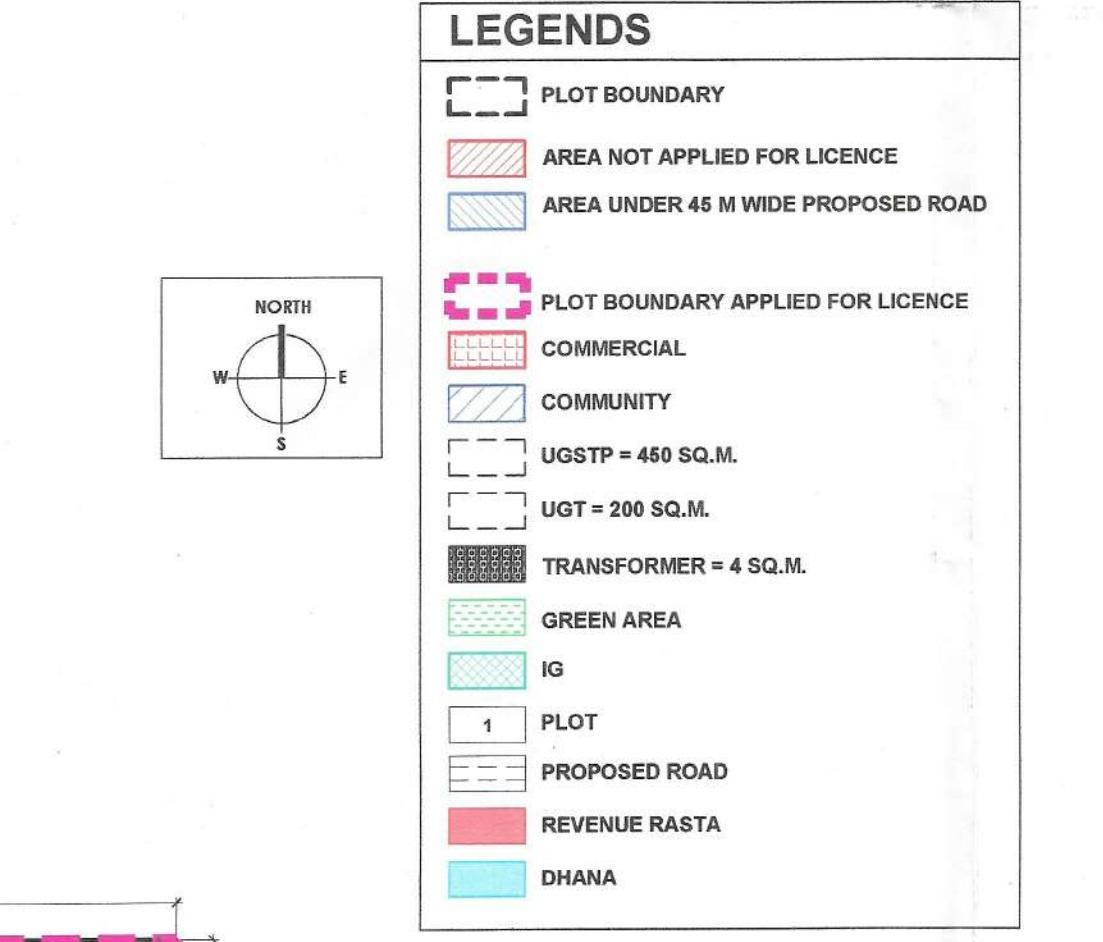
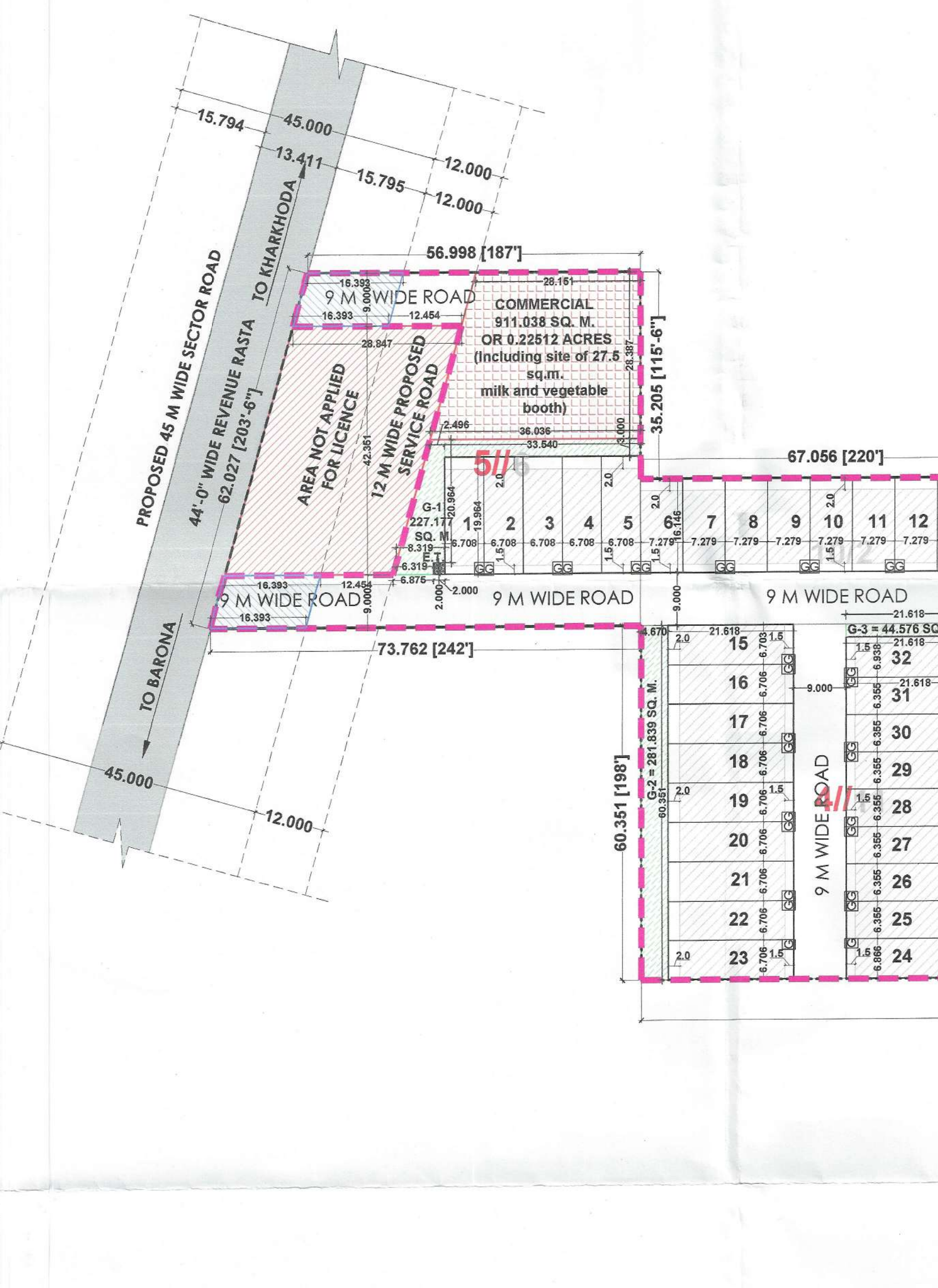


SITE	PERMISSIBLE			PROPOSED		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
PLOT AREA (A)	5.6792	23058.628		5.6792	23058.628	
AREA UNDER 45 M WIDE PROPOSED ROAD	0.07291	295.074		0.07291	295.074	
50% BENEFIT OF AREA UNDER 45 M WIDE PROPOSED ROAD (B)	0.03646	147.537		0.03646	147.537	
NET PLANNED AREA= (A)-(B)	5.64273	22911.091		5.64273	22911.091	
OPEN AREA UNDER GREEN/PARK	0.42734	1729.397	7.500	0.43825	1773.535	7.691
COMMUNITY FACILITIES	0.56979	2305.863	10.000	0.56987	2306.184	10.001
COMMERCIAL AREA	0.22646	916.444	4.000	0.22512	911.038	3.976
AREA UNDER PLOTS	3.45349	13975.765	61.000	3.20185	12957.414	56.555
TOTAL PERMISSIBLE SALEABLE AREA	3.67995	14892.209	65.000	3.42697	13868.452	60.532

AREA STATEMENT FOR THE PROPOSED TOWNSHIP											
SR.	PLOTS		SIZE		AREA	AREA	TOTAL NO.	TOTAL AREA	TOTAL AREA		
	NO.	FROM	TO	WIDTH					X	LENGTH	OF PLOTS
1	1	5		6.708	X	19.964		133.919	160.167	5	669.595
2	6	13		7.279	X	16.146		117.527	140.562	8	940.216
3	14			8.824	X	16.146		142.472	170.397	1	142.472
4	15			6.703	X	21.618		144.905	173.306	1	144.905
5	16	23		6.706	X	21.618		144.970	173.384	8	1159.760
6	24			6.866	X	21.618		148.429	177.521	1	148.429
7	25	31		6.355	X	21.618		137.382	164.309	7	961.674
8	32			6.938	X	21.618		149.986	179.383	1	149.986
9	33	39		6.355	X	21.618		137.382	164.309	7	961.674
10	40	41		6.866	X	21.618		148.429	177.521	2	296.858
11	42	55		6.355	X	21.618		137.382	164.309	14	1923.348
12	56			6.866	X	21.618		148.429	177.521	1	148.429
13	57	72		5.880	X	17.469		102.718	122.851	16	1643.488
14	73	74		5.887	X	17.469		102.840	122.997	2	205.680
15	75	90		5.880	X	17.469		102.718	122.851	16	1643.488
16	91	96		6.945	X	17.470		121.329	145.109	6	727.974
17	97			6.946	X	17.470		121.347	145.131	1	121.347
18	98	103		6.764	X	20.445		138.290	165.395	6	829.740
19	104			6.767	X	20.445		138.351	165.468	1	138.351
TOTAL								SQ.MT			12957.414
								ACRES			3.20185
TOTAL NO. OF PLOTS =											104



GREEN AREA CALCULATION							(AREAS IN sq mtrs.)	
ITEM	ADDITIONS		X	FACTOR	X	FACTOR	=	SQ.MT
	L	B						
G1a	33.540	3.000	x	1.0	x	1	=	100.620
G1b	2.496	8.319	x	0.5	x	20.964	=	113.363
G1c	6.319	6.875	x	0.5	x	2	=	13.194
GREEN 1 TOTAL AREA								227.177
G2	4.670	60.351	x	1.0	x	1	=	281.839
G3	21.618	2.062	x	1.0	x	1	=	44.576
G4a	29.445	4.000	x	1.0	x	1	=	117.780
G4b	45.023	24.480	x	1.0	x	1	=	1102.163
GREEN 4 TOTAL AREA								1219.943
TOTAL								1773.535
ACRES								0.43825

COMMUNITY AREA CALCULATION							(AREAS IN sq mtrs.)	
ITEM	ADDITIONS		X	FACTOR	X	FACTOR	=	SQ.MT
	L	B						
A	29.445	9.000	x	1.0	x	1	=	265.005
B	9.000	11.480	x	1.0	x	1	=	103.320
C	54.023	35.871	x	1.0	x	1	=	1937.859
TOTAL								2306.184
ACRES								0.56987

COMMERCIAL AREA CALCULATION							(AREAS IN sq mtrs.)	
ITEM	ADDITIONS		X	FACTOR	X	FACTOR	=	SQ.MT
	L	B						
C1	28.151	36.036	x	0.5	x	1	=	911.038
TOTAL								911.038
ACRES								0.22512

AREA UNDER 45 M WIDE PROPOSED ROAD							(AREAS IN sq mtrs.)	
ITEM	ADDITIONS		X	FACTOR	X	FACTOR	=	SQ.MT
	L	B						
R1	16.393	9.000	x	1.0	x	1	=	147.537
R2	16.393	9.000	x	1.0	x	1	=	147.537
TOTAL								295.074
ACRES								0.07291

**DEMARICATION CUM ZONING PLAN OF "AFFORDABLE RESIDENTIAL PLOTTED COLONY" UNDER DEEN DAYAL JAN AWAS YOJNA, POLICY 2016 OVER AN MEASURING 5.6792 ACRES VIDE LICENSE NO. 105 OF 2024 DATED 02-08-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE BARONA, SECTOR-10, TEHSIL KHARKHODA, DISTRICT SONIPAT, HARYANA BEING DEVELOPED BY M/S NUGRAJ DREAM BUILDERS 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.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	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**  

(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
Upto 150 square metres	75%	Single Level	200%	16.8

(c) 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. mis- 2338-VOL-III-ULB/75/2006-2TCP dated 25-04-2022.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
a) No. of dwelling unit permitted on each plot: 4 (Four)
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted in 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**  
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.
- 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 METERS 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**  
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 DCTP. 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 as given below:-  
i) 0.5 meters Radius for plots opening up 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.
- 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.
- 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**  

(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-SP 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. Sonipat vide Endst no 13895 Dated 27-09-2024.  
 DRG. NO. DTCP 10527 DATED 15/10/24

(JAIDEEP) DTP (HQ)  
 (VJENDER SINGH) STP (E & V)  
 (JITENDER SIHAG) CTP (HR)  
 (AMIT KHATRI, IAS) DTP (HR.)  
 (GURPREET KHEPAR) AD (HQ)  
 (SHIVAM ROHILLA) ATP (HQ)

