

DEMARICATION CUM ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.21875 ACRE (LICENSE NO. 08 OF 2024 DATED 23-01-2024) IN SECTOR-40, PANIPAT, HARYANA BEING DEVELOPED BY M/S RISHIKA CREATOR 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.
	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 within 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 Floor Area Ratio (FAR)	Maximum permissible Height
Upto 150 square metres	75%	Single Level	200%
			16.5

3. 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 to keep in abeyance the approval of Stilt+4 dwelling units dated 23.02.2023 is revoked by competent Authority and building plan approvals of such Stilt+4 units is allowed, the no's of dwelling units permitted on each plot shall stand restored to 4 (Four) dwelling units.

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 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

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(i)(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 METERS 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 DIGTCP. 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.

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. 15/6/2016-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-SPower 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, 2008, 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 revised Layout-cum-Demarcation Plan verified by D.T.P., PANIPAT vide Enstid no. 113 Dated 07/02/24
DRG. NO. DGTCP 10090 DATED 01/03/24

(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) ATP (HQ) (S.K. SEHRAWAT) DTP (HQ) (SANJAY KUMAR) STP (E & V) (P. SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)

SITE	PERMISSIBLE			PROPOSED		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	5.21875	21119.500		5.21875	21119.500	
OPEN AREA UNDER GREEN/PARK	0.39141	1583.963	7.500	0.39216	1587.021	7.514
COMMUNITY FACILITIES	0.52188	2111.950	10.000	0.52303	2116.626	10.022
COMMERCIAL AREA	0.20875	844.780	4.000	0.15517	627.940	2.973
AREA UNDER PLOTS	3.18344	12882.895	61.000	2.82791	11444.132	54.188
TOTAL PERMISSIBLE SALEABLE AREA	3.39219	13727.675	65.000	2.98308	12072.072	57.161

DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	95 X 13.50 = 1282.500
PPA	1282.500 / 5.21875 = 245.75%

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP											
SR. NO.	PLOT NO.	SIZE			AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.			
		WIDTH	X	LENGTH							
1	6	8	7.400	X	20.000	=	148.000	177.008	3	444.000	
2	9	12	7.000	X	18.600	=	130.200	155.719	4	520.800	
3	12A	-	7.000	X	18.600	=	130.200	155.719	1	130.200	
4	14	43	7.000	X	18.600	=	130.200	155.719	30	3906.000	
5	44	-	6.550	X	14.752	=	96.626	115.565	1	96.626	
6	44A	-	6.550	X	14.752	=	96.626	115.565	1	96.626	
7	45	50	6.550	X	14.752	=	96.626	115.565	6	579.756	
8	51	85	6.550	X	17.536	=	114.861	137.374	35	4020.135	
9	81A	-	6.550	X	17.536	=	114.861	137.374	1	114.861	
10	82A	-	6.550	X	17.536	=	114.861	137.374	1	114.861	
11	83A	-	6.550	X	17.536	=	114.861	137.374	1	114.861	
12	84A	-	6.550	X	17.536	=	114.861	137.374	1	114.861	
13	85A	-	6.550	X	17.536	=	114.861	137.374	1	114.861	
14	86	90	6.550	X	16.312	=	106.844	127.785	5	534.220	
15	91	94	6.600	X	20.510	=	135.366	161.898	4	541.464	
TOTAL								SQ MT		11444.132	
TOTAL NO. OF PLOTS =								ACRES			2.82791

PLOTS UNDER HT LINE											
AREA STATEMENT FOR THE PLOTS TO BE FREEZED TILL THE SHIFTING OF H.T. LINE											
SR. NO.	PLOT NO.	SIZE			AREA SQ.M.	AREA SQ.YDS.	TOTAL NO. OF PLOTS	TOTAL AREA SQ.M.			
		WIDTH	X	LENGTH							
1	9	12	7.000	X	18.600	=	130.200	155.719	4	520.800	
2	12A	-	7.000	X	18.600	=	130.200	155.719	1	130.200	
3	14	43	7.000	X	18.600	=	130.200	155.719	30	3906.000	
TOTAL								SQ MT		4557.000	
TOTAL NO. OF PLOTS =								ACRES			1.12606

GREEN AREA AREA CALCULATION (AREAS IN sq mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
G1	4.300	X	20.000	X	1.0	X	1.000	=	86.000
G2	20.510	X	6.000	X	1.0	X	1.000	=	123.060
G3a	7.951	X	14.752	X	1.0	X	1.000	=	117.293
G3b	15.088	X	5.000	X	1.0	X	1.000	=	75.440
G3c	13.088	X	2.000	X	1.0	X	1.000	=	26.176
G3d	15.088	X	18.146	X	1.0	X	1.000	=	273.787
G3e	35.205	X	25.146	X	1.0	X	1.000	=	885.265
G3 TOTAL								=	1377.961
TOTAL								=	1587.021
								=	0.39216

COMMERCIAL AREA CALCULATION (AREAS IN sq mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
C1	31.397	X	20.000	X	1.0	X	1	=	627.940
TOTAL								=	627.940
								=	0.15517

COMMUNITY AREA CALCULATION (AREAS IN sq mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
A	57.897	X	9.000	X	1.0	X	1	=	521.073
B	37.461	X	32.400	X	1.0	X	1	=	1213.736
C	25.146	X	15.184	X	1.0	X	1	=	381.817
TOTAL								=	2116.626
								=	0.52303

AREA UNDER 24 M WIDE ROAD (AREAS IN sq mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
R1	85.497	X	13.942	X	1.0	X	1	=	1191.999
TOTAL								=	1191.999
								=	0.29455

LEGENDS

- PLOT BOUNDARY
- OTHER'S LAND
- COMMERCIAL
- COMMUNITY
- UGSTP = 450 SQ.M.
- UGT = 200 SQ.M.
- TRANSFORMER = 4 SQ.M.
- U.D.
- GREEN AREA
- IG
- 1 PLOT
- PROPOSED ROAD
- REVENUE RASTA
- DHANA
- AREA UNDER SECTOR ROAD
- 11 KV HT LINE
- FREEZED PLOTS

NOTE - PLOTS FALLING UNDER ROW OF 11KV HT LINE SHALL BE KEPT FREEZED TILL THE SHIFTING OF HT LINES

- NOTE:-
- ALL DIMENSIONS AREA IN METERS
 - NO PROJECTION/CANTILEVER ALLOWED IN THE REAR SET BACK
 - PLOTS FALLING UNDER ROW OF 11KV HT LINE SHALL BE KEPT FREEZED TILL THE SHIFTING OF HT LINES

ABBREVIATIONS

- ET = ELECTRIC TRANSFORMER
- IG = INCIDENTAL GREEN
- UGT = UNDERGROUND TANK
- UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT

