Directorate of Town and Country Planning, Haryana,

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Web Site: www.tcpharyana.gov.in

Memo No. ZP-1947/AD(GK)/2024/ 4983

Dated: 09 02/24

Sh. Raj Singh, Sh. Randhir Singh, Sh. Krishan chand Ss/o Sh. Risal Singh, Sh. Manjesh S/o Sh. Raj Singh, R/o Village-Rathdhana, Teshil and District-Sonipat.

Subject: -

Approval of Demarcation-cum-Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) and Standard Designs of SCOs in Commercial site over an area measuring 0.1185 acre (479.59 Sqmt.) forming part of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.90625 acres (license no. 261 of 2023 dated 07.12.2023) falling in the revenue estate of village-Rathdhana, Sector-33, Sonipat.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved Demarcation-cum-Zoning Plan and Standard Designs of SCOs in Commercial site of subject cited Affordable Residential Plotted Colony (DDJAY) & Commercial Site bearing following details:-

Sr. No	Name of site	Drawing no.	
1.	Demarcation-cum-Zoning Plan Affordable Residential Plotted Colony (DDJAY) (5.90625 acres)	Drg. No. D,TCP-10008 dated 07.02.2024	
2.	Standard Designs of SCOs in Commercial site (0.1185 acre (479.59 Sqmt.)	Drg. No. D,TCP-10009(i) to 10009(iii) dated 07.02.2024	

The above said Demarcation-cum-Zoning Plan and Standard Designs of Booths are approved with the following condition:-

- i. The connecting corridors/passage provided at ground floor shall be used for movement/circulation of general public. The Owner of the SCOs shall not obstruct this corridor/ passage in any manner what so ever. You shall not sell the corridor/passage in any manner whatsoever.
- ii. The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- iii. The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.
- iv. The parking/open area shall not be sold in any manner whatsoever.
- v. You shall maintain the ROW of IOC Pipe Line passing through the site.
- vi. You shall transfer the land falling under sector dividing road, 12 meter wide service roads land falling under community site to the department within 30 days of the approval of the zoning plan.

DA/As above

District Town Planner (HQ), For: Director, Town and Country Planning,

Haryana, Chandigarh.

Endst. No. ZP-1947/AD(GK)/2024/__

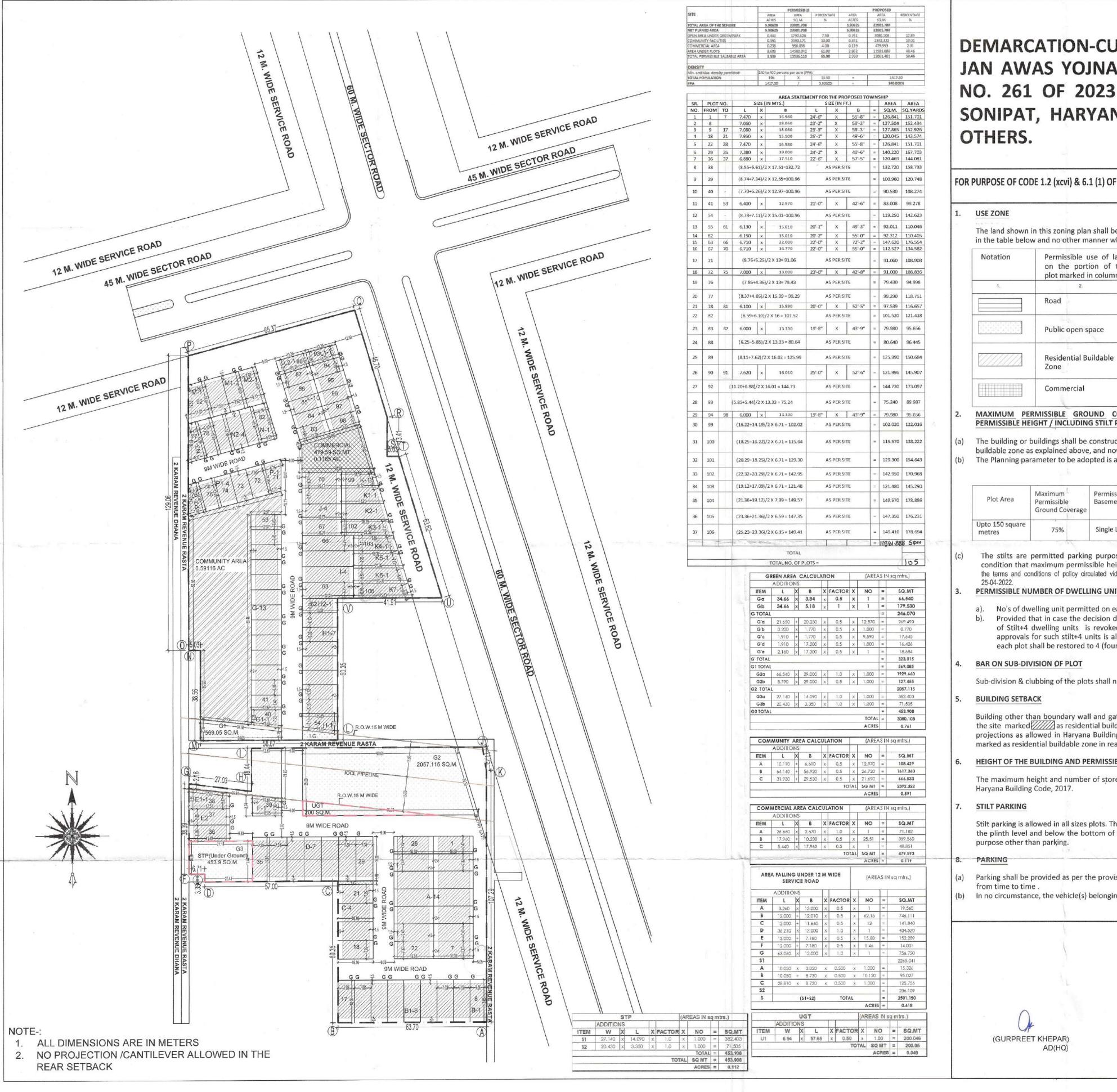
Dated_ A copy along with sets of approved Demarcation-cum-Zoning Plan and Standard Designs of Booths is forwarded to the following for information and further necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/Building Plan/OC in Commercial Plotted Site:-

- 1. Senior Town Planner, Rohtak.
- District Town Planner, Sonipat.

DA/As above

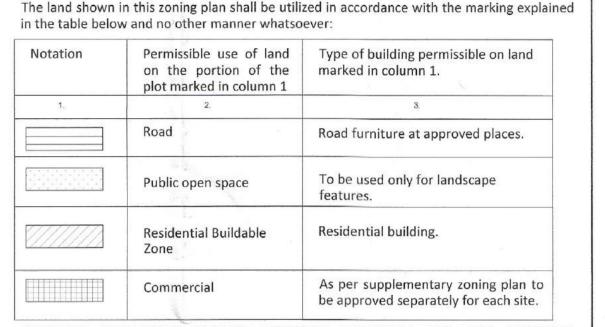
(Sunena)

District Town Planner (HQ), For: Director, Town and Country Planning, Haryana, Chandigarh.



DEMARCATION-CUM-ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.90625 ACRE (LICENSE NO. 261 OF 2023 DATED 07-12-2023) IN SECTOR-33, VILLAGE RATHDHANA SONIPAT, HARYANA BEING DEVELOPED BY MANJESH S/O RAJ SINGH AND

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



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 is as below:-

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

The stilts are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 metres.as per the terms and conditions of policy circulated vide memo no. misc- 2339- VOL-III- ULB/7/5/2006-2TCP dated

PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

No's of dwelling unit permitted on each plot: 3 (Three)

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 plans approvals for such stilt+4 units is allowed, the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

Sub-division & clubbing of the plots shall not be permitted any circumstances.

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.

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

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

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code,

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

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 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
- 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.
- (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.

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.

ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

- (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. 22/52/2005-5Power 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.
- (iv) Rain water harvesting shall be provided as per HBC-2017(if applicable)

Read this drawing in conjunction with the demarcation plan verified by D.T.P. Sonipat vide Endst no

DRG. NO. DTCP 10008 DATED 07-02-2024

(SUREKHA YADAV) DTP (HQ) (SUNENA) DTP(HQ)

(SANJAY KUMAR) STP(E&V)HQ

(P. P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)

