

AREA STATEMENT OF RESIDENTIAL PLOTS											
S.NO.	PLOTS		SIZE			AREA	AREA	TOTAL	TOTAL AREA		
	FROM	TO	WIDTH	x	LENGTH	SQM.	SQY.	PLOTS			
1	1	36	7.450	x	20.126	149.939	179.327	36	=	5397.804	Sq.Mt
2	37	-	7.917	x	18.900	149.631	178.959	1	=	149.631	Sq.Mt
3	38	43	7.914	x	18.900	149.575	178.892	6	=	897.450	Sq.Mt
4	44	57	8.057	x	18.600	149.860	179.233	14	=	2098.040	Sq.Mt
5	58	73	7.550	x	18.600	140.430	167.954	16	=	2246.880	Sq.Mt
6	74	87	8.057	x	18.600	149.860	179.233	14	=	2098.040	Sq.Mt
7	88	103	7.550	x	18.600	140.430	167.954	16	=	2246.880	Sq.Mt
8	104	115	6.960	x	21.176	147.385	176.272	12	=	1768.620	Sq.Mt
9	116	-	7.007	x	21.176	148.380	177.462	1	=	148.380	Sq.Mt
10	117	136	7.681	x	19.400	149.011	178.217	20	=	2980.220	Sq.Mt
11	137	-	7.698	x	19.400	149.341	178.612	1	=	149.341	Sq.Mt
12	138	-	(18.452 + 18.184) / 2	x	8.045	147.368	176.252	1	=	147.368	Sq.Mt
13	139	-	(18.184 + 17.916) / 2	x	8.045	145.212	173.674	1	=	145.212	Sq.Mt
14	140	-	(17.916 + 17.648) / 2	x	8.045	143.056	171.095	1	=	143.056	Sq.Mt
15	141	-	(17.648 + 17.380) / 2	x	8.044	140.883	168.496	1	=	140.883	Sq.Mt
16	142	156	7.543	x	19.056	143.739	171.912	15	=	2156.085	Sq.Mt
17	157	-	7.557	x	19.056	144.006	172.231	1	=	144.006	Sq.Mt
18	158	159	7.711	x	17.750	136.870	163.697	2	=	273.740	Sq.Mt
19	160	-	7.719	x	18.600	143.573	171.713	1	=	143.573	Sq.Mt
20	161	174	7.711	x	18.600	143.425	171.536	14	=	2007.960	Sq.Mt
21	175	-	8.120	x	18.300	148.596	177.721	1	=	148.596	Sq.Mt
22	176	187	8.116	x	18.300	148.523	177.634	12	=	1782.276	Sq.Mt
23	188	190	7.963	x	18.402	146.535	175.256	3	=	439.605	Sq.Mt
24	191	-	7.962	x	18.402	146.517	175.234	1	=	146.517	Sq.Mt
25	192	194	7.963	x	18.402	146.535	175.256	3	=	439.605	Sq.Mt
26	195	-	7.962	x	18.402	146.517	175.234	1	=	146.517	Sq.Mt
TOTAL								195	=	28586.275	Sq.Mt
								OR	=	7.0638	Acres

SITE	PROPOSED (AREA AS PER LAYOUT)			PROPOSED (AREA AS PER DEMARCATION)		
	AREA ACRES	AREA SQ.M.	PERCENTAGE %	AREA ACRES	AREA SQ.M.	PERCENTAGE %
TOTAL PLOT AREA	12.92500	52305.536		12.92500	52305.536	
AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD (A)	0.25796	1043.931		0.25796	1043.931	
50 % BENEFIT OF AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD	0.12898	521.966		0.12898	521.966	
NET AREA = ((TOTAL PLOT AREA) - (50 % BENEFIT OF AREA FALLING UNDER PROPOSED 50 M. WIDE GREEN BELT INCLUDING 18 M. WIDE SERVICE ROAD))	12.79602	51783.571		12.79602	51783.571	
AREA UN DEFINED (U.D.)	0.00825	33.400		0.00825	33.400	
NET PLANNED AREA	12.78777	51750.171		12.78777	51750.171	
OPEN AREA UNDER GREEN/ PARK	0.9750	3945.834	7.544	0.9750	3945.837	7.544
COMMUNITY FACILITIES	1.2937	5235.487	10.009	1.2937	5235.487	10.009
COMMERCIAL AREA	0.5085	2057.686	3.976	0.5085	2057.687	3.976
AREA UNDER PLOTS	7.0638	28586.295	55.239	7.0638	28586.275	55.239
TOTAL PERMISSIBLE SALEABLE AREA	7.5723	30643.991	59.215	7.5723	30643.962	59.215
DENSITY	Min. and Max. density permitted: 240 to 400 persons per acre (PPA).					
TOTAL POPULATION	195	X	18.00	=	3510.000	
PPA	3510.000	/	12.78777	=	274.48%	

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

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

LEGEND
1. SCHEME BOUNDARY SHOWN THUS
2. UGSTP AREA (450 SQM)
3. UGT AREA (200 SQM)
4. ET AREA (21 X 24)
5. GREEN AREA SHOWN THUS
6. COMMERCIAL AREA SHOWN THUS
7. COMMUNITY FACILITY SHOWN THUS
8. AREA UNDER 50% GREEN BELT SHOWN THUS
9. AREA UNDER U.D.
10. CULVERT

DEMARCATION CUM ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 12.925 ACRE (LICENSE NO. 206 OF 2023 DATED 10-10-2023) IN SECTOR-81, SONIPAT, HARYANA BEING DEVELOPED BY M/S S.C. HOTELS & RESORTS PVT. LTD.

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 2
1.	Road	Road furniture at approved places.
2.	Public open space	To be used only for landscape features.
3.	Residential Buildable Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
 - The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
 - 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 metres	75%	Single Level	200%	16.5
 - The stilt is 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-III- 2006-21CP dated 25-04-2022.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
 - No. of dwelling unit permitted on each plot: 3 (Three)
 - 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. 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. 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 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**
 - Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
 - 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(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**
 - The boundary wall shall be constructed as per Code 7.5.
 - 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 D.T.P. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
 - 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.
 - 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.
- GATE AND GATE POST**
 - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
 - 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**
 - That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/5/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 - That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2015 issued by Haryana Government Renewable Energy Department, if applicable.
 - V fire safety protection measures shall be regulated by Haryana fire service Act, 2008 as amended from time to time.
 - 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. SONIPAT vide Endst no 12707 Dated 14.08.24
DRG. NO. DGTCP 10457 DATED 03-09-24

(GURPREET KHEPAR) AD (HQ)
(SHIVAM ROHILLA) ATP (HQ)
(JAIDEEP) DTP (HQ)
(HITESH SHARMA) STP (HQ)
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