

DESCRIPTION	AREA
1. TOTAL AREA OF THE SCHEME	= 82346.783sqm or 15.40625
2. AREA UNDER 12M WIDE SERVICE ROAD	= 1788.293sqm or 0.4414
3. AREA UNDER 24M ROAD WIDENING	= 816.149sqm or 0.20242
4. TOTAL NET SCHEME AREA	= 82346.783sqm or 15.40625
5. PROPOSED AREA UNDER RESIDENTIAL PLOTS	= 36011.23 sqm(8.8988(57.78%)
6. PROPOSED AREA UNDER COMMERCIAL USE	= 1496.02sqm 0.3697 (2.40%)
7. PROPOSED OPEN SPACE	= 4738.967sqm(1.171 (7.601%)
8. PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 1.54063 (10.0%)
9. PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	= 8234.878 sqm (10.202%)

DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESI. PLOTTED COLONY MEASURING 15.40625 ACRE (LICENSE NO. 76 OF 2023. DATED- 07-04 -2023) FALLING IN SECTOR - 2A, TEHSIL KHARKHODA, DISTT. SONIPAT, HARYANA BEING DEVELOPED BY MR. NARENDER GEHLOT.

FOR PURPOSE OF CODE 1.2 (REV) & 6.1(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	Road furniture 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	Single Level	Single Level	200 %	16.5

c) The stilt 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/78/2006-21CP dated 25.04.2022.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT.
a) No. of dwelling unit permitted on each plot. 3 (Three).
b) Provided that in case the decision to keep in abeyance the approval of stilt+4 dwelling unit dated 23.02.2023 is revoked by competent authority and building plan approved of such stilt+4 unit is allowed, the no. of dwelling units permitted on each plot stand restored to 4(four) dwelling units.

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) 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 DGTC, 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) lighting for internal lightning as well as Campus lightning.
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. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government renewable Energy Department, if applicable.
iv) Fire safety protection measures shall be regulated by as per Haryana fire service Act, 2005 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 revised Layout-cum-Demarcation plan verified by D.T.P. Sonipat.

vide Encl no. Dated

DRG NO. DTCP. 16671 DATED 20-02-24

PLOT NO.	CAT.	WIDTH	DEPTH	AREA	TOTAL NOS.	TOTAL AREA
1	A	8.00	17.873	143.3840	1	143.3840
2	A1	7.60	17.852	135.6752	1	135.6752
3 TO 8	A2	7.00	17.852	124.9640	6	749.7840
9 & 10	A3	7.00	17.821	124.7470	2	249.4940
11 TO 19	A4	7.00	17.775	124.4250	9	1119.8250
20 TO 25	A5	7.00	17.685	123.7950	6	742.7700
26 & 27	A6	7.000	17.6	123.2000	2	246.4000
28	A7	8.668	13	112.6840	1	112.6840
29 & 78	B1	8.000	18.00	144.0000	2	288.0000
30 TO 51 & 56 TO 77	B	7.130	18.00	128.3400	44	5646.9600
52	B2	8.000	18.00	144.0000	1	144.0000
53	B3	8.027	18.00	144.4860	1	144.4860
54	B4	7.500	18.00	135.0000	1	135.0000
55	B5	7.065	18.00	127.1700	1	127.1700
79 & 126, 127 & 174	C1	7.238	18.00	130.2840	4	521.1360
80 TO 101, 103 TO 125, 128 TO 150& 151 TO 173	C	7.00	18.00	126.0000	92	11592.0000
175	D1	8.253	19.00	156.8070	1	156.8070
176 TO 188	D	7.50	20.00	140.0000	13	1820.0000
189 & 190	D2	7.00	20.00	140.0000	2	280.0000
191 TO 209	E	7.000	18.50	128.5000	10	1285.0000
210	E1	7.50	18.50	138.7500	1	138.7500
211 & 216	F1	7.500	20.00	150.0000	2	300.0000
212 TO 215	F	7.00	20.00	140.0000	4	560.0000
217 TO 219	F2	7.500	18.50	138.7500	3	416.2500
220	G	7.50	18.00	135.0000	1	135.0000
221 TO 234	G1	7.300	18.00	131.4000	14	1839.6000
235 TO 244	G2	7.300	17.84	129.2280	10	1292.2800
245	G3	7.180	17.84	128.0912	1	128.0912
246 TO 258	H	7.400	16.00	118.4000	13	1539.2000
259	H1	7.777	16.00	124.4320	1	124.4320
260	J	8.000	16.821	134.5680	1	134.5680
261 & 262	J1	7.250	16.802	121.8145	2	243.6290
263 & 264	J2	7.250	16.814	121.9015	2	243.8030
265 & 266	J3	7.250	17.000	123.2500	2	246.5000
267 & 268	J4	7.250	16.960	122.9600	2	245.9200
269 TO 272	J5	7.250	17.078	123.8155	4	495.2620
273 TO 277	J6	7.250	17.210	124.7725	5	623.8625
278	J7	7.250	17.310	125.4975	1	125.4975
279	J8	7.250	17.380	125.6050	1	125.6050
280	J9	8.308	17.425	144.8001	1	144.8001
281	J10	8.500	17.425	148.1465	1	148.1465
				TOTAL	281	36011.23 SQ.MTRS.
						OR 8.8988 ACRES

DENSITY CALCULATION
TOTAL PROPOSED PERSONS 281 @ 18 PERSON/PLOT = 5058 PERSONS
TOTAL PROPOSED DENSITY = 3794 / 15.40625 = 246.264 PPA

S.NO.	DEPTH	WIDTH1	WIDTH2	AREA
G1	c	17.873	12.664	0.5 117.64
d	18	5.779	0.5	56.51
e	18	2.360	0.5	25.74
f	7.182	18.000		129.2760
g	8	19.271	4.619	0.5 49.32
h	17.429	9.280	0.5	85.73
i	17.429	0.364		6.3442
j	8.004	8.461		72.7981
k	As per Plan			4186.1360
				4788.9976 SQ.MTRS.
				OR 7.601% OR 1.1710 ACRES

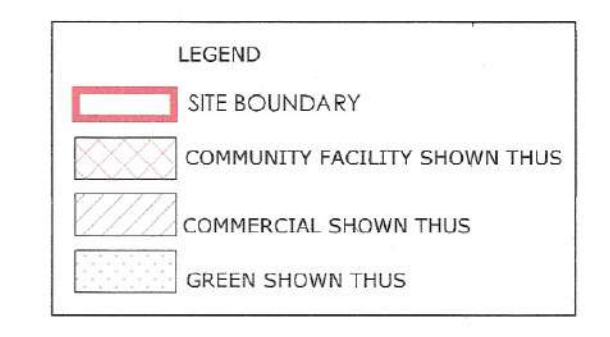
ORGANIZED GREEN SPACE PROVIDED (G1+G2+G3+G4+G5) = 4788.9976 SQ.MTRS. OR 1.1710 ACRES

AREA FOR PROVISION OF COMMUNITY FACILITIES
REQUIRED COMMUNITY 10% OF 82346.783 SQ.MTRS. = 6234.678 SQ.MTRS. OR 1.54063 ACRES

S.NO.	CO1	AREA
		6251
		6251 SQ.MTRS. OR 1.5402% OR 1.54466 ACRES

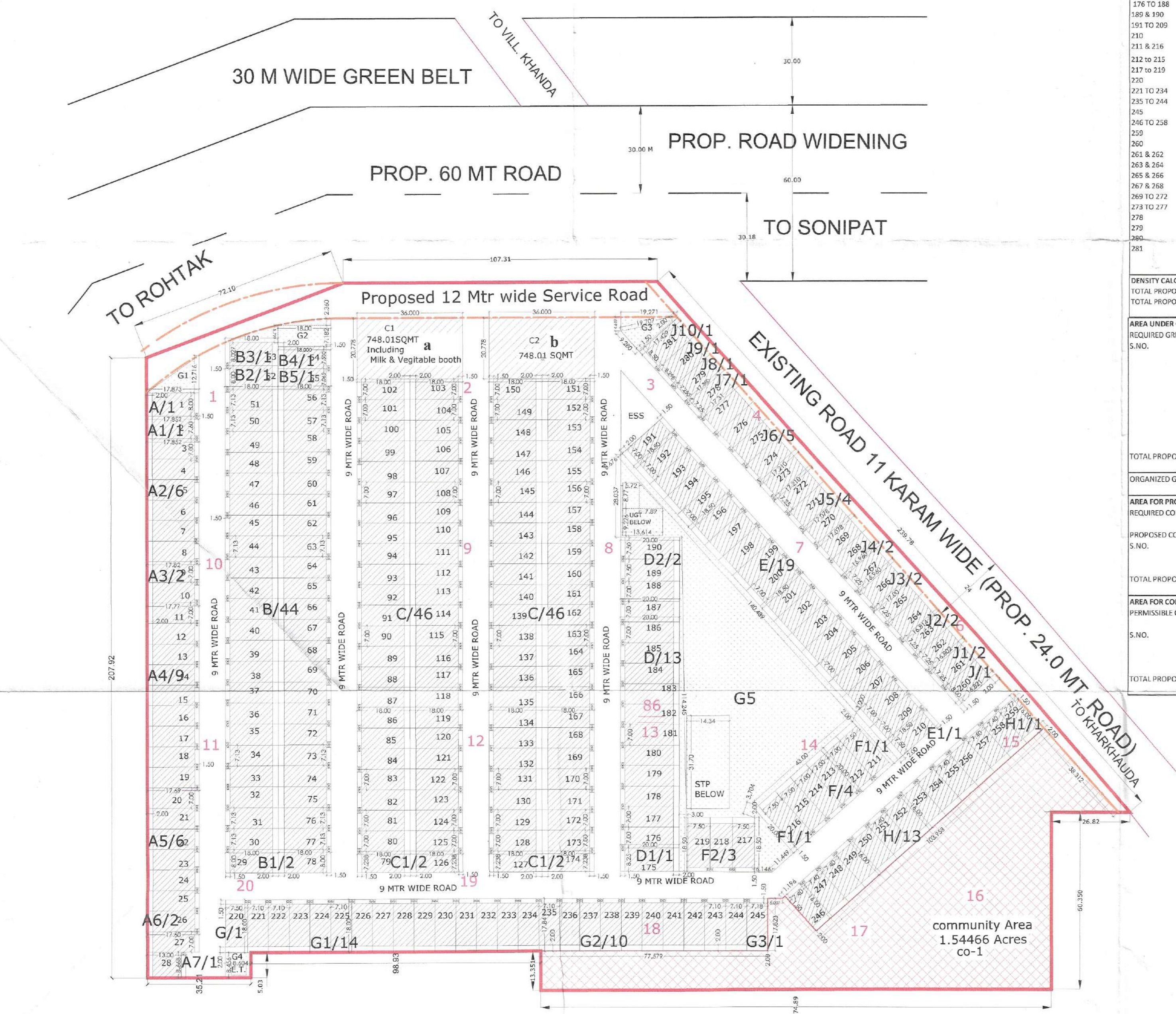
AREA FOR COMMERCIAL PERMISSIBLE COMMERCIAL 4% OF 82346.783 SQ.MTRS. = 3293.871 SQ.MTRS. OR 0.6183 ACRES

S.NO.	DEPTH	WIDTH1	WIDTH2	AREA
C1	a	36	20.778	748.01
C2	b	36	20.778	748.01
				1496.02 SQ.MTRS. OR 2.400% OR 0.3656 ACRES



ABBREVIATIONS:
1. UGT = UNDERGROUND TANK.
2. STP = SEWERAGE TREATMENT PLANT.

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



(GURPREET KHEPAR) AD (HQ) (SUNENA) DTP (HQ) (SANJAY KUMAR) STP (E&V) (P. P. SINGH) CTP (HR.) (AMIT KHATRI, IAS) DTCP (HR.)