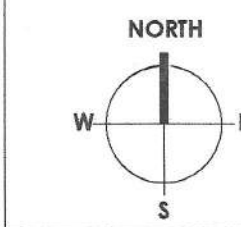


AREA STATEMENT FOR THE PROPOSED TOWNSHIP. Table with columns: SR, PLOTS, SIZE, AREA, TOTAL NO. OF PLOTS, TOTAL AREA. Includes sub-totals for Green Area, Community Area, Commercial Area, and Area Under 45 M Wide Sector Road.

SITE PERMISSIBLE and PROPOSED. Table with columns: AREA, PERMISSIBLE, PROPOSED. Includes density and PPA information.

ABBREVIATIONS

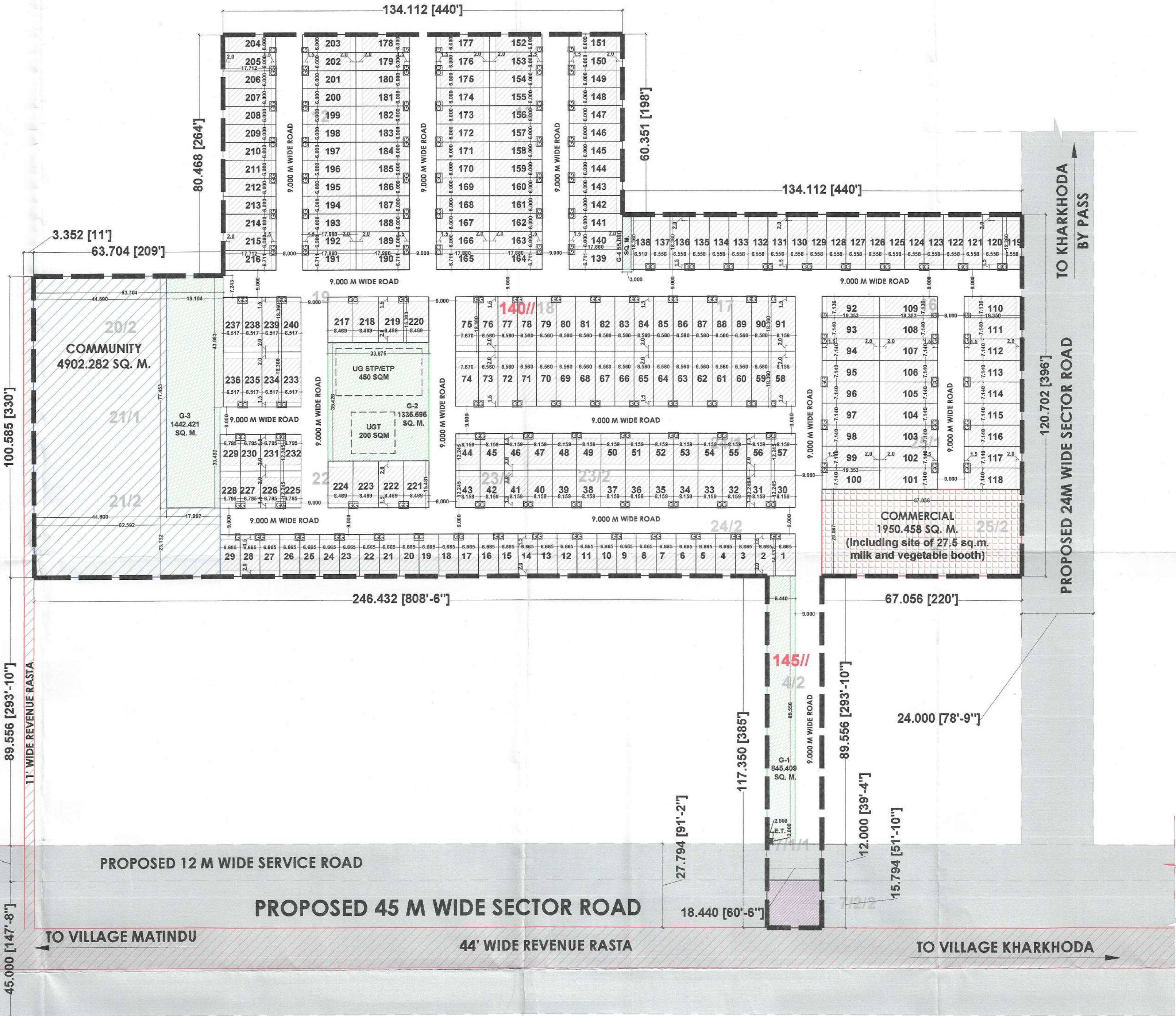
- ET = ELECTRIC TRANSFORMER
IG = INCIDENTAL GREEN
UGT = UNDERGROUND TANK
UGSTP = UNDERGROUND SEWAGE TREATMENT PLANT



LEGENDS

- LOT BOUNDARY
OTHER'S LAND
COMMERCIAL
COMMUNITY
UGSTP = 450 SQ.M.
UGT = 200 SQ.M.
TRANSFORMER = 4 SQ.M.
GREEN AREA
IG
PLOT
PROPOSED ROAD
REVENUE RASTA
REVENUE DHANA

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



GREEN AREA CALCULATION (AREAS IN sq mtrs.) Table with columns: ITEM, L, X, B, X FACTOR, X, NO, SQ.MT. Includes sub-totals for G1, G2, G3a, G3b, G4, and a total of 3678.505 sq.m.

COMMUNITY AREA CALCULATION (AREAS IN sq mtrs.) Table with columns: ITEM, L, X, B, X FACTOR, X, NO, SQ.MT. Includes sub-totals for A and B, and a total of 4902.282 sq.m.

COMMERCIAL AREA CALCULATION (AREAS IN sq mtrs.) Table with columns: ITEM, L, X, B, X FACTOR, X, NO, SQ.MT. Includes sub-totals for C1, and a total of 1950.458 sq.m.

AREA UNDER 45 M WIDE SECTOR ROAD (AREAS IN sq mtrs.) Table with columns: ITEM, L, X, B, X FACTOR, X, NO, SQ.MT. Includes sub-totals for R1, and a total of 291.241 sq.m.

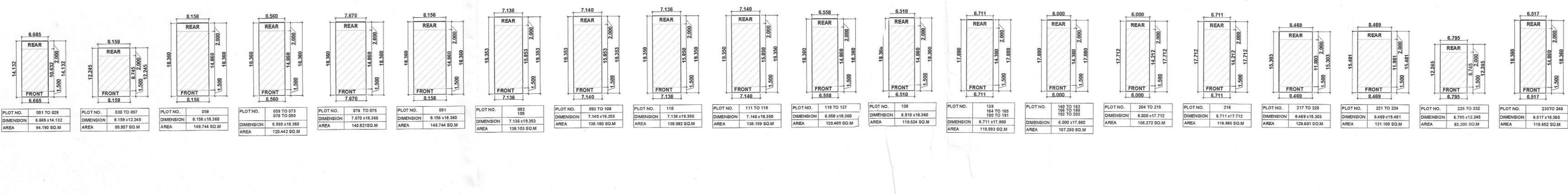
DEMARCATION CUM ZONING PLAN OF "AFFORDABLE RESIDENTIAL PLOTTED COLONY" UNDER DEEN DAYAL JAN AWAS YOJNA, POLICY 2016 OVER AN MEASURING 12.11250 ACRES VIDE LICENSE NO. 119 OF 2024 DATED 14-08-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE KHARKHODA, SECTOR-11A, TEHSIL KHARKHODA, DISTRICT SONIPAT, HARYANA BEING DEVELOPED BY M/S NUGRAJ DREAM BUILDERS PVT. LTD.

FOR PURPOSE OF CODE 1.2 (KCVI) & 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.
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, Maximum Permissible Floor Area Ratio (FAR), Maximum permissible Height.
(c) 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/5/2006-2TP dated 25-04-2022.
3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
a) No's of dwelling unit permitted on each plot: 4 (Four)
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 sites 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(3)(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 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.
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 each 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 coloniser.
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. 19/6/2016-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. 22/52/2005-5 Power 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.
(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 13693 Dated 27.09.2024.

DRG. NO. DTCP 10526 DATED 15-10-2024



Signatures and stamps of project members: (JAIDEEP) DTP (HQ), (VUENDER SINGH) STP (E & V), (JITENDER SINGH) CTR (HR), (AMIT HATRI, IAS) DTCP (HR), (GURPREET KHEPAR) AD (HQ), (SHIVAM BOHILLA) ATP (HQ).