

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

Dated:- 09/02/24

To

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:-

- 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.
- The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.
- The parking/open area shall not be sold in any manner whatsoever.
- You shall maintain the ROW of IOC Pipe Line passing through the site.
- 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

(Sunena)

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

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

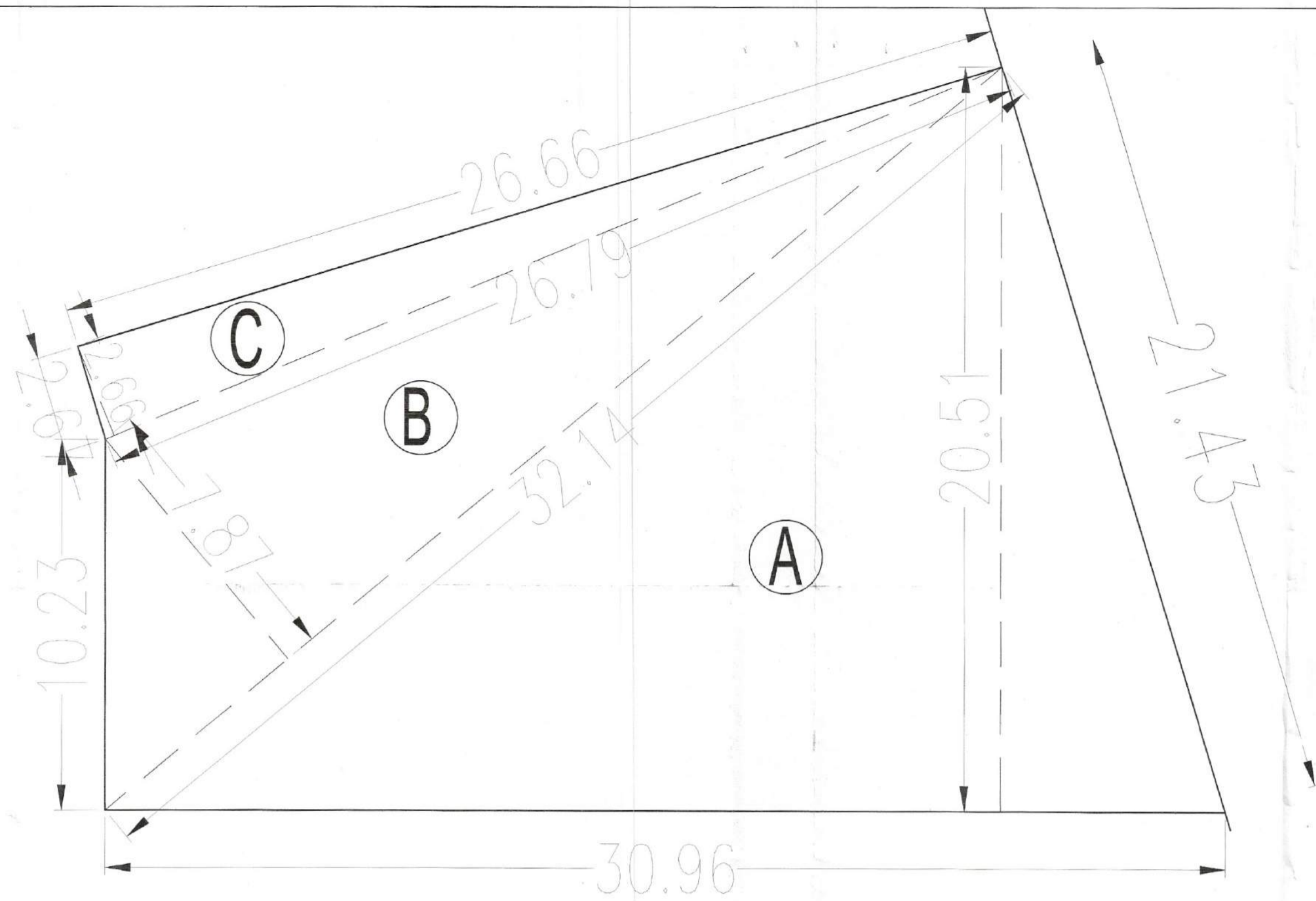
A copy along with sets of approved Demarcation-cum-Zoning Plan and Standard Designs of Booths is forwarded to the following for information and further necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/Building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

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

DA/As above

(Sunena)

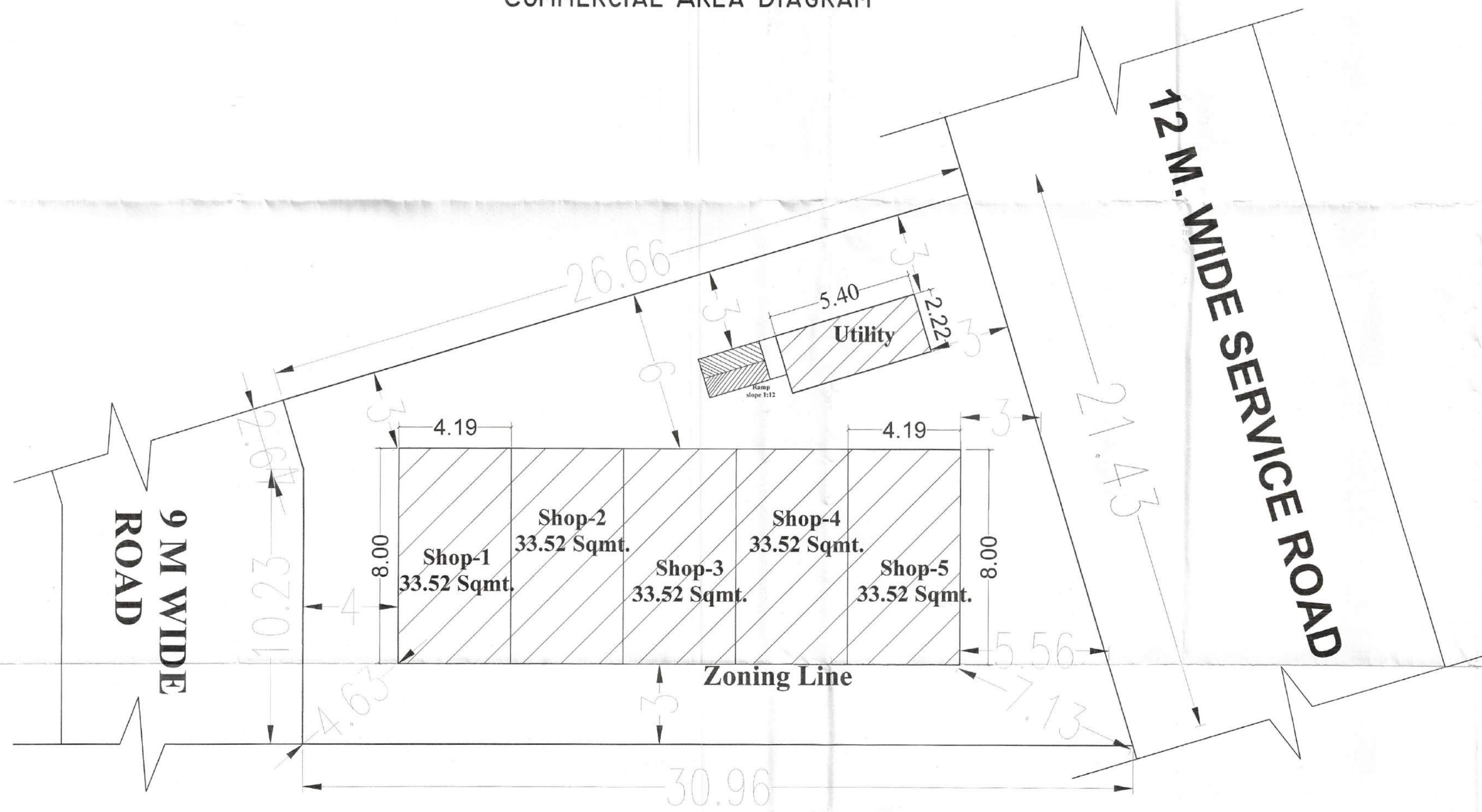
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.



COMMERCIAL AREA DIAGRAM

Commercial Area Detail			
Sr No.	L	H	(LXH)/2
A	30.96	20.51	317.495
B	32.14	7.87	126.47
C	26.79	2.66	35.63
Total area			479.595

AREA DETAIL					
TOTAL AREA OF SITE	0.1185	ACRES	479.595	SQM	
PERMISSIBLE GROUND COVERAGE	0.0415	ACRES	167.858	SQM	35%
PROPOSED GROUND COVERAGE	0.0414	ACRES	167.60	SQM	34.95%
AREA DETAIL OF SINGLE SCO (1-5)					
BASEMENT AREA	4.19	X	8	=	33.52 SQM
GROUND FLOOR AREA	4.19	X	8	=	33.52 SQM
FIRST FLOOR AREA	4.19	X	8	=	33.52 SQM
SECOND FLOOR AREA	4.19	X	8	=	33.52 SQM
THIRD FLOOR AREA	4.19	X	8	=	33.52 SQM
TOTAL FAR OF SINGLE SCO (GF + FF + SF+TF)				=	134.08 SQM
TOTAL GROUND COVERAGE					
GROUND COVERAGE OF SCOs	33.52	X	5	=	167.6 SQM
TOTAL				=	167.6 SQM
				=	34.95 %
AREAS UNDER NON FAR					
COVERED AREA OF MUMTY OF 5 SCOs	2.945	X	4.19	=	61.70 SQM
TOTAL				=	61.70 SQM
PROPOSED FAR					
ALL SCOs (5)	134.08	X	5	=	670.4
TOTAL				=	670.4 SQM



Note:
LIGHT AND VENTILATION SHALL BE PROVIDED MECHANICALLY.
BOUNDARY WALL & GATE AS/ STANDARD DESIGN

PROJECT TITLE :-
Standard design of SCO for Commercial site area measuring 0.1185 Ac. Falling in Residential Colony under Deen Doyal Jan Area Yojna Policy of Land Area Measuring 5.90625 Acre. ,SEC.-33,Village RATHERHANA,SONEPAT

DRAWING TITLE :-
SITE PLAN & AREA CALCULATION

OWNER :-
MR. MANJESH S/O RAJ SINGH AND OTHERS

SCALE :- DATE :- DRAWING NO :-

OWNER ARCHITECT

DRG. NO. :- DTP 10009 (ii) DATED :- 07-02-2024

(GURPREET KHEPAR) AD (HQ) (SUREKHA YADAV) DTP (SUNENA) DTP (HQ) (SANJAY KUMAR) STP (E & V) (P. P. SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)

