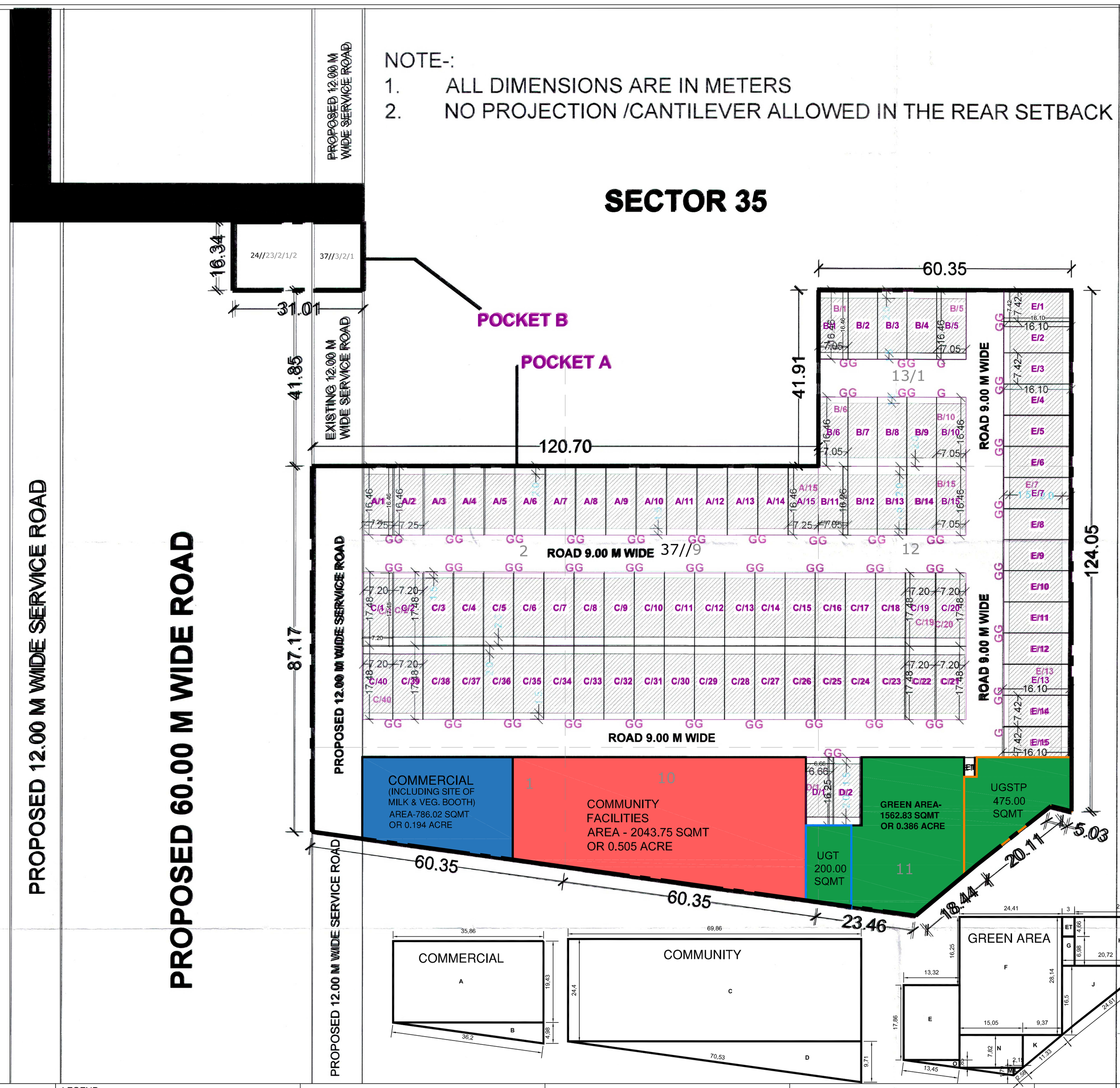
ZONING PLAN OF AFFORDABLE RESIDENTIAL PL
DAYAL JAN AWAS YOJNA-2016 OVER AN AREA ME
NO.209 DATED 21.12.2022 IN SECTOR-35, S
DHOOPLA ENTERPRISE PRIVATE LIMITED

DEMARCATION CUM LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHONEEA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOPLA ENTERPRISE PRIVATE LIMITED

FOR PURPOSE OF HARYANA BUILDING CODE, 2017, AS

NOTE-:
1. ALL DIMENSIONS ARE IN METERS
2. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SETBACK



1. USE ZONE

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2. MAXI
PERM

(a) The b
builda
(b) The Pl

Plot Area	Maximum Permissible	Permissible Basement	Permissible Floor Area Ratio	Height (G+3 Floor) (Including stilt (S+4 Floor))
Upto 1 metre				

(c) The
cond
the
ULB/

3. PERM

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4. BAR O

Sub-di

5. BUILDING SETBACK

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balcon

6. HEIGH

The m
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 will not be permissible for any purpose other than parking.

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

12. BOUNDARY WALL

16. ACCESS

Department, if a
(iii) That the colonis
per the provision
Government Re
(iv) Fire safety prote
from time to time
(v) Rain water harve

Note.
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DRG. NO. DGTCP

AREA CALCULATIONS

Sr. No.	PARTICULARS	PROPOSED (ACRES)	(%)	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN %
1	**TOTAL AREA OF THE SCHEME**	**5.050**	100.00	**5.0**	–
2	AREA UNDER 60 METERS	0.076	–	–	–
3	BALANCE AREA	4.974	–	–	–
4	50% BENEFIT OF AREA UNER 60 METERS AND 12 M WIDE SERVICE ROAD	0.038	–	–	–
5	**NET PLANNED AREA**	**5.012**	–	–	–
6	AREA UNDER RESIDENTIAL PLOTS	2.613	52.13	3.057	61.0
7	AREA UNDER COMMERCIAL PLOT	0.194	3.87	0.200	4.0
8	**TOTAL SALEABLE AREA (6+7)**	**2.807**	**56.00**	**3.258**	**65.0**
9	GREEN AREA/OPEN SPACE	0.386	7.65	0.379	7.5
10	COMMUNITY FACILITIES	0.505	10.00	0.505	10.0

DETAIL OF RESIDENTIAL PLOTS

Sr. No.	CATEGORY	SIZE (IN METERS)			AREA IN SQMT	NO. OF PLOTS		TOTAL (IN SQMT)
1	A	7.25	X	16.46	119.335	15	=	1790.025
2	B	7.05	X	16.46	116.043	15	=	1740.645
3	C	7.20	X	17.48	125.856	40	=	5034.240
4	D	6.66	X	16.25	108.225	2	=	216.450
5	E	7.42	X	16.10	119.462	15	=	1791.930
	TOTAL					87	=	**10573.290**
								2.613 ACRES

	POCKETS	BASE	HEIGHT	SHAPE	AREA	TOTAL AREA
COMMERCIAL	A	35.86	19.4300	RECTANGLE	696.76	
	B	4.9789	35.8564	TRIANGLE	89.26	**786.023**
COMMUNITY SITE	C	69.86	24.4	RECTANGLE	1704.584	
	D	9.71	69.86	TRIANGLE	339.1703	**2043.7543**
GREEN AREA	E	17.86	13.32	RECTANGLE	237.8952	
	F	28.14	24.41	RECTANGLE	686.8974	
	G	6.9781	3	RECTANGLE	20.9343	
	H	22.6	11.64	RECTANGLE	263.064	
	I	1.22	4.88	TRIANGLE	2.9768	
	J	16.5	20.72	TRIANGLE	170.94	
	K	7.82	9.37	TRIANGLE	36.6367	
	L	1.79	2.15	TRIANGLE	1.92425	
	M	1.79	12.9	TRIANGLE	11.5455	
	N	15.05	7.82	RECTANGLE	117.691	
	O	1.85	13.32	TRIANGLE	12.321	**1562.82615**

Area Falls under 60mtr and 12mtr Road

S.No	Road	Khasra No	Area (in acers)
1	Under 60 mtr wide Sector Dividing road	24//23/2/1/2	0.076
2	Area Under 12mtr wide Service Road	37//3/2/1	0.048
		37//2	0.198
		37//1	0.062
		Total =	**0.384**

DIVINE
ARCHITECTS & PLANNERS

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LEGEND:
- ET (3MX4.66M)
- UGT
- UG STP
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY

ABBREVIATIONS-

ET = ELECTRIC TRANSFORMER
UGT = UNDERGROUND WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

(SCALE-N.T.S.)

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 87
UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 87 X 4 X 4.5
= 1566.0 / 5.012
= 312.45, SAY 312 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-

GREEN-I = 1562.83 SQMT
OR 0.3861 ACRE (7.65%)

N S E W

(RAM AVTAR BASSI) JD(HQ)
DHOOPLA ENTERPRISE PRIVATE LIMITED
(SANJAY NARANG) ATP (HQ)
(R.S.BATTH) DTP(HQ)
(HITESH SHARMA) STP(M)HQ

AUTHORIZED SIGNATORY
SIGNATURE OF OWNER / APPLICANT
SIGNATURE OF ARCHITECT / TOWN PLANNER