

DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESI. PLOTTED COLONY MEASURING 7.6000 ACRE (LICENSE NO. 17 OF 2024 DATED - 31 -01-2024) FALLING IN SECTOR-7, TEHSIL KHARKHODA, DISTT. SONIPAT, HARYANA BEING DEVELOPED BY M/S KESHU PROMOTERS LLP.

FOR PURPOSE OF CODE 1.2 (xcv) & 4.1(1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. **USE ZONE**
The land 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 PLOT MARKED IN COLUMN 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED IN COLUMN 1.
1.	2.	3.
	Road	Road furniture at approved Places.
	Public open space	To be used 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 a 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
Upto 150 square meters	75%	Single Level	200%	16.5

c) The stilts are permitted parking purpose in residential plots of all sizes, subjected to the condition that maximum permissible heights of the building shall not exceed 16.5 meters as per terms and conditions of policy circulated vide memo no. misc 2339-VOL-III-ULB/7/5/2006-2TCP dated 25-04-2022.

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 kept in abeyance the approval of stilt+4 dwelling unit dated 23.02.2023 is revoked by competent authority

4. **BAR ON SUB-DIVISION OF PLOT**
Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. **BUILDING TRACK**
Building other than boundary wall and gates shall be constructed only within the project of the site marked as residential buildable zone in clause number 1 above. The cantilever projection 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 2.4 meters 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 provision of Haryana Building code -2017, as amended from time to time.
b) In no circumstances, 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 basement within the building zone of the site shall be provided as per code 6.3(3)(1)(a) shall be constructed, used and maintained as per code 7.16 of the Haryana Building code, 2017.

11. **RESTRICTION OF ACCESS FROM 45 Mts. WIDE OR MORE SECTOR AND PUBLIC OPEN SPACES**
In the case of plots which abut on the 45 meters or more sector roads and plots which 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 the front courtyard which abut on a road or an open space shall be constructed according to standard 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 of as given below:-
i) 0.5 meters radius for plots opening on to open spaces.
ii) 1.0 meters radius for plots upto 125sq. meters.
iii) 1.50 meter radius for the 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 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 meters 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 spaces.

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. **GARAGE COLLECTION POINT**
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangements for disposal at the towable collection provided 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 Light-Emitting Diode lamps (LED), fitting for internal lighting as well as Campus lighting.
ii). That the coloniser/ owner shall strictly comply with the direction issue vide notification 19/6/2016 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 provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued Haryana Government renewable Energy Department, if applicable.
iv). Fire safety protection measures shall be regulated by as per Haryana fire service Act, 2009, 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 Demarcation plan verified by D.T.P. Sonapat. vide Endst no. Dated

DRG.NO.DTCP. 10200 DATED 30-04-24

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

DESCRIPTION	AREA IN ACRES
1. TOTAL AREA OF THE SCHEME	= 30756.060 Sqm or 7.6000
2. AREA FALLS UNDER 12M WIDE SERVICE ROAD PART OF 30M WIDE GREENBELT	= 170.431 Sqm or 0.04211
3. 50% BENEFIT AREA UNDER 30M. GREENBELT	= 85.215 Sqm or 0.02106
4. TOTAL NET SCHEME AREA	= 30670.844 Sqm or 7.57895
5. PROPOSED AREA UNDER RESIDENTIAL PLOTS	= 16379.803 Sqm 4.04754 (53.25%)
6. PROPOSED AREA UNDER COMMERCIAL USE	= 1178.9144 Sqm 0.29131 (3.833%)
7. PROPOSED OPEN SPACE	= 2304.381 Sqm 0.5695 (7.50%)
8. PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 3075.61 sqm 0.76 (10.0%)
9. PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 3075.65 Sqm 0.76 (10.0%)

S.NO.	PLOT NO'S	CAT	SIZE OF PLOT	AREA	NOS.	TOTAL AREA
1.	1704	A	8.00 x 15.00	= 120.000 sqm	04	480.000 Sq.mt.
2.	5	A'	0.5x(8.34+6.75)x 15.00	= 128.227 sqm	01	128.227 Sq.mt.
3.	67025	B	8.00 x 17.728	= 141.824 sqm	20	2836.480 Sq.mt.
4.	287040	C	6.941 x 19.351	= 134.315 sqm	15	2014.729 Sq.mt.
5.	417046	D	7.200 x 18.000	= 129.600 sqm	08	1036.800 Sq.mt.
6.	471051	E	6.671 x 17.000	= 113.390 sqm	20	2267.800 Sq.mt.
7.	627051	F	6.994 x 18.000	= 125.892 sqm	30	3776.760 Sq.mt.
8.	971070	G	6.663 x 15.235	= 101.988 sqm	25	2549.700 Sq.mt.
9.	111	H	0.5x(11.25+8.0)x 15.235	= 146.675 sqm.	01	146.675 Sq.mt.
10.	112	H'	6.618 x 15.235	= 100.725 sqm.	01	100.725 Sq.mt.
11.	124 TO 128	J	6.693 x 15.235	= 101.988 sqm.	12	1223.814 Sq.mt.
12.	136	K	0.5x(8.094+5.221)x 15.235	= 101.427 sqm.	01	101.427 Sq.mt.
TOTAL				136	16379.803 Sq.mt.	
				OR =	4.04754 Acres	
				OR =	54.17 %	

DENSITY CALCULATION:-	Person's / Plot	Acres
= 136 X 13.50		
= 1836 + 7.47142		
= 245.736 PPA	AGAINST 240-400 PPA PER	

AREA UNDER COMMERCIAL:-		
a = 0.5 x 14.113 x 55.738	= 393.3152	1 393.3152 Sq.mt.
b = 0.5 x 28.189 x 55.738	= 785.5992	1 785.5992 Sq.mt.
TOTAL AREA UNDER COMMERCIAL	= 1178.9144	Sqm.
	= 0.29131	Acres
	OR =	3.899 %

REQUIRED AREA FOR COMMUNITY SITE @ 10% OF NET PLANNED AREA		
PROPOSE AREA FOR COMMUNITY SITE		
c = 40.076 X 60.351	= 2418.63	1 2418.63 Sq.mt.
d = 18.000 X 38.501	= 693.02	1 693.02 Sq.mt.
TOTAL AREA FOR COMMUNITY SITE	= 3075.65	Sq.mt.
	OR =	0.76 Acres (10.0%)

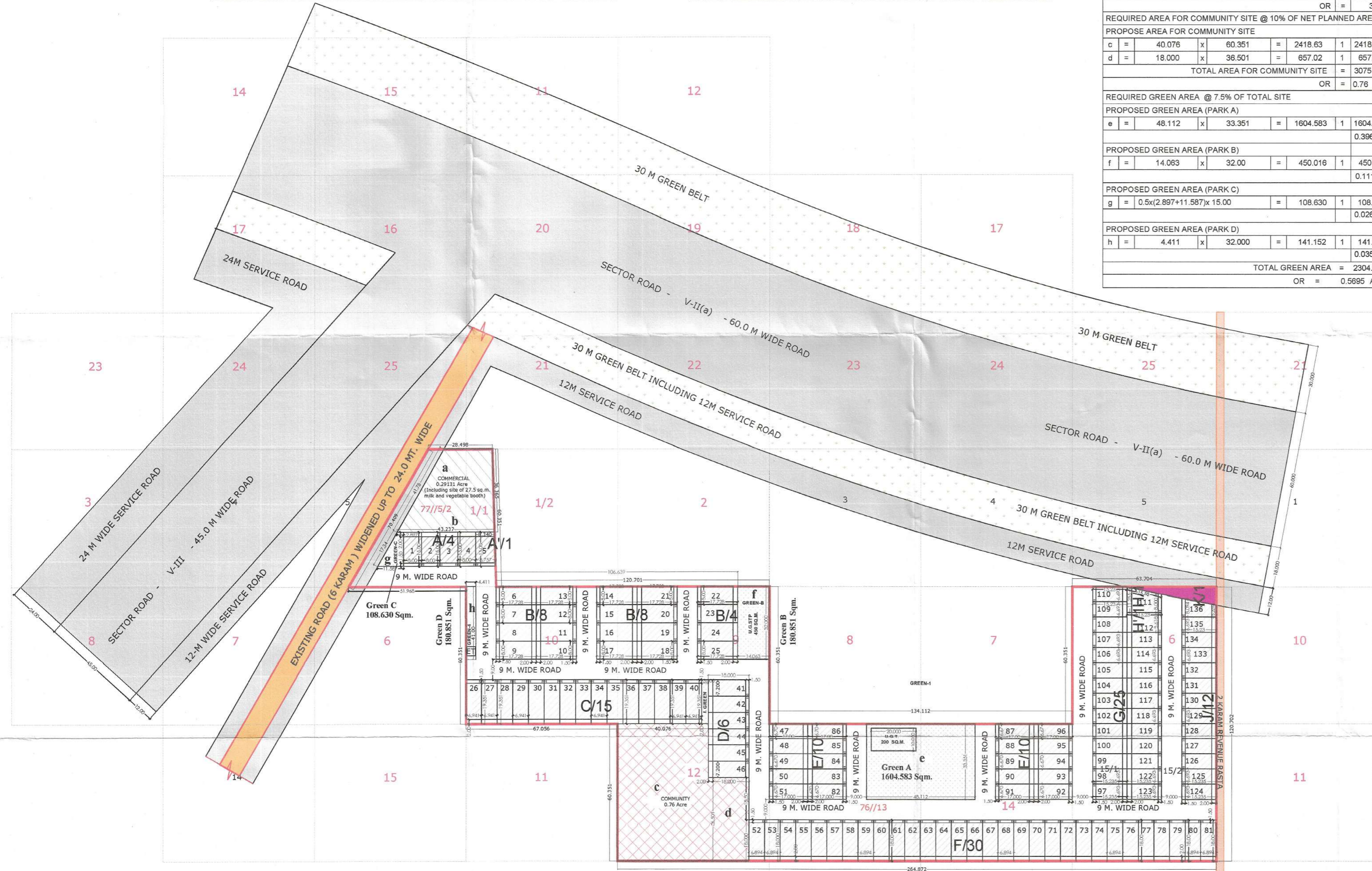
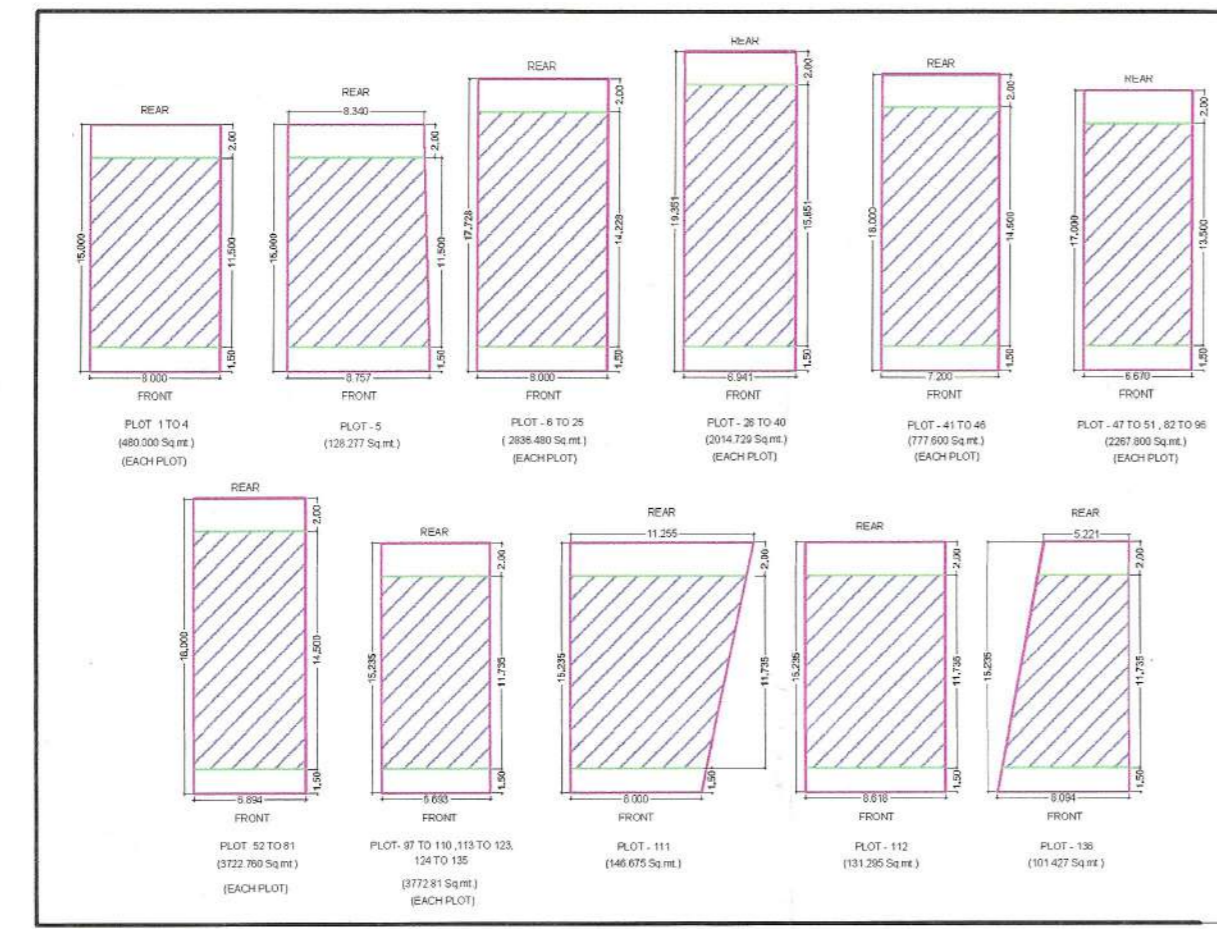
REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE		
PROPOSED GREEN AREA (PARK A)		
e = 48.112 X 33.351	= 1604.583	1 1604.583 Sq.mt.
		0.396487 Acres

PROPOSED GREEN AREA (PARK B)		
f = 14.093 X 32.000	= 450.016	1 450.016 Sq.mt.
		0.111197 Acres

PROPOSED GREEN AREA (PARK C)		
g = 0.5x(2.897+11.587)x 15.00	= 108.630	1 108.630 Sq.mt.
		0.026842 Acres

PROPOSED GREEN AREA (PARK D)		
h = 4.411 X 32.000	= 141.152	1 141.152 Sq.mt.
		0.0350 Acres

TOTAL GREEN AREA	= 2304.381	Sq.mt.
	OR =	0.5695 Acres 7.50%



ABBREVIATIONS.
1. UT = UNDERGROUND TANK
2. U.G.T.P = UNDERGROUND SEWERAGE TREATMENT PLANT.
3. ET = ELECTRICAL TRANSFORMER

NOTE:-
1. ALL DIMENSIONS AREA IN METERS.
2. NO PROJECTION / CANTILEVER ALLOWED IN THE REAR SET BACK.

