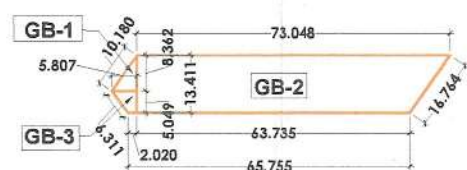


SITE AREA AS PER AUTOCAD	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	(MAXIMUM & MINIMUM)	ACRES	SQ.M.	%
TOTAL PLOT AREA	17.10000	69201.135	%	17.10000	69201.135	%
AREA FALLING UNDER PROPOSED 60.00 M WIDE GREEN BELT				0.23753	961.237	
50% BENEFIT OF AREA FALLING UNDER PROPOSED 60.00 M WIDE GREEN BELT				0.11876	480.618	
NET PLANNED AREA ((TOTAL PLOT AREA)- (50% BENEFIT OF AREA FALLING UNDER PROPOSED 60.00 M WIDE GREEN BELT))	16.98124	68720.517		16.98124	68720.517	
AREA UNDER PLOTS	11.03780	44668.336	65.000%	10.88559	44052.362	64.104%
AREA UNDER ROADS/ OPEN SPACE	5.94343	24052.181	35.000%	6.09564	24668.155	35.856%
TOTAL PERMISSIBLE SALEABLE AREA	11.03780	44668.336	65.000%	10.88559	44052.362	64.104%

AREA UNDER 60 M WIDE GREEN BELT (AREAS IN sq. mtrs.)									
ADDITIONS									
ITEM	L	X	B	X	FACTOR	X	NO	II	SQ.MT
GB-1	5.807	x	8.382	x	0.500	x	1.000	II	24.279
GB-2	73.048	+	63.735	x	0.500	x	13.411	II	917.198
GB-3	5.807	+	2.020	x	0.500	x	5.049	II	19.759
<b>TOTAL</b>									<b>SQ. M.</b>
									<b>ACRES</b>
									<b>= 0.23753</b>



LEGENDS	
	PLOT BOUNDARY
	AREA UNDER 60 M WIDE GREEN BELT
	SUBSTATION
	UGSTP = 450 SQ.M.
	UGT = 200 SQ.M.
	U.D.
	GREEN AREA
	INDUSTRIAL GREEN
	PLOT
	REVENUE RASTA
	DHANA

**DEMARCATON CUM ZONING PLAN OF INDUSTRIAL PLOTTED COLONY UNDER ENTERPRISE PROMOTION POLICY - 2015 OVER AN AREA MEASURING 17.100 ACRES AT VILLAGE ZIADEENPUR AND KHARKHODA, TEHSIL KHARKHODA, DISTRICT. SONIPAT, HARYANA TO BE DEVELOPED BY - M/S SIDDHARTHA DEVELOPERS**

FOR PURPOSE OF CODE 1.2 (kvii) & 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:

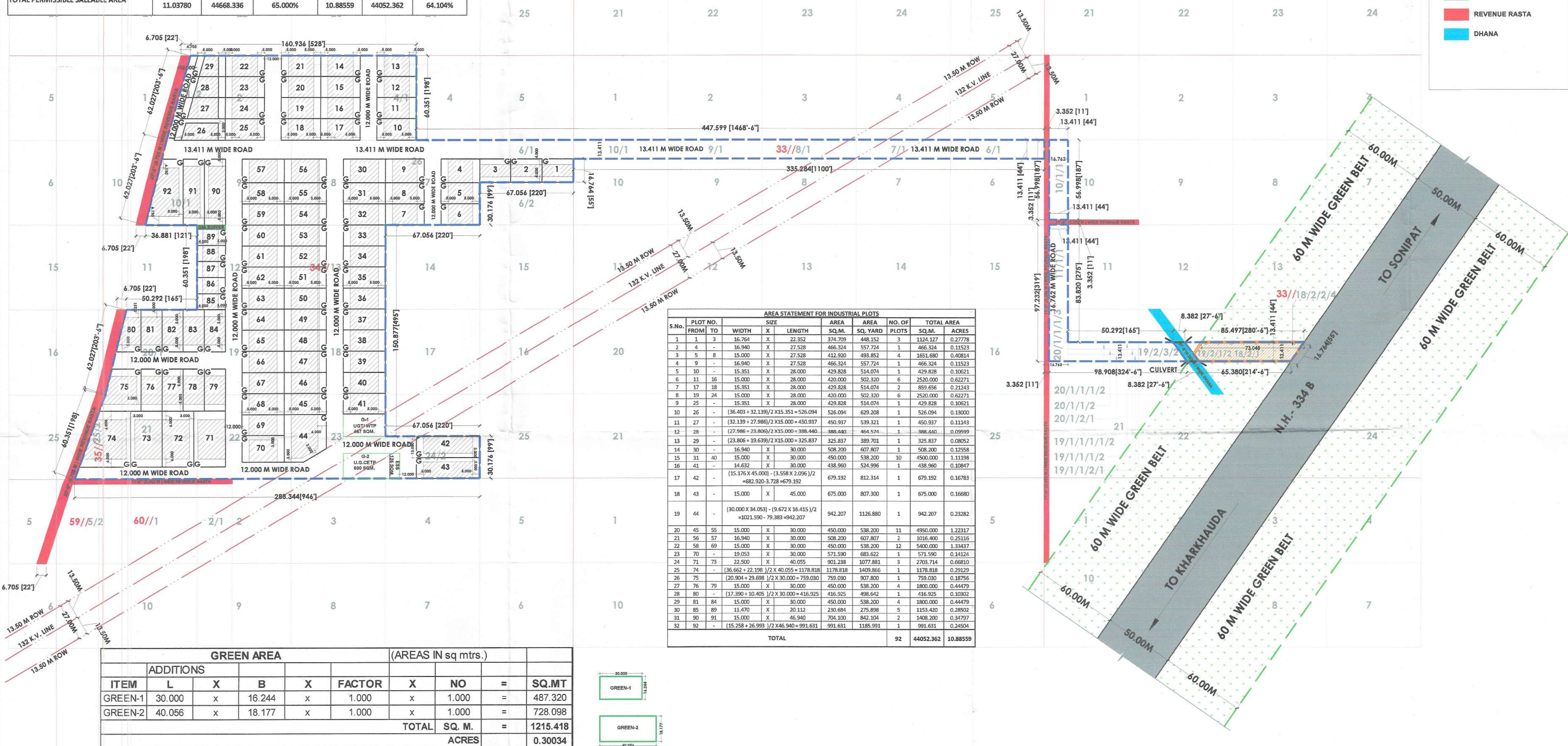
Notation	Permissible use of land on the portion of the plot marked in column-1	Type of building permissible on land marked in column-2
	Industrial	Industrial
	Public open space	To be used only for landscape features.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-  
(a) The building or buildings shall be constructed only in the portion of the site marked as buildable zone as explained above, and nowhere else.  
(b) The Maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

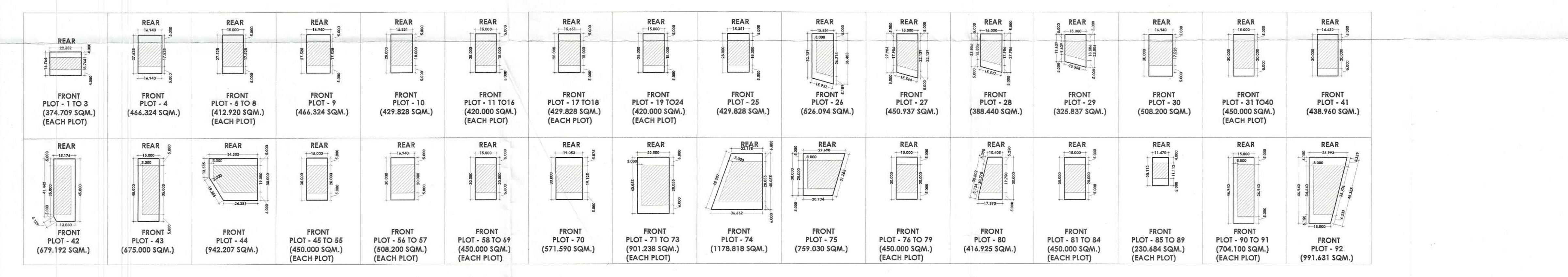
S.No	Type of Industry	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height	Remarks
1	General	60%	Two Level	150%	30 meters	-
2	Apparel and footwear	60%	Unrestricted	250%	Unrestricted	To be located on roads with a Right of Way of 15 meters and above
3	Biotechnology other than Pharmaceuticals	40%	Unrestricted	250%	Unrestricted	-
4	Information Technology/ Information Technology enabled services	40%	Unrestricted	250%	Unrestricted	-
5	Information Technology park, Cyber park, Cyber city, Technology park	40%	Unrestricted	250%	Unrestricted	Subject to conditional the plot must be located on the roadside with a Right of way of 30 meters and above.
6	Data Centre Industry	60%	Unrestricted	500%	Unrestricted	Unrestricted there will be no restriction on floor to ceiling height subject to there being no maximum floor and compliance with structural and fire safety regulations

The proportion up to which a site may be covered with building or buildings on ground floor or subsequent floors shall be as per code 6.3(3) (iv) of Haryana Building Code, 2017:-  
Note:-  
a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.  
b) Unrestricted basement means as many numbers of basements subject to fulfillment of parking norms and/ or storage requirements and/ or use of maximum permissible FAR (in case of habitable use of basement) required in accordance to use of building.  
c) Four level basement shall be allowed only on the site having area more than 8000 square meters and in other cases as decided by competent authority.  
d) The facility of enhanced FAR beyond the General Level of 125% in the Industrial use shall be permitted on the payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/Development Agency.  
e) Warehousing shall be permitted in the Industrial use subject to payment of additional conversion charges and as per norms provided in Haryana Building code 2017 clause number 6.3 (3) (v) at the time of approval of Building plans.

3. SUB-DIVISION / COMBINATION OF PLOTS.  
No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-  
(i) The site coverage shall be as per clause number 2 above.  
(ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.



4. BUILDING SETBACK:  
Building setback from boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as Industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as Industrial buildable zone.
5. 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 and as shown in table under clause 2 (b) of this zoning.
6. STILT PARKING  
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 2.40 meters from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
7. PARKING:  
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.  
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
8. PLINTH LEVEL  
The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
9. BASEMENT:  
Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
10. 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.
11. BOUNDARY WALL:-  
(a) The boundary wall of the plot shall be constructed as per Code 7.5.  
(b) The boundary walls in front of 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 1.83 meters in height.  
(c) 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). 1.5 meters Radius for plots opening on to open space.  
iii). 2.0 meters Radius for plots above 420 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.
12. 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.
13. 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.
14. 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.
15. ACCESS  
No plot or public building will derive an access from less than 15 meters wide road.
16. The community building/buildings shall be constructed by the Coloniser / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.
17. GENERAL:-  
(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.  
(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.  
(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
(iv) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 13/6/2016-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department.  
(v) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spower dated 21.03.2015 issued by Haryana Government Renewable Energy Department.  
(vi) Fire safety measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time as per provisions of Haryana Building Code - 2017, Chapter-7.1(1)



NOTES:-  
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Sonipat vide Endst no.12506 dated 06.08.2024.  
DRG. NO. D.T.P. 10490 DATED 18-09-24

(GURPREET KHARPA) AD (HQ)  
(BHAVAN KHOLLA) ATP(HQ)  
(LAIDEP) DTP (HQ)  
(HITESH SHARMA) STP (MHQ)  
(JITENDER SHARMA) CTP (HR)  
(AMIT KHATRI, IAS) D'CP (HR)