

LEGENDS		
	PLOT BOUNDARY	
	OTHERS LAND	
	COMMERCIAL	
	COMMUNITY	
	UGT = 450 SQ.M.	
	UGT = 200 SQ.M.	
	TRANSFORMER = 4 SQ.M.	
	MORTGAGE PLOTS	
	GREEN AREA	
	IG	
	PROPOSED ROAD	
	REVENUE RASTA	
	REVENUE DHANA	

SITE	PERMISSIBLE (AREA AS PER LAYOUT)			PROPOSED (AREA AS PER DEMARCATION)		
	AREA	AREA	PERCENTAGE	AREA	AREA	PERCENTAGE
	ACRES	SQ.M.	%	ACRES	SQ.M.	%
TOTAL PLOT AREA	5.76250	23319.973		5.76250	23319.973	
OPEN AREA UNDER GREEN/PARK	0.43532	1761.474	7.554	0.43532	1761.474	7.554
COMMUNITY FACILITIES	0.57673	2333.954	10.008	0.57673	2333.954	10.008
COMMERCIAL AREA	0.19958	807.485	3.463	0.19958	807.485	3.463
AREA UNDER PLOTS	3.43563	13903.483	59.420	3.43161	13887.194	59.551
TOTAL PERMISSIBLE SALEABLE AREA	3.63521	14711.148	63.084	3.63119	14694.881	63.014

DENSITY	
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).
TOTAL POPULATION	105
PPA	1890.000

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP									
SR. NO.	PLOT NO.	SIZE				AREA	AREA	TOTAL NO.	TOTAL AREA
NO.	FROM	TO	WIDTH	X LENGTH	=	SQ.M.	SQ.Y.	OF PLOTS	SQ.M.
1	1	-	(10.628 + 6.000)/2	X 18.000	=	149.652	178.984	1	149.652
2	2	-	7.036	X 18.000	=	126.648	151.471	1	126.648
3	3	8	7.047	X 18.000	=	126.846	151.708	6	761.076
4	9	19	7.150	X 20.200	=	144.430	172.738	11	1588.730
5	20	26	7.555	X 18.000	=	135.990	162.644	7	951.930
6	27	-	8.167	X 18.000	=	147.006	175.819	1	147.006
7	28	-	(5.831 + 10.459)/2	X 18.000	=	146.610	175.346	1	146.610
8	29	-	(10.669 + 7.153)/2	X 13.674	=	121.849	145.731	1	121.849
9	30	31	7.320	X 13.674	=	100.094	120.912	2	200.188
10	32	51	7.852	X 18.200	=	142.906	170.916	20	2858.120
11	52	55	7.050	X 17.000	=	119.850	143.341	4	479.400
12	56	-	(11.057 + 6.480)/2	X 17.000	=	149.065	178.282	1	149.065
13	57	-	(6.493 + 11.070)/2	X 17.000	=	149.286	178.546	1	149.286
14	58	60	7.870	X 17.000	=	133.790	160.013	3	401.370
15	61	-	7.040	X 18.796	=	132.324	158.260	1	132.324
16	62	85	7.041	X 18.796	=	132.343	158.282	24	3176.292
17	86	89	6.861	X 16.397	=	112.500	134.550	4	450.000
18	90	-	(7.104 + 7.261)/2	X 16.397	=	117.771	140.854	1	117.771
19	91	-	(7.018 + 6.861)/2	X 16.397	=	113.787	136.089	1	113.787
20	92	95	6.861	X 16.397	=	112.500	134.550	4	450.000
21	96	104	7.532	X 16.146	=	121.612	145.448	9	1094.508
22	105	-	7.534	X 16.146	=	121.644	145.486	1	121.644
TOTAL								SQ MT	13887.196
TOTAL NO. OF PLOTS =								ACRES	3.43161

DEMARCATION - CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.76250 ACRES (LICENCE NO.159 OF 2024 DATE 20.11.2024) VILLAGE KAMASPUR SECTOR-81, DISTRICT-SONIPAT.BEING DEVELOPED BY M/S. MANAV ASSOCIATES 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 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
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**

(a) The building or buildings shall be constructed only with in 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+3Floor) (including stilt S+4 Floor) (in meters)
Upto 150 square metres	75%	Single Level	200%	16.5
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

(a) 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.
- BAR ON SUB-DIVISION OF PLOT**

Sub-division & clubbing of the plots shall not be permitted 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. Further use of stilt should be as per clause No. 7.1 of HBC2017.
- 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(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 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.
- 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 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 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.
(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.
- 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. 19/6/2016-5P 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. 22/52/2005-5Power 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)

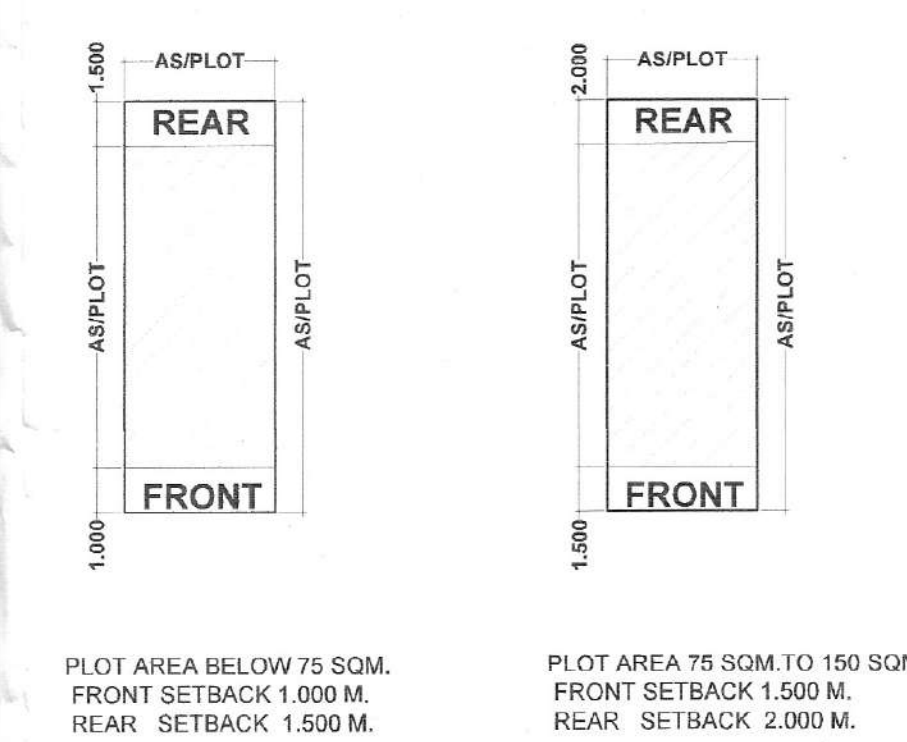
Note:
Read this drawing in conjunction with the Layout-cum-Demarcation Plan verified by D.T.P. Sonipat vide Endst no. 906 Dated 27-01-2025

DRG. NO. DTCP 10884 DATED 20-02-25

(GURPREET KHEPAR) JD (HQ)
(SHIVAM ROHILLA) ATR(HQ)
(JAIDEEP) DTP (HQ)
(VJENDER SINGH) STP (HQ)
(JITENDER SIHAG) CTP (HR)
(AMIT KHATRI, IAS) DTCP (HR)

ABBREVIATIONS	
ESS	= ELECTRIC SUB STATION
IG	= INCIDENTAL GREEN
UGT	= UNDER GROUND TANK
UGSTP	= UNDERGROUND SEWAGE TREATMENT PLANT

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



PLOT AREA 75 SQM TO 150 SQM.
FRONT SETBACK 1,500 M.
REAR SETBACK 2,000 M.