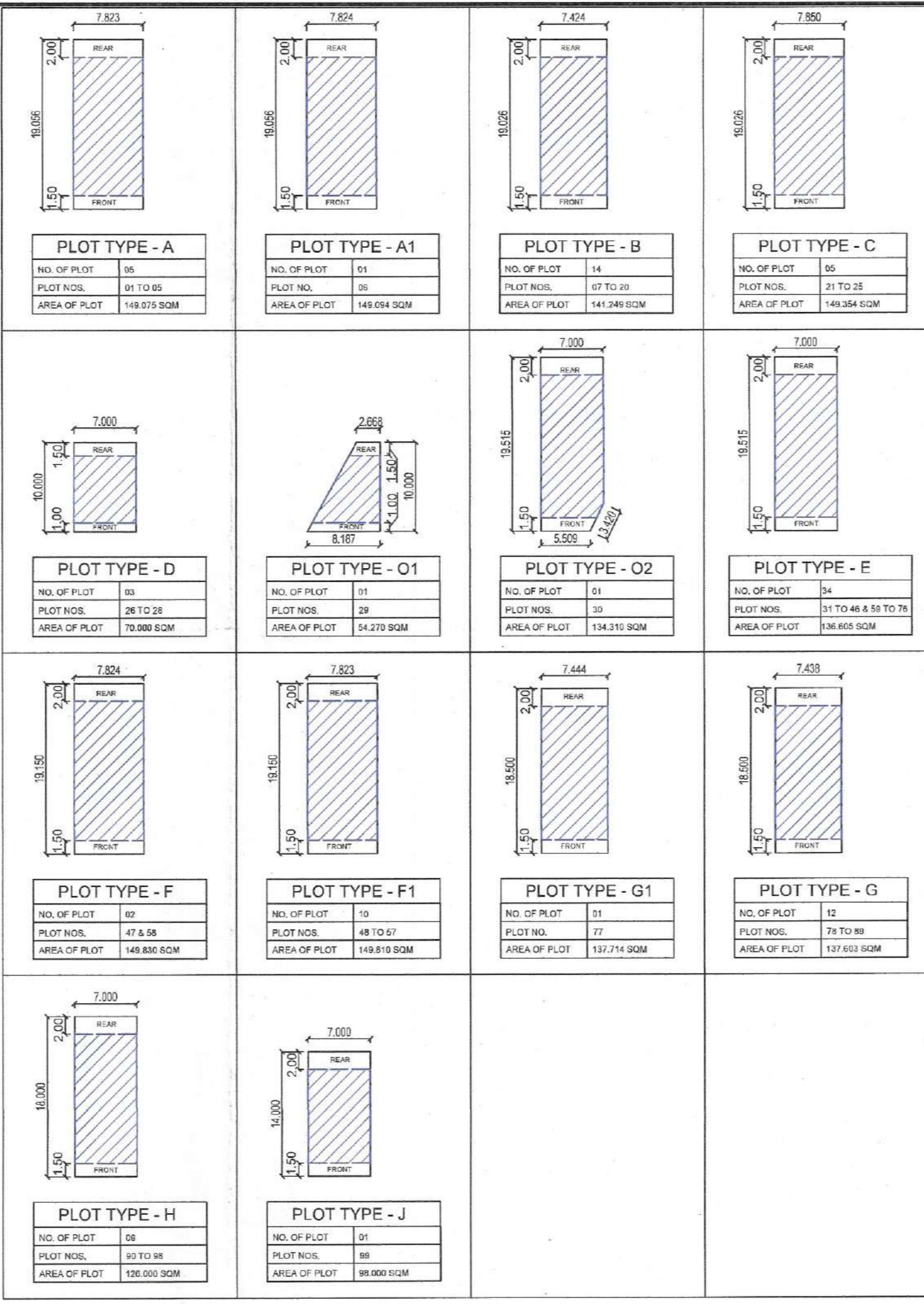
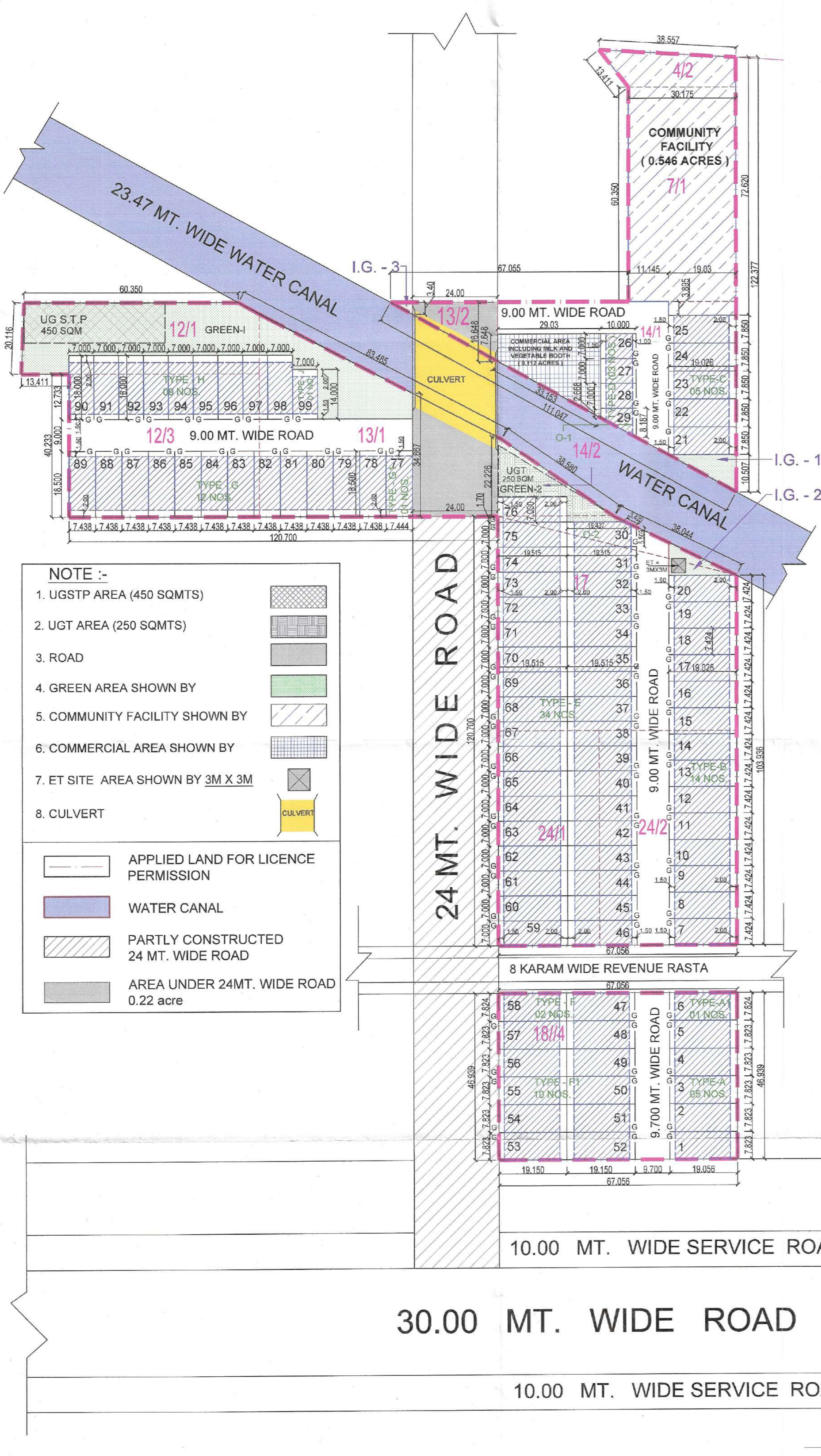


DEMARICATION - CUM - ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OVER AN AREA MEASURING 5.4625 ACRES BEARING LICENSE NO. 83 OF 2024 DATED 12.07.2024 IN THE REVENUE ESTATE OF VILLAGE NANGAL KALAN, SECTOR - 64, TEHSIL RAI, DISTT. - SONIPAT, BEING DEVELOPED BY R.P.T ESTATE PRIVATE LIMITED

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



AREA STATEMENT DDJAY OF SITE RPT

S.NO	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN SQMTRS	PERCENTAGE	PROPOSED AREA IN ACRES	PROPOSED AREA IN SQMTRS	PERCENTAGE
TOTAL AREA OF SITE	5.4625	22105.92	---	---	---	---
AREA UNDER RESIDENTIAL PLOT	3.332	13484.61	61.00%	3.331	13480.585	60.98%
AREA UNDER COMMERCIAL PLOT	0.219	884.24	4.00%	0.112	454.599	2.06%
GREEN AREA	0.410	1657.04	7.50%	0.459	1805.931	8.16%
AREA UNDER COMMUNITY AREA	0.548	2210.50	10.00%	0.546	2215.008	10.02%
TOTAL SALABLE AREA (PLOT AREA + COMMERCIAL AREA)	4.519	18146.39	82.50%	4.448	17955.194	84.94%
PERMISSIBLE DENSITY REQUIRED	---	---	---	300-400	---	PPA
PROPOSED DENSITY CALCULATION	99	X	---	18.00	---	4.4625
				326		PPA

AREA UNDER PLOT

PLOT NO	TYPE	LENGTH	WIDTH	AREA	NO. OF PLOT	TOTAL AREA
1-5	A	19.056	7.823	149.075	5	745.375
6	A1	19.056	7.824	149.094	1	149.094
7-20	B	19.026	7.424	141.249	14	1977.496
21-25	C	19.026	7.850	149.354	5	746.771
26-28	D	10.000	7.000	70.000	3	210.000
29	O-1	AS PER DIAGRAM		54.270	1	54.270
30	O-2	AS PER SITE		134.310	1	134.310
31-46 & 59-76	E	19.515	7.000	136.605	34	4644.570
47 & 58	F	19.150	7.824	149.830	2	299.660
48-57	F1	19.150	7.823	149.810	10	1498.10
78-89	G	18.500	7.438	137.603	12	1651.236
77	G1	18.500	7.444	137.714	1	137.714
90-98	H	18.000	7.000	126.000	9	1134.000
99	J	14.000	7.000	98.000	1	98.000
TOTAL					99	13480.585

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1569.849
	G2	AS/PROFILE	AS/PROFILE	286.082
TOTAL				1855.931

- NOTE :-**
- UGSTP AREA (450 SQMTRS)
 - UGT AREA (250 SQMTRS)
 - ROAD
 - GREEN AREA SHOWN BY
 - COMMUNITY FACILITY SHOWN BY
 - COMMERCIAL AREA SHOWN BY
 - ET SITE AREA SHOWN BY 3M X 3M
 - CULVERT
- APPLIED LAND FOR LICENCE PERMISSION
 - WATER CANAL
 - PARTLY CONSTRUCTED 24 MT. WIDE ROAD
 - AREA UNDER 24MT. WIDE ROAD 0.22 acre

- 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. |
|----------|---|---|
| 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. |
| 5 | Community | To be used for community facilities buildings. |
- 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 (G+3 Floor) (Including site (54 Floor)) (in metres) |
|------------------------|-------------------------------------|----------------------|--|--|
| Upto 150 square metres | 75% | Single Level | 200% | 18.5 |
- (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/7/5/2006-2TCP dated 20-10-2020.
- 3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
Not more than four dwelling units shall be allowed on each plots, as per the terms and conditions of policy circulated vide Memo No. Misc-149/2019/07/03/2019/2TCP Dated 07.03.2019
- 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 sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. Further use of stilt should be as per clause no. 7.1 of HBC 2017.
- 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(i)(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**
The boundary wall shall be constructed as per Code 7.5.
(a) 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 DGCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(b) 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.
(c) 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 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 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 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. 19/6/2016-5P 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-Spower 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. 15435 DATED 03.12.2024.



DRG. NO: - DTCP 10765 DATED: - 13/12/25

GURPREET KHEPAR JD (HQ) SHIVAM ROHILLA ATP (HQ) JAIDEEP DTP (HQ) VIJENDER SINGH STP (HQ) JITENDER SHAG CTP (HR.) AMIT KHATRI, (IAS) DTCP (HR.)