

DEMARCATION-CUM-ZONING PLAN OF INDUSTRIAL PLOTTED COLONY AREA MEASURING 18.550 ACRES (LICENCE NO. 36 OF 2025 DATED: 24.03.2025) IN THE REVENUE ESTATE OF VILLAGE-KAITH, TEHSIL-ISRANA, DISTRICT PANIPAT, HARYANA BEING DEVELOPED BY VEDYA MEDITECH PVT. LTD.

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

1. USE ZONE:-
RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

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
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	Industrial	Industrial
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

11. BOUNDARY WALL:-
(a) The boundary wall of plots shall be constructed as per Code 7.5.
(b) The boundary wall of plots in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTPC. The boundary wall in the rear courtyard shall not be more than 1.85 meters in height.
(c) In the 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 above 420 sq. meters
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 of plots 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 or side boundary wall provided further that no area 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, falling within 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. 1535 (E) Dated 14.9.2005 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. 19/6/2016-SP 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. 22/52/2005-5 Power dated 21.03.2016 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 7.2.17(1).
(vii) The same shall be applicable for data centre as mentioned in the note 5, inserted in code 6.3(3) (iv)(f).

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP(P) Panipat vide Endst no.606 dated 22.04.2025.

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.

AREA STATEMENT						
TOTAL SITE AREA	18.55000	ACRES	=	75009.07	sqmt	
AREA FALLING UNDER 60 MTR. GREEN BELT / ROAD WIDENING	1.02700	ACRES	=	4156.11	sqmt	
50% OF AREA FALLING UNDER 60 MTR. GREEN BELT / ROAD WIDENING	0.51350	ACRES	=	2078.06	sqmt	
NET PLANNED AREA	18.03650	ACRES	=	72991.01	sqmt	
	PERMISSIBLE AREA (IN ACRES)	PERMISSIBLE AREA (IN SQ.M.)	%	PROPOSED AREA (IN ACRES)	PROPOSED AREA (IN SQ.M.)	%
GREEN AREA	-	-	-	3351.506	8.638	4.592%
AREA UNDER ROAD	-	-	-	22195.601	5.485	30.409%
AREA UNDER PLOTS	8.1164	TO 45% TO 65%		46610.166	11.518	63.857%
COMMERCIAL	0.902	3650.259	5.00%	833.737	0.206	1.142%
TOTAL	11.724	47444.0500	65.00%	47443.903	11.724	65.000%
SUMMARY OF PLOTS						
PLOT NOS	PLOT DIMENSIONS (METRES)		AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	
1 TO 3	23.204	41.662	966.725	3	2900.175	SQ.M.
4 TO 6	18.694	41.662	778.829	3	2336.488	SQ.M.
7 & 8	24.306	51.052	1240.869	2	2481.738	SQ.M.
9 TO 20	16.691	39.237	654.905	12	7858.857	SQ.M.
21 TO 24	13.410	38.613	517.800	4	2071.201	SQ.M.
25 TO 32	19.389	34.899	676.657	8	5413.254	SQ.M.
33 TO 38 & 40 TO 45	16.000	32.000	512.000	12	6144.000	SQ.M.
39	11.722	34.070	399.369	1	399.369	SQ.M.
46 TO 52 & 54 TO 60	17.879	44.000	786.676	14	11013.464	SQ.M.
53	16.791	44.020	739.140	1	739.140	SQ.M.
61 TO 70	16.414	32.000	525.248	10	5252.480	SQ.M.
TOTAL				70	46610.166	SQ.M.
					11.518	ACRES



(GURPREET) JD(HQ)
(SHIVAM ROHILLA) ATP(HQ)
(VIJENDER SINGH) STP(HQ)
(BHUVNESH KUMAR) CTP(HR.)
(AMIT KHATRI, IAS) DTPC(HR.)