CV-14	Odd Shape			186.81	223.42	1			186.81		2.10	392.30		HT Line - Frozen Plot due to 11 KV Line
50		1C3HTc	CV-33	Odd Shape			185.20	221.49	1			185.20		2.10	388.91		HT Line - Frozen Plot due to 11 KV Line
51		1J5	JV(1-4,16-23,54-61,80-95)	21.28	8.90	2.39	189.39	226.51	23			4356.02		2.10	9147.63		
52		1JHT5	JV92	21.28	8.90	2.39	189.39	226.51	1			189.39		2.10	397.72		HT Line - Frozen Plot due to 132 KV Line
53		1J6	JV(5-7,14-15,24,53,66,87)	21.28	8.99	2.37	191.31	228.80	9			1721.76		2.10	3615.71		
54		1JHT	JV(08-12,25-28,49-52,62-65,88-91)	21.28	8.99	2.37	191.31	228.80	21			4017.45		2.10	8436.65		HT Line - Frozen Plot due to 132 KV Line
									449	449	100%	96,776.05	100.00%		204,636.05	204,636.05	
															Independent Floors	11617.20	
															Plots Area	193,058.85	
															Total	204686.05	

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 onthe 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.

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 build able zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement,F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the tale below :-

Plot Area	Maximum permissible coverage for each floor	FAR: FAR as per approved layout plan	FAR: Maximum permissible FAR alongwith purchasable FAR	Maximum permissible Height (G+3 floor) (including stilt+4 floor) (in metres)	
1	2	3	4	5	
Above 75 upto 100 square metres.	75%	165%	2.64	16.50	The rate of additional purchasable FAR is as per policy bearing memo no. misc -2266/2024/7/17/2024-2TCP dated 10.09.2024 as amended from time to time
Above 100 upto 150 square metres.	75%	145%	2.64	16.50	
Above 150 upto 200 square metres.	75%	145%	2.64	16.50	
Above 200 upto 250 square metres.	75%	145%	2.64	16.50	
Above 250 upto 350 square metres.	66%	130%	2.40	16.50	
Above 350 upto 500 square metres.	66%	120%	2.40	16.50	
Above 500 square metres.	66%	100%	2.40	16.50	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-
a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on upper floor.
b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height if building shall not exceed 16.5 meters as per the terms & conditions of the policy circulated vide memo no misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20.10.2020.

3. SITE COVERAGE AND FLOOR AREA RATIO (FAR):-
a) The building or buildings shall be constructed only within the portion of the site marked as ▨ Building zone as explained above, and nowhere else.
b) The maximum permissible density in NILP colony shall be 400 PPA. Irrespective of the area of such project, the maximum permissible FAR shall be 1.25 with a provision that additional 0.25 FAR of the entire colony on account of purchasable development rights (PDR) shall also be allowed.

4. HEIGHT OF BUILDING AND PERMISSIBLE NO. OF STOREY:
The maximum Height and No. of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

5. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

6. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as ▨ residential build able zone in clause number 1 above.Balcony of width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony beond the rear set back shall be permitted.

7. 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.

8. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

9. PARKING:

(a) Parking shall be provided as per the provisions of Haryana Bulding 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.

10. PLINTH LEVEL

The plinth height of building shall be as per Code no 7.3 of the Haryana Building Code 2017.

11. BASEMENT:
a) Single level basement 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.

12. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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.

13. 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 DTCP, Haryana. The boundary wall in the rear courtyard/setback 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 E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters
(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.

14. 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 1.25 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.

15. 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.

16. 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.

17. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

GENERAL:

(a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(c) 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.
(d) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(e) Fire safety protection measures shall be regulated by Haryana fire service Ac, 2009, as amended from time to time..
(f) Rain water Harvesting shall be provided as per Haryana Building Code, 2017(if applicable).

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP, Panipat vide Endst. No. 904 Dated 07.07.2026.

DRG. NO. DTCP 12495 DATED 11-08-2026

(PRAVEEN KUMAR) SD | (RAMNEEK) ATP (HQ) | (SANJAY SAINI) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR) | (AMIT KHATRI, IAS) DTCP (HR)