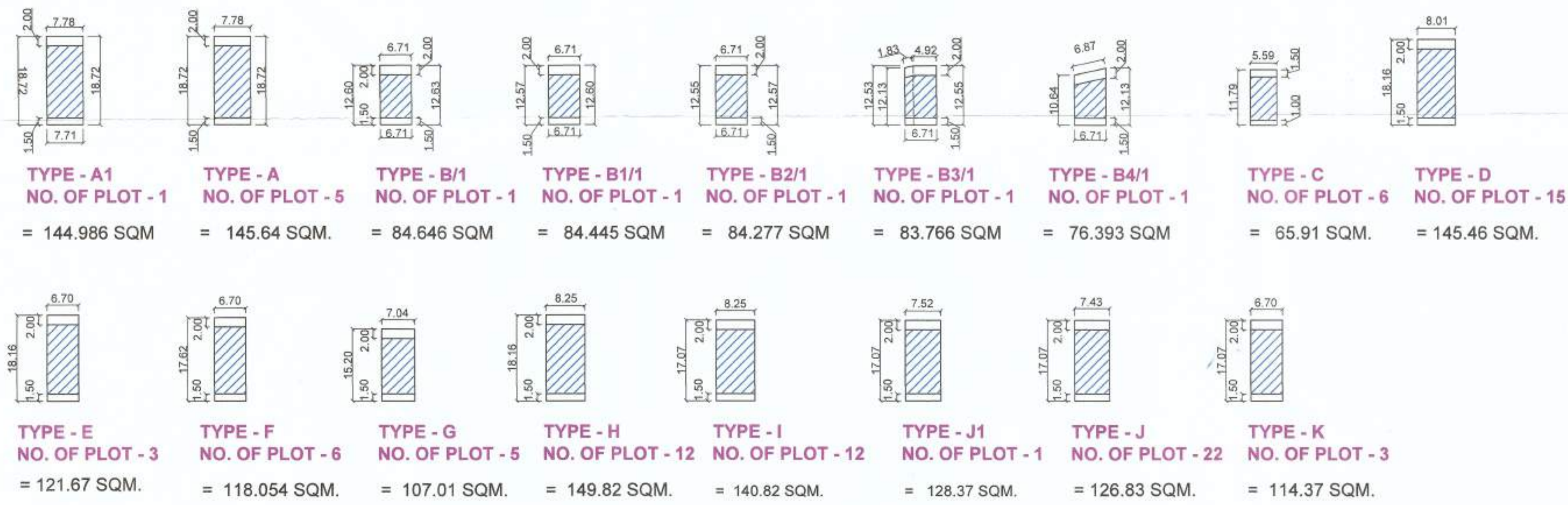
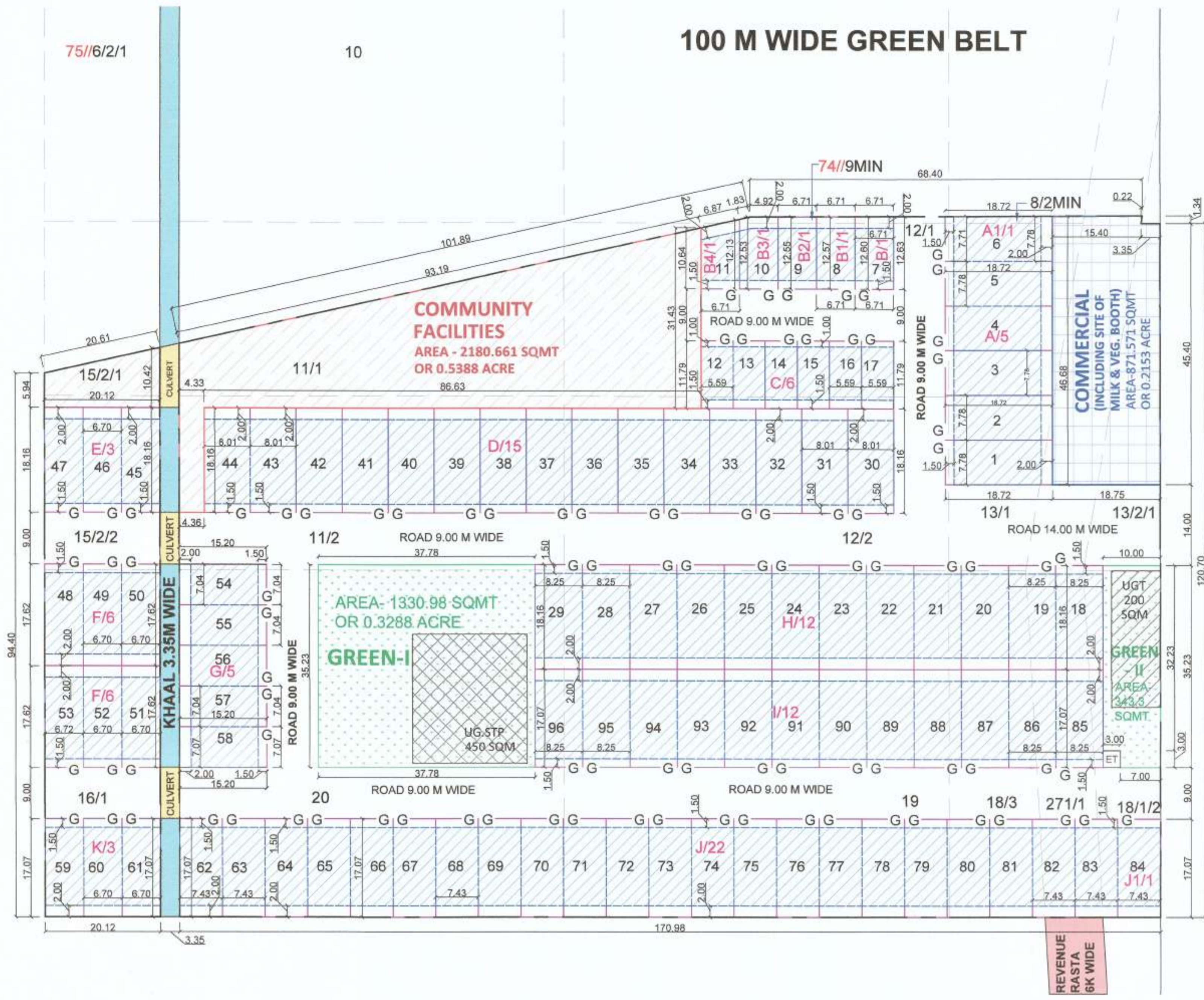


100 M WIDE GREEN BELT



DEMARCATIION - CUM - ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3875 ACRES LICENCE NO.182 OF 2023 DATED 11-09-2023 IN THE REVENUE ESTATE OF VILL. PATTI KAISTH SETH, SECTOR-22, TEH. & DISTT. KAITHAL (HARYANA) BEING DEVELOPED BY M/S SIGMA REALITY.

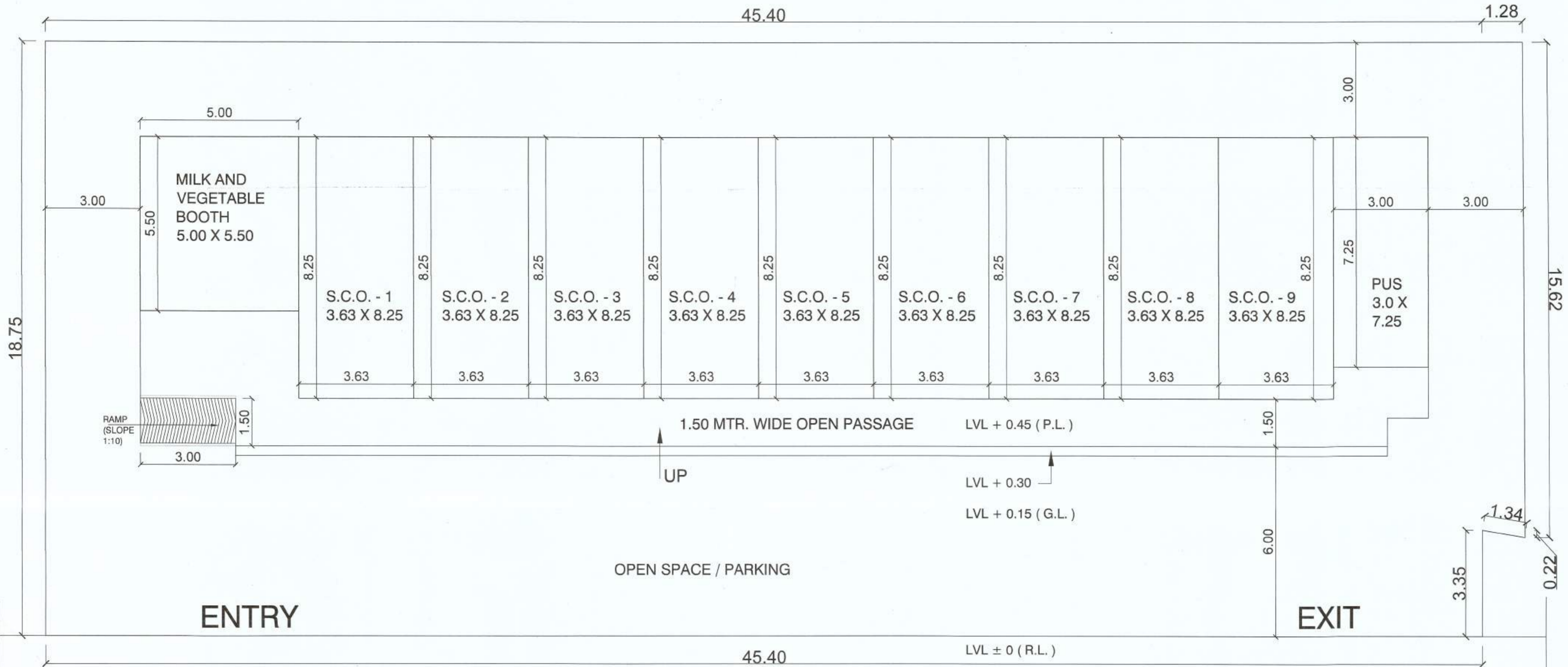
FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- 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.
	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.
	Community	To be used for community facilities buildings.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	16.5
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
 a. No's of dwelling unit permitted on each plot : 3 (Three)
 b. Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of Stilt+4 dwelling units is revoked by the competent Authority and building plan approvals for such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling Units.
- BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.
- 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. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.
- 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.
- 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.
- 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.
- PLINTH LEVEL**
The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.
- 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.
- 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.
- BOUNDARY WALL**
 (a) The boundary wall shall be constructed as per Code 7.5 of the 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. 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 upto 125 sq. meters.
 iii). 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
- 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.
- 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.
- 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.
- ACCESS**
No plot or public building will derive an access from less than 9.00 meters wide road.
- 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. 22/52/2005-5Power 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)

DRG. NO. DGTCP 9862 DATED 11-12-23



AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		0.21537	871.571
PERMISSIBLE G.C.	35.00%	0.0754	305.050
PERMISSIBLE F.A.R	150%		1307.357
PROPOSED G.C. (EXCLUDING PUS)	34.08%		297.03
PROPOSED F.A.R. (9 X 69.707 +27.50)	75.14%		654.863
TOTAL NO. OF S.C.O.			9

AREA DETAILS				
S.C.O. NO.	S.C.O. SIZE	AREA (SQ.MT.)	NO. OF S.C.O.	TOTAL GROUND COVERAGE
1 TO 9	3.63 X 8.25	29.948	9	269.53
GROUND COVERAGE				269.53

MILK & VEGETABLE BOOTH - GROUND COVERAGE & F.A.R.				
MILK & VEGETABLE BOOTH	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
	5.00 X 5.50	27.50	1	27.50
TOTAL GROUND COVERAGE				297.03

PUBLIC UTILITY SERVICE BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
PUBLIC UTILITY SERVICE BLOCK	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
	3.00 X 7.25	21.75	1	21.75

45.00 MTR. WIDE ROAD

DRG. NO :- D4TEP 9863 (1) DT 11.10.23

(SATYA PAL) JD (HQ) (RAHUL SINGLA) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) CTP (HR) (AMIT KHATRI, IAS) DTCP(HR)

STANDARD DESIGN OF SCO'S IN COMMERCIAL SITE (0.2153) OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3875 ACRES LICENCE NO. 182 OF DATED 11.09.2023 IN THE REVENUE ESTATE OF VILL. PATTI KAISTH SETH, SECTOR-22, TEH. & DISTT. KAITHAL(HARYANA)

- NOTE :-**
- ALL DIMENSIONS ARE IN METERS.
 - PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.
 - SCO - SCO CUM OFFICE.

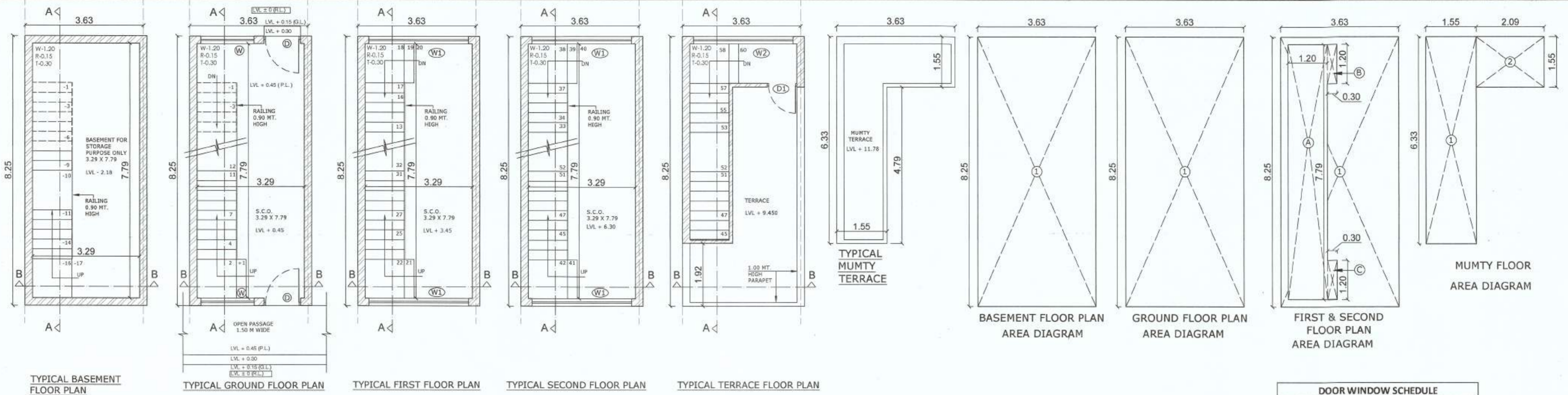
OWNER SIGNATURE :-
[Signature]

ARCHITECT SIGNATURE :-
[Signature]

SITE PLAN



DRAWING NO.	A - 1
SCALE :	NTS
UNIT :	METERS
DATE ISSUED	31.10.2023



DOOR WINDOW SCHEDULE
(S.C.O. NOS. 1 & 9)

SR. NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL
1	D	1120	2450	0	2450
2	D1	900	2100	0	2100
3	W	1638	1850	600	2450
4	W1	3058	1850	600	2450
5	W2	3058	1500	600	2100

GROUND FLOOR FAR DETAILS (S.C.O. NOS. 1 & 9)

S.C.O. NO.	NO	LENGTH	X	WIDTH	=	AREA SQM/TS
1 & 9	1	3.63	X	8.25	=	29.948

FIRST FLOOR FAR DETAILS

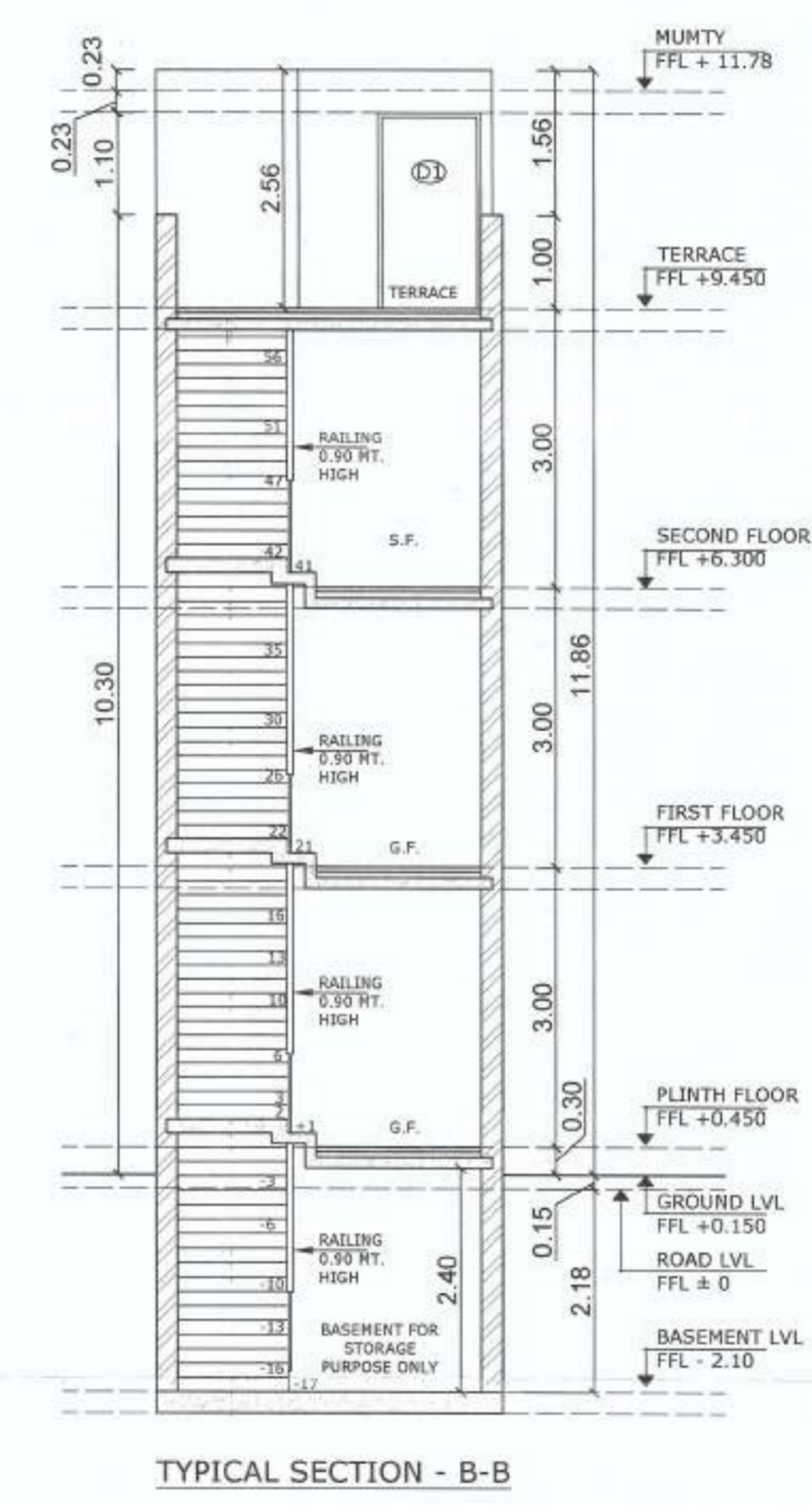
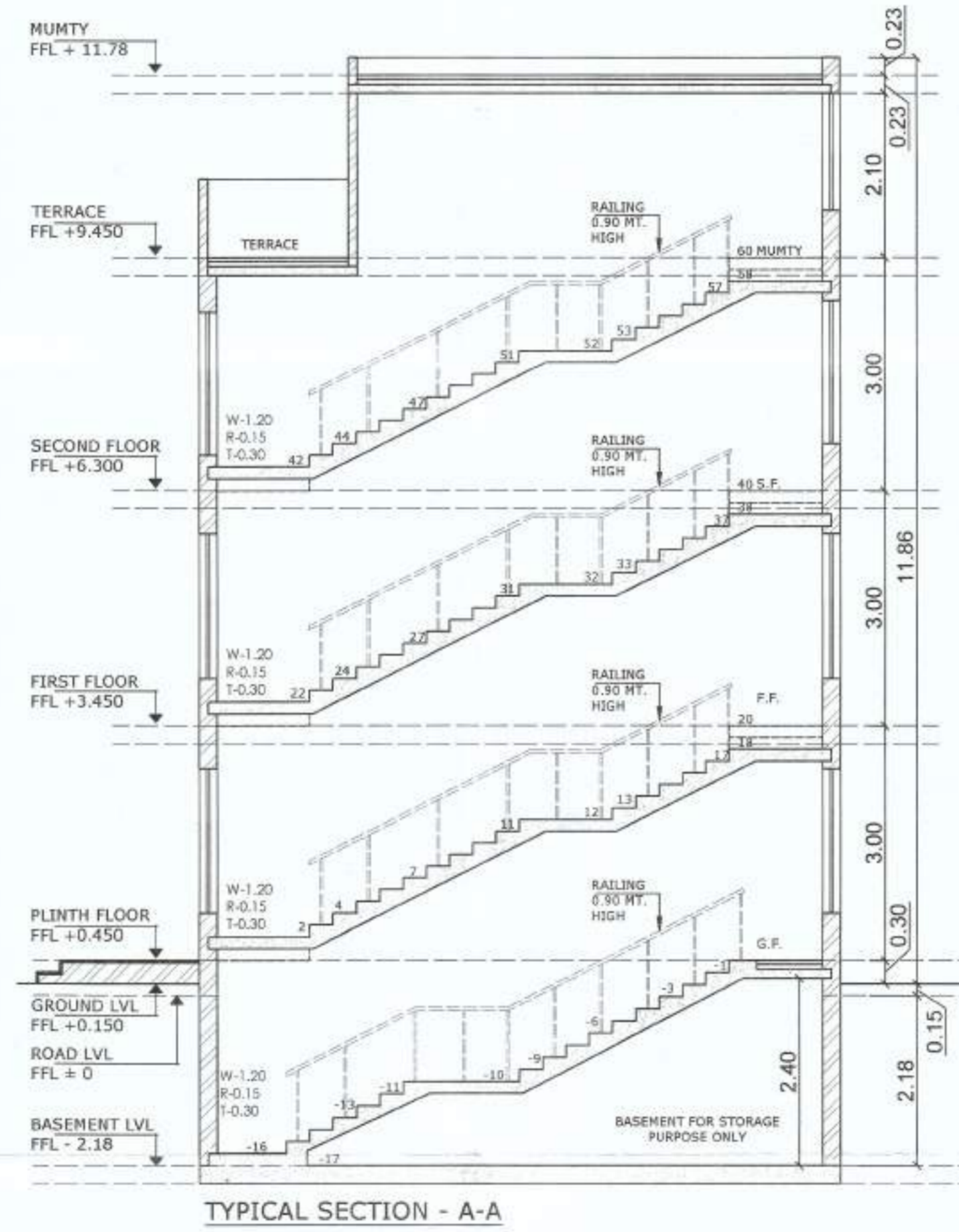
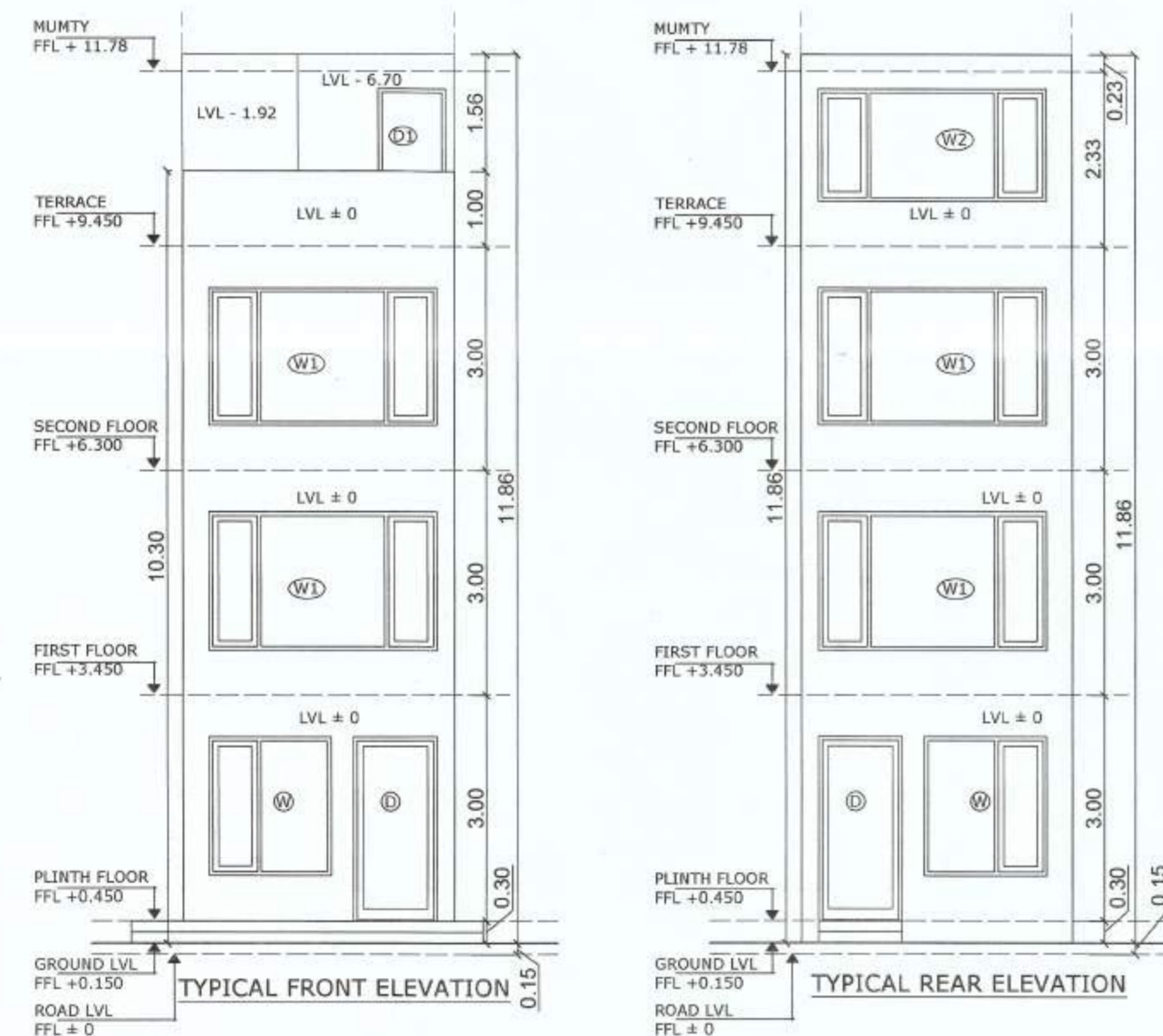
S.C.O. NO.	NO	LENGTH	X	WIDTH	=	AREA SQM/TS
1 & 9	1	3.63	X	8.25	=	29.948

SECOND FLOOR FAR DETAILS

S.C.O. NO.	NO	LENGTH	X	WIDTH	=	AREA SQM/TS
1 & 9	1	3.63	X	8.25	=	29.948

MUMTY NON-FAR DETAIL

S.C.O. NO.	S.NO	LENGTH	X	WIDTH	=	AREA SQM/TS
1 & 9	1	1.55	X	6.33	=	9.812
	2	2.09	X	1.55	=	3.240



NOTE:- LIGHT & VENTILATION IN BASEMENT SHALL BE PROVIDED MECHANICALLY

DRG.NO:- DTPCP 9863(ii) DATED:- 11/10/23

Satya Pal
(SATYA PAL)
JD (HQ)

Rahul Singla
(RAHUL SINGLA)
ATP (HQ)

Divya Dogra
(DIVYA DOGRA)
DTP (HQ)

Sunita Sethi
(SUNITA SETHI)
STP (HQ)

P.R. Singh
(P.R. SINGH)
CTP (HR)

Amit Khatri
(AMIT KHATRI, IAS)
DTCP(HR)

STANDARD DESIGN OF SCO'S IN COMMERCIAL SITE (0.2153) OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3875 ACRES LICENCE NO. 182 OF DATED 11.09.2023 IN THE REVENUE ESTATE OF VILL. PATTI KAISTH SETH, SECTOR-22, TEH. & DISTT. KAITHAL(HARYANA)

NOTE :-
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2. PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.
3. SCO - SCO CUM OFFICE.

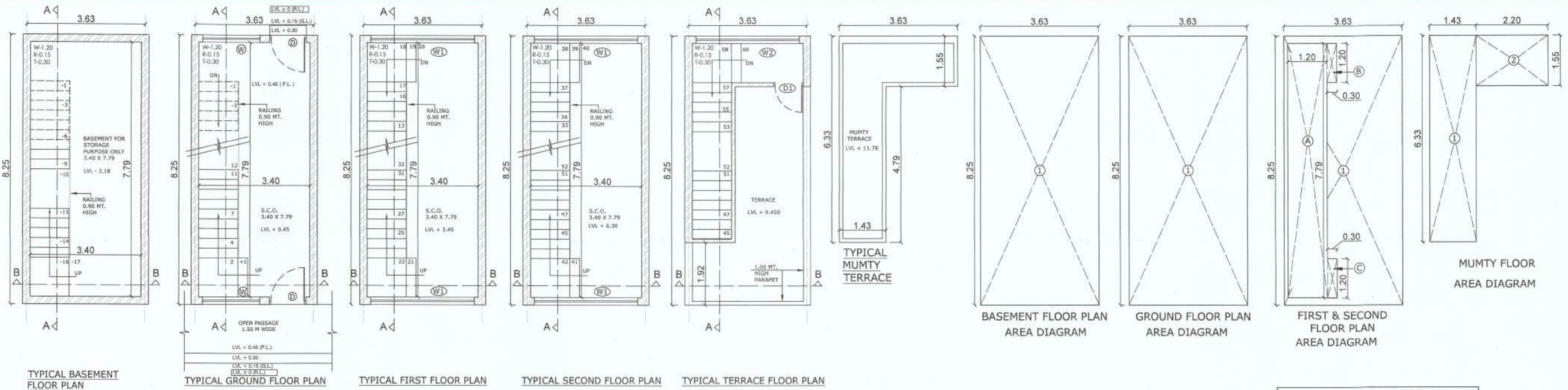
OWNER SIGNATURE :-
Satya Pal

ARCHITECT SIGNATURE :-
Divya Dogra

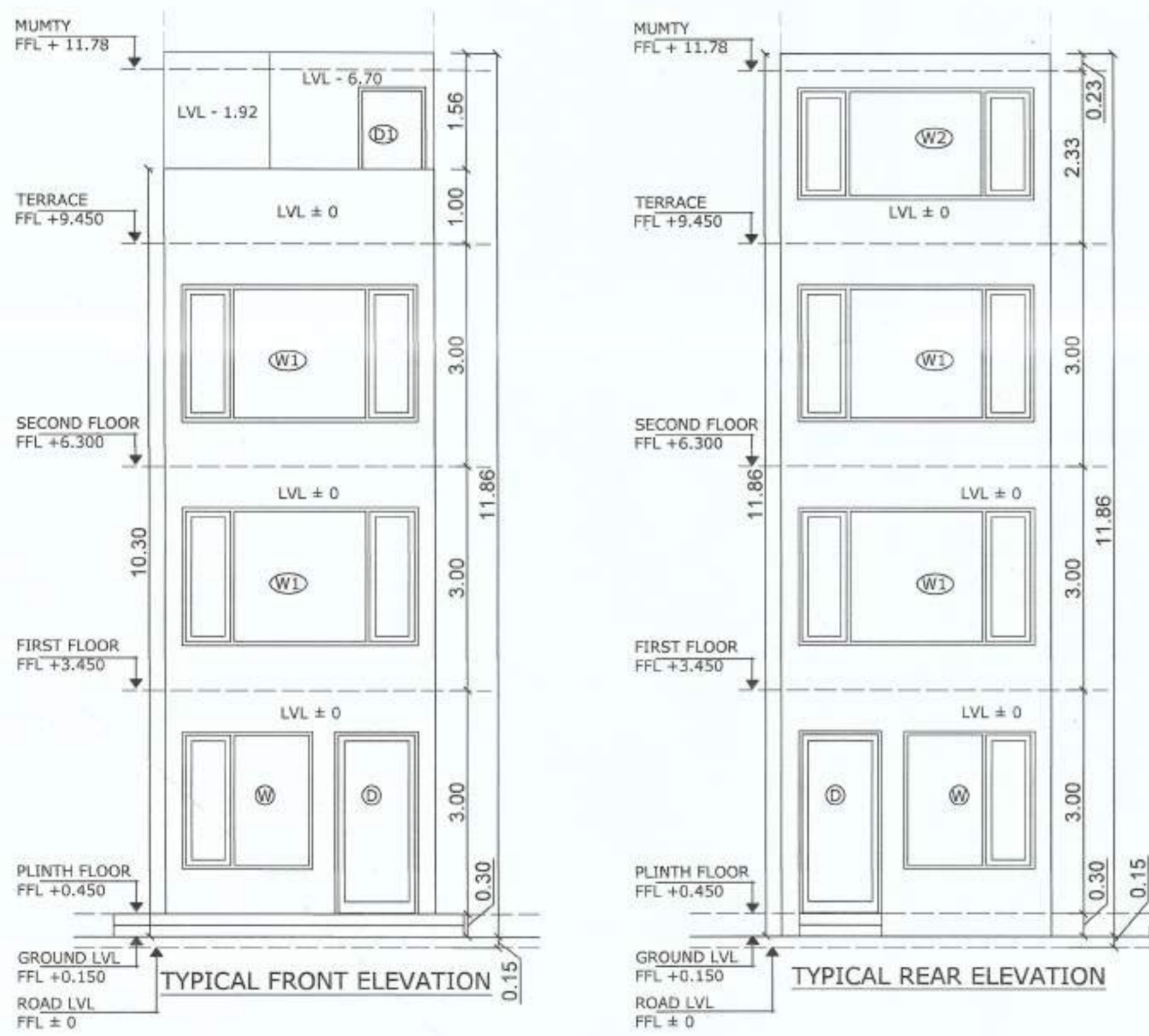
TYPICAL DRAWING OF S.C.O. 1 & 9



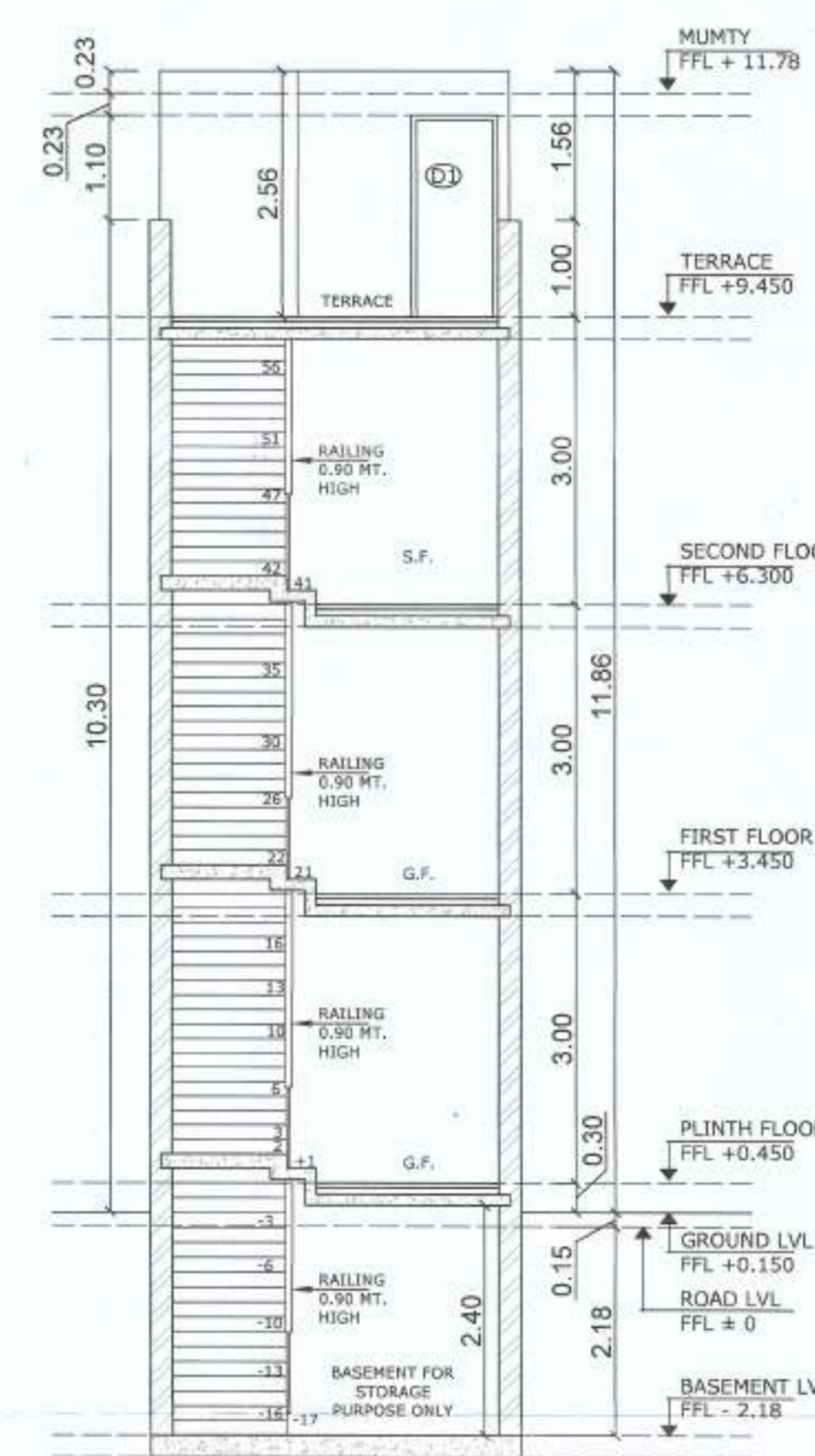
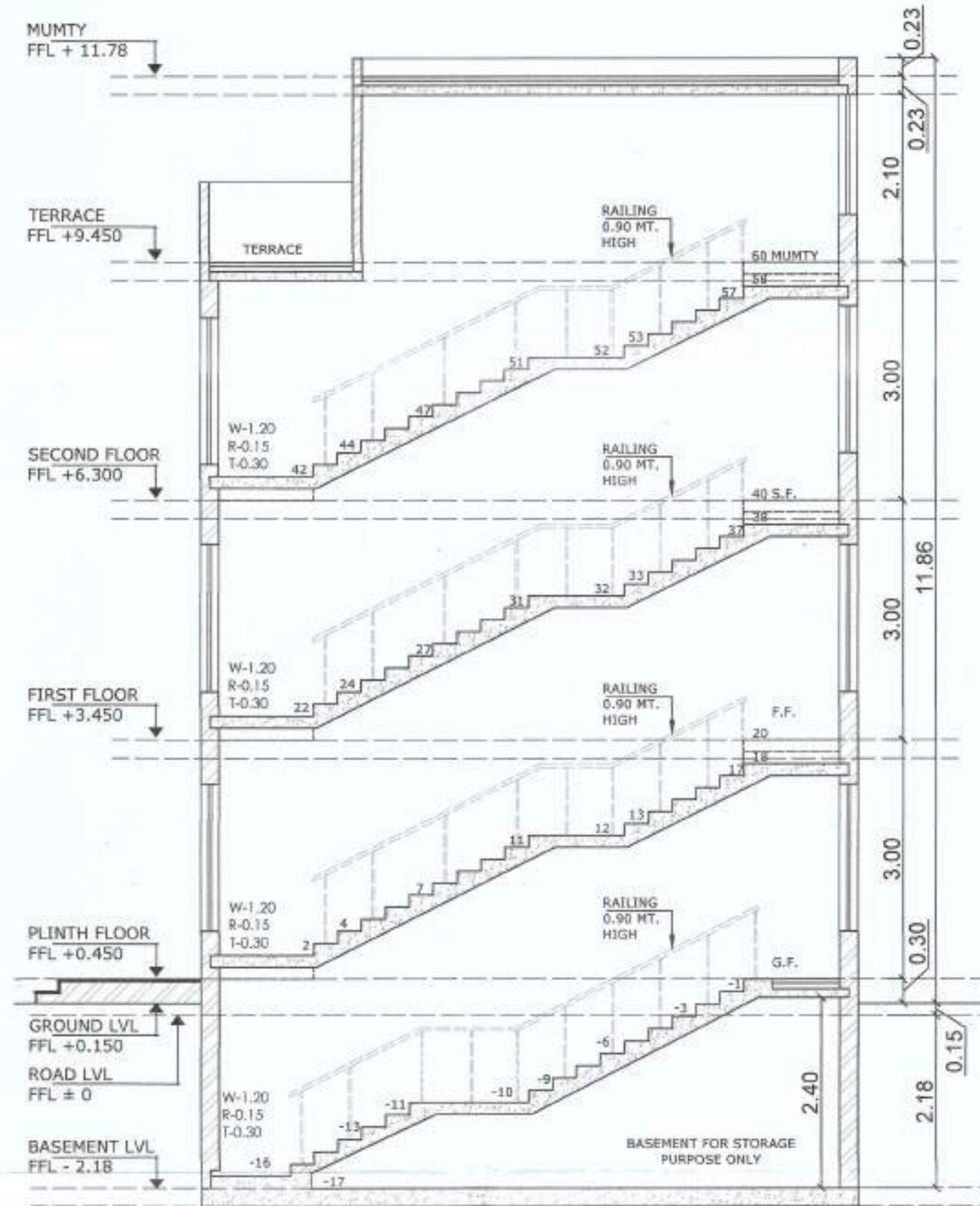
DRAWING NO.	A - 2
SCALE :	NTS
UNIT :	METERS
DATE ISSUED	31.10.2023



DOOR WINDOW SCHEDULE (S.C.O. NOS. 2 TO 8)					
SR. NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL
1	D	1120	2450	0	2450
2	D1	900	2100	0	2100
3	W	1753	1850	600	2450
4	W1	3173	1850	600	2450
5	W2	3173	1500	600	2100



NOTE:- LIGHT & VENTILATION IN BASEMENT SHALL BE PROVIDED MECHANICALLY



GROUND FLOOR FAR DETAILS (S.C.O. NOS. 2 TO 8)					
S.C.O. NO.	NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	1	3.63	X	8.25	= 29.948 SQMTRS
FIRST FLOOR FAR DETAILS					
TOTAL COVERED AREA					
S.C.O. NO.	NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	1	3.63	X	8.25	= 29.948 SQMTRS
DEDUCTION					
S.C.O. NO.	NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	A	1.200	X	7.750	= 9.348 SQMTRS
	B	0.300	X	1.200	= 0.360 SQMTRS
	C	0.300	X	1.200	= 0.360 SQMTRS
FIRST FLOOR TOTAL DEDUCTIONS					10.068 SQMTRS
FIRST FLOOR F.A.R.					19.880 SQMTRS
SECOND FLOOR FAR DETAILS					
TOTAL COVERED AREA					
S.C.O. NO.	NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	1	3.63	X	8.25	= 29.948 SQMTRS
DEDUCTION					
S.C.O. NO.	NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	A	1.200	X	7.750	= 9.348 SQMTRS
	B	0.300	X	1.200	= 0.360 SQMTRS
	C	0.300	X	1.200	= 0.360 SQMTRS
SECOND FLOOR TOTAL DEDUCTIONS					10.068 SQMTRS
SECOND FLOOR F.A.R.					19.880 SQMTRS
BASEMENT NON-FAR DETAIL					
S.C.O. NO.	S.NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	1	3.63	X	8.25	= 29.948 SQMTRS
MUMTY NON-FAR DETAIL					
S.C.O. NO.	S.NO	LENGTH	X	WIDTH	AREA SQMTRS
1 TO 8	1	1.43	X	6.33	= 9.052 SQMTRS
	2	2.20	X	1.55	= 3.410 SQMTRS
MUMTY FLOOR NON F.A.R.					12.462 SQMTRS
TOTAL NON-FAR AREA					
NON-FAR AREA ON BASEMENT & MUMTY					= 42.409 SQMTRS
TOTAL NON-FAR AREA					= 42.409 SQMTRS
TOTAL F.A.R. AREA					= 69.707 SQMTRS

DRG. NO. - DTP 9863 (vi) Dt 11/2/23

(SATYA PAL) JD (HQ) (RAHUL SINGLA) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. SINGH) CTP (HR) (AMIT KHATRI) IAS DTCP (HR)

STANDARD DESIGN OF SCO'S IN COMMERCIAL SITE (0.2153) OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3875 ACRES LICENCE NO. 182 OF DATED 11.09.2023 IN THE REVENUE ESTATE OF VILL. PATTI KAISTH SETH, SECTOR-22, TEH. & DISTT. KAITHAL(HARYANA)

NOTE :-
 1. ALL DIMENSIONS ARE IN METERS.
 2. PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.
 3. SCO - SCO CUM OFFICE.

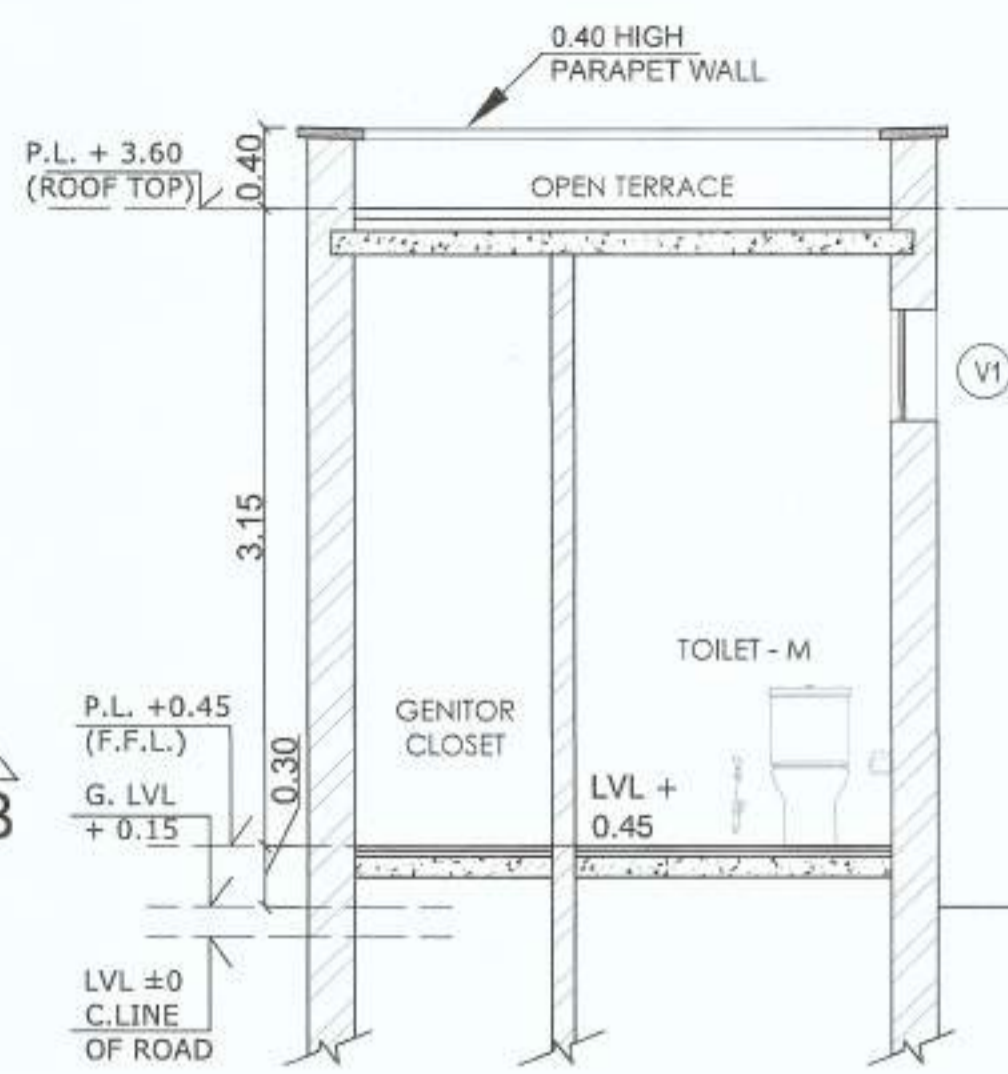
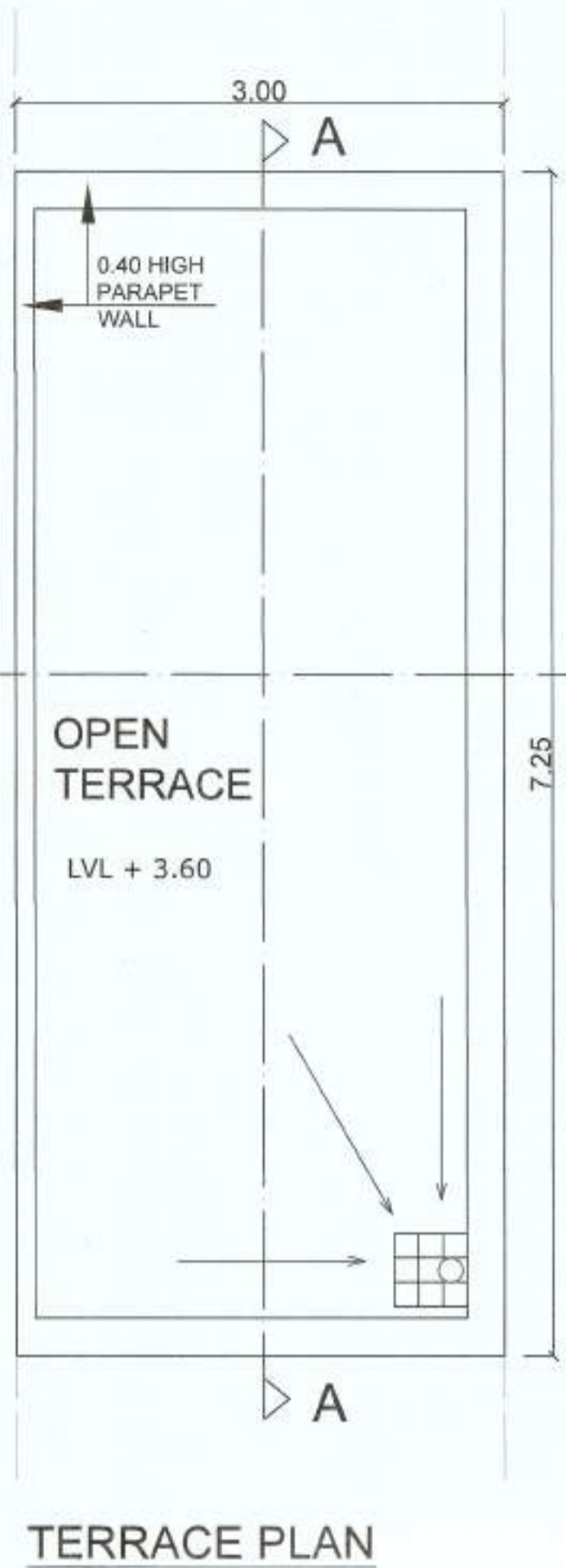
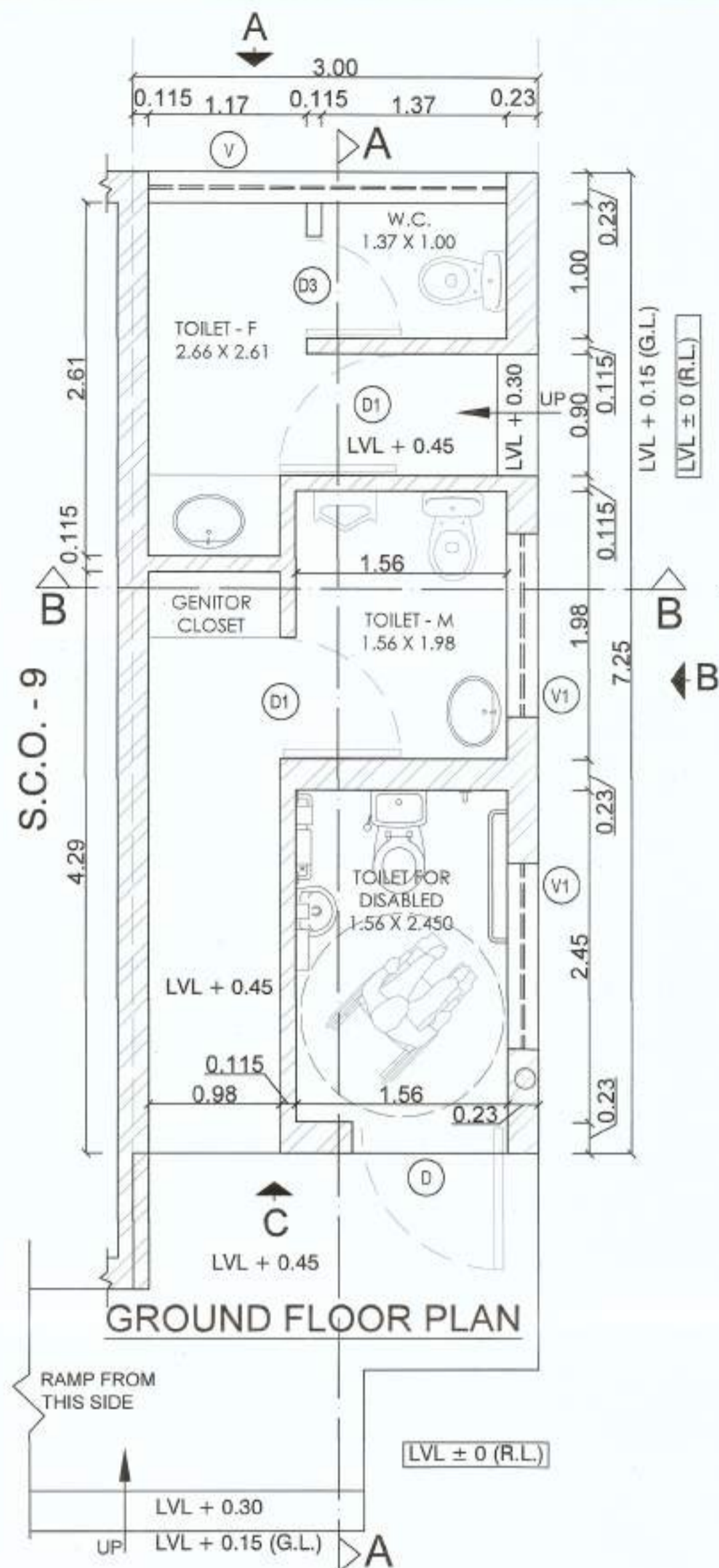
OWNER SIGNATURE :-

ARCHITECT SIGNATURE :-

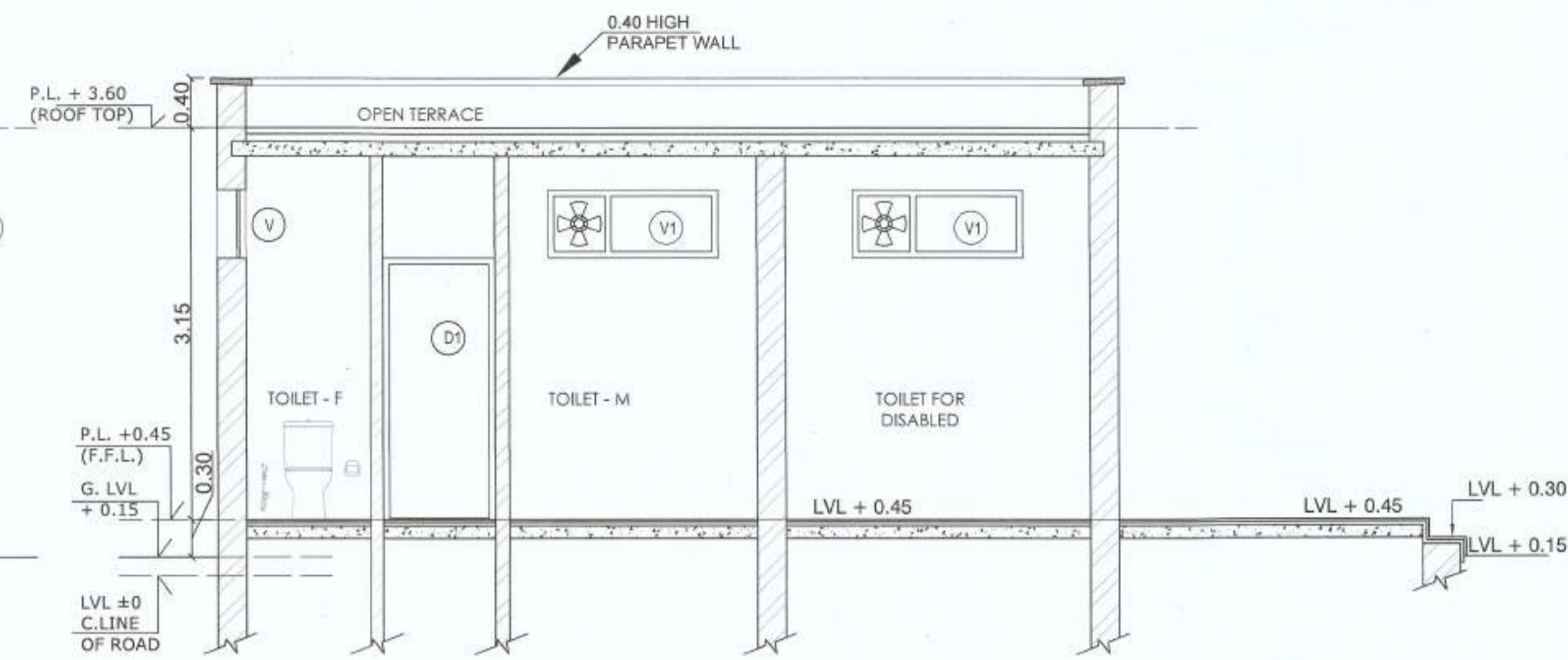
TYPICAL DRAWING OF S.C.O. 2 TO 8



DRAWING NO.	A - 3
SCALE :	NTS
UNIT :	METERS
DATE ISSUED	31.10.2023



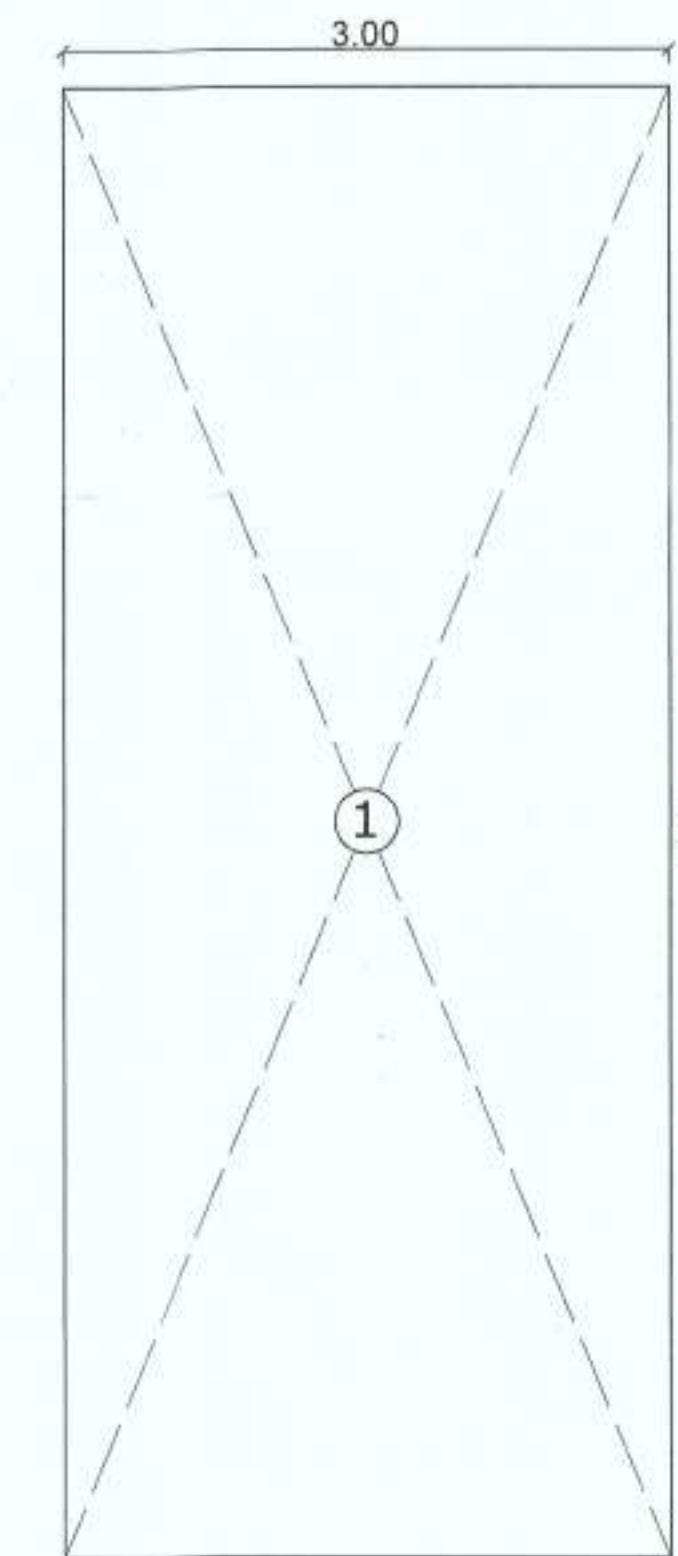
SECTION B - B



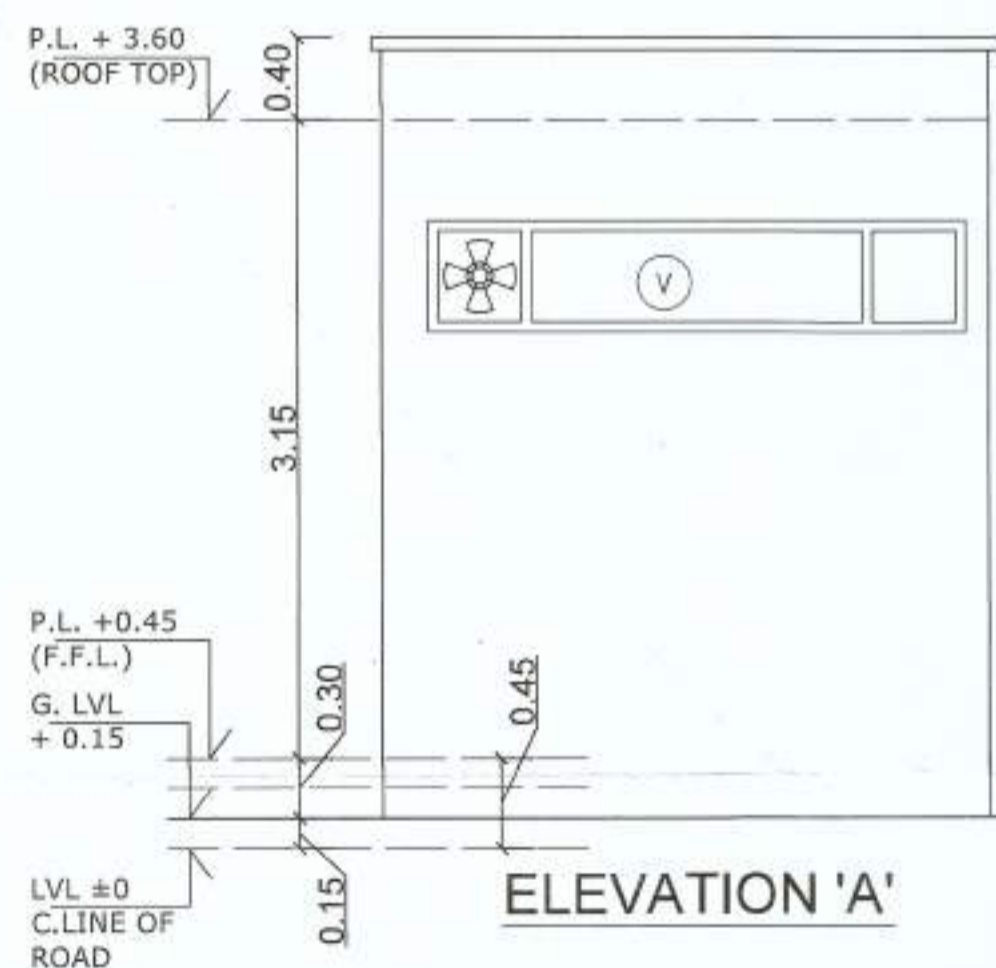
SECTION A - A

DOOR WINDOW SCHEDULE					
PUBLIC UTILITY SERVICE (PUS)					
SR. NO.	TYPE	WIDTH	HEIGHT	CILL	LINTEL
1	D	1150	2100	0	2100
2	D1	900	2100	0	2100
3	V	2655	550	2100	2650
4	V1	1370	550	2100	2650

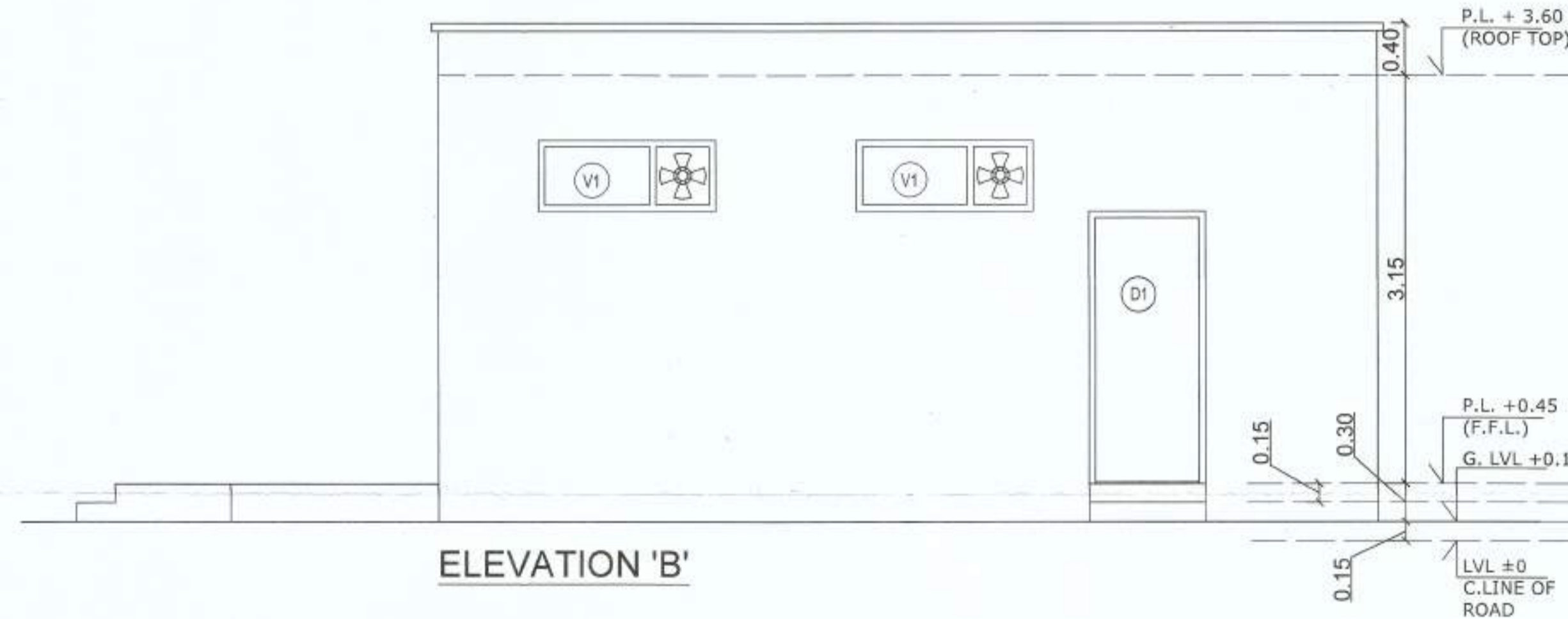
GROUND FLOOR NON FAR DETAIL (PUS)						
TOTAL GROUND COVERAGE & F.A.R						
PUS	NO	LENGTH	X	WIDTH	=	AREA SQMTRS
	1	3	X	7.25	=	21.750 SQMTRS



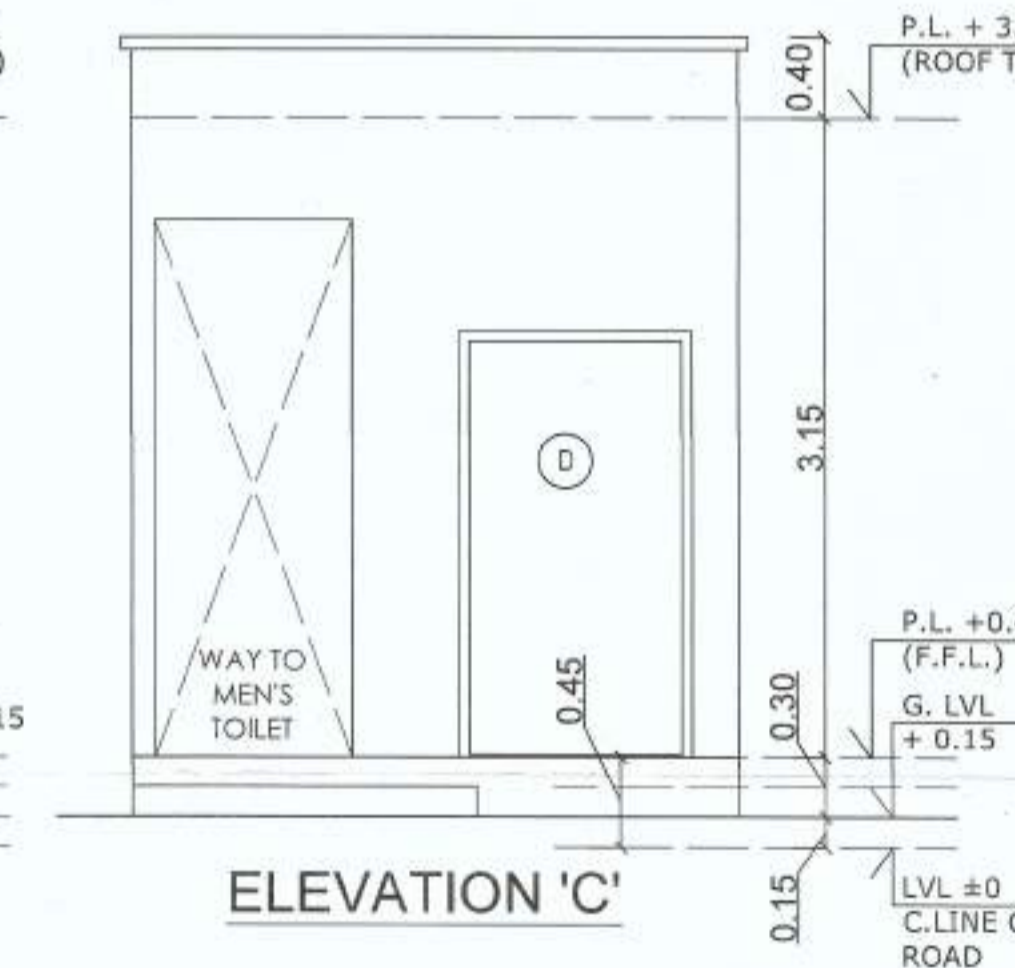
AREA DIAGRAM



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'

DRG. NO. - 09799 9863 (14) Dt 11-12-23

Satya Pal
(SATYA PAL)
JD (HQ)

Rahul Singla
(RAHUL SINGLA)
ATP (HQ)

Divya Dogra
(DIVYA DOGRA)
DTP (HQ)

Sunita Sethi
(SUNITA SETHI)
STP (HQ)

P.P. Singh
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CTP (HR)

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STANDARD DESIGN OF SCO'S IN COMMERCIAL SITE (0.2153) OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.3875 ACRES LICENCE NO. 182 OF DATED 11.09.2023 IN THE REVENUE ESTATE OF VILL. PATTI KAISTH SETH, SECTOR-22, TEH. & DISTT. KAITHAL(HARYANA)

NOTE :-

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- SCO - SCO CUM OFFICE.

OWNER SIGNATURE :-

[Signature]

ARCHITECT SIGNATURE :-



PUBLIC UTILITY SERVICES



DRAWING NO.	A - 4
SCALE :	NTS
UNIT :	METERS
DATE ISSUED	31.10.2023