

- LEGEND
1. SCHEME BOUNDARY SHOWN AS
 2. STP AREA (450 SQMTS)
 3. UGT AREA (200 SQMTS)
 4. GREEN AREA SHOWN AS
 5. COMMUNITY FACILITY SHOWN AS
 6. COMMERCIAL AREA SHOWN AS
 7. ET SITE AREA SHOWN BY 3M X 3M
 8. CULVERT
 9. PLOTS FALLING UNDER ROW OF 11 KV HT LINE SHALL NOT BE SOLD AND SHALL BE KEPT FREEZED TILL SHIFTING OF THE HT LINE
 10. KHAAL
 11. ACCESS PERMISSION APPLIED
 12. FREEZE LAND TILL THE GRANT OF ACCESS PERMISSION FROM HSPV

SECTOR - 63

SECTOR - 64

| AREA STATEMENT | | | |
|--|------------|---------------|---------------|
| PERMISSIBLE AREA | | | |
| | PERCENTAGE | AREA IN SQ.MT | AREA IN ACERS |
| TOTAL AREA OF SITE | --- | 26936.845 | 6.65625 |
| PERMISSIBLE AREA UNDER RESIDENCIAL PLOT | 61.00% | 16431.476 | 4.060 |
| PERMISSIBLE AREA UNDER COMMERCIAL | 4.00% | 1077.474 | 0.266 |
| GREEN AREA | 7.50% | 2020.263 | 0.499 |
| AREA UNDER COMMUNITY AREA | 10.00% | 2693.685 | 0.666 |
| PROPOSED AREA | | | |
| PROPOSED RESIDENTIAL AREA | 57.12% | 15385.191 | 3.802 |
| COMMERCIAL AREA | 2.54% | 683.744 | 0.169 |
| GREEN AREA | 7.56% | 2034.562 | 0.503 |
| COMMUNITY AREA | 10.01% | 2695.262 | 0.666 |
| TOTAL SALABLE AREA (PLOT AREA + COMMERCIAL AREA) | 59.65% | 16068.935 | 3.971 |

| | | | | | | |
|---------------------|----|--------------|---|-------------|---|---------------|
| DENSITY CALCULATION | | 130 | X | 18 | ÷ | 6.65625 |
| | | 352 | | | | PPA |
| AREA UNDER GREEN | | LENGTH SQ.MT | | WIDTH SQ.MT | | AREA IN SQ.MT |
| GREEN AREA | G1 | AS/ PROFILE | | AS/ PROFILE | | 1533.064 |
| | G2 | AS/ PROFILE | | AS/ PROFILE | | 382.026 |
| | G3 | AS/ PROFILE | | AS/ PROFILE | | 61.269 |
| | G4 | AS/ PROFILE | | AS/ PROFILE | | 58.203 |
| | | TOTAL | | | | 2034.562 |

| PLOT AREA DETAIL | | | | | |
|----------------------------|------|---------------|--------|------------|--------------------|
| PLOT NO | TYPE | LENGHT | WIDTH | AREA SQMTS | TOTAL AREA IN SQMT |
| 01 - 14 | A | 18.270 | 7.310 | 133.554 | 14 |
| 15 | A1 | 18.270 | 7.358 | 134.431 | 1 |
| 16 | B1 | 18.740 | 7.7600 | 145.4224 | 1 |
| 17 - 19 | B | 18.740 | 7.6900 | 144.1106 | 3 |
| 20 - 27 | C | 15.000 | 7.495 | 112.425 | 8 |
| 28 - 43 | D | 14.300 | 7.000 | 100.100 | 16 |
| 44 - 51 | E | 16.670 | 7.000 | 116.690 | 8 |
| 52 - 59 | E1 | 16.667 | 7.000 | 116.669 | 8 |
| 60 | E2 | ASPER DIAGRAM | | 116.080 | 1 |
| 61 - 65 | F | 16.000 | 7.000 | 112.000 | 5 |
| 66 - 71 | G | 14.321 | 7.250 | 103.827 | 6 |
| 72 | G1 | ASPER DIAGRAM | | 100.328 | 1 |
| 73 | G2 | ASPER DIAGRAM | | 136.305 | 1 |
| 74 | G3 | ASPER DIAGRAM | | 135.005 | 1 |
| 75 | G4 | ASPER DIAGRAM | | 133.705 | 1 |
| 76 | G5 | ASPER DIAGRAM | | 123.876 | 1 |
| 77 - 78 | H | 18.500 | 6.700 | 123.950 | 2 |
| 79 TO 81 & 112, 112A & 114 | J | 16.000 | 6.600 | 105.600 | 6 |
| 82 TO 91 & 102 TO 111 | K | 16.000 | 8.390 | 134.240 | 20 |
| 92 & 101 | K1 | 16.000 | 8.400 | 134.400 | 2 |
| 93 - 95 | L | 17.321 | 6.467 | 112.015 | 3 |
| 96 - 100 | M | 19.401 | 7.000 | 135.807 | 5 |
| 115 - 117 | N | 14.321 | 7.800 | 111.794 | 3 |
| 118 - 130 | P | 14.321 | 7.100 | 101.679 | 13 |
| TOTAL NO. OF PLOTS | | | | | 130 |
| | | | | | 15385.191 |

DEMARICATION - CUM - ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 OVER AN AREA MEASURING 6.65625 ACRES BEARING LICENSE NO. 09 OF 2025 DATED 16.01.2025 IN SECTOR - 63 & 64, SONIPAT, BEING DEVELOPED BY PTRT BUILDERS PRIVATE LIMITED

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. | 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. |
| | 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+3 floor) (including stilt (S+4 floor)) (meters) |
|------------------------|-------------------------------------|----------------------|--|---|
| Upto 150 square metres | 75% | Single Level | 200% | 16.5 |

(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. misc- 2339- VOL-III- ULB/7/5/2006-27CP dated 20-10-2020.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

Not more than four dwelling units shall be allowed on each plots.
- 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 HBC 2017.
- 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**

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 DGTCP. 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.
- 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.

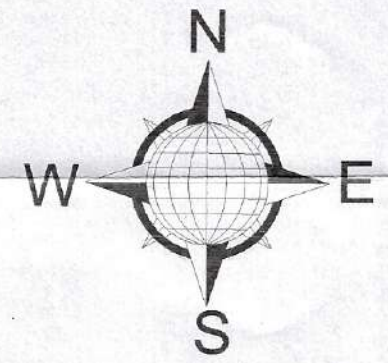
(iii) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

(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. 2093 DATED 27.02.2025

DRG. NO. DTCP 11048 DATED 30-04-25



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