

DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 15.5000 ACRES (LICENCE NO.92 OF 2025 DATE 05.06.2025) VILLAGE THANA KALAN SECTOR-7, KHARKHODA DISTRICT-SONIPAT.BEING DEVELOPED BY M/S. VISHUV PROJECTS LLP

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

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. | 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 |

2. 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 5+4 Floor) (in meters) |
|------------------------|-------------------------------------|----------------------|--|---|
| Upto 150 square metres | 75% | Single Level | 200% | 16.5 |

- (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- URB/7/5/2006-21TCP dated 20-10-2020.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- a) Not more than four dwelling units shall be allowed on each plots.

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. 7.11 of HBC2017.

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(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 about on the 45 meters or more wide sector roads and plots which about 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 front courtyard which about 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.
(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.

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. 22/52/2005-5Power 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 Demarcation Plan verified by D.T.P. Sonipat vide Endst no. 7703 Dated 16/06/2025

DRG. NO. DTCP 11217 DATED 03-07-25

(GURPREET KHEPAR)
JD (HQ)

(SHALU DHIMAN)
ATP(HQ)

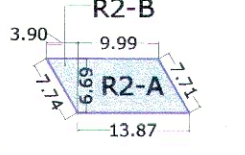
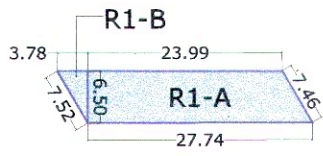
(JAIDEEP)
DTP (HQ)

(VJENDER SINGH)
STP (HQ)

(BHUVNESH KUMAR)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)

| AREA UNDER 24 M. WIDE SECTOR ROAD | | | | | | | | | |
|-----------------------------------|-------|---|--------|---|--------|---|------|---|---------|
| ITEM | WIDTH | X | LENGTH | X | FACTOR | X | NO. | = | SQ.MT. |
| R1-1 | 23.99 | + | 27.74 | X | 0.50 | X | 6.50 | = | 168.12 |
| R1-B | 3.78 | X | 6.50 | X | 0.50 | X | 1.00 | = | 12.29 |
| TOTAL R1 AREA | | | | | | | | | 180.41 |
| R2-1 | 9.99 | + | 13.87 | X | 0.50 | X | 6.69 | = | 79.81 |
| R2-B | 3.90 | X | 6.69 | X | 0.50 | X | 1.00 | = | 13.05 |
| TOTAL R1 AREA | | | | | | | | | 92.86 |
| GRAND TOTAL AREA (R1+R2) | | | | | | | | | 273.27 |
| TOTAL AREA IN ACRES | | | | | | | | | 0.06753 |



2 KARAM REVENUE RASTA

177.69

63.70

| AREA STATEMENT AS PER LAYOUT PLAN | |
|-----------------------------------|-------------------------|
| TOTAL AREA OF THE SCHEME | = 15.50000 Acres |
| NET PLANNED AREA | = 15.50000 Acres |
| AREA UNDER COMMUNITY | = 1.55001 Acres 10.00 % |
| AREA UNDER COMMERCIAL | = 0.61994 Acres 4.00 % |
| AREA UNDER PLOTS | = 7.98417 Acres 51.51 % |
| TOTAL SALEBLE AREA | = 8.60417 Acres 55.51 % |

| AREA STATEMENT AS PER DEMARICATION PLAN | |
|---|-------------------------|
| TOTAL AREA OF THE SCHEME | = 15.50000 Acres |
| NET PLANNED AREA | = 15.50000 Acres |
| AREA UNDER COMMUNITY | = 1.55001 Acres 10.00 % |
| AREA UNDER COMMERCIAL | = 0.61994 Acres 4.00 % |
| AREA UNDER PLOTS | = 7.98457 Acres 51.51 % |
| TOTAL SALEBLE AREA | = 8.60451 Acres 55.51 % |

NOTE:-

- ALL DIMENSIONS AREA IN METERS
- NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SET BACK

| AREA UNDER PLOTS | | | | | | | | | |
|------------------|----------|-----|-------|------|--------|--------------|-------------|------------|------------------|
| S.NO. | PLOT NO. | TO | WIDTH | SIZE | LENGTH | AREA IN SQ.M | TOTAL PLOTS | TOTAL AREA | |
| 1 | 1 | 61 | 7.000 | x | 21.000 | 147.000 | 175.912 | 61 | = 8967.000 Sq.M |
| 2 | 62 | 71 | 7.070 | x | 20.870 | 146.420 | 173.834 | 10 | = 1454.299 Sq.M |
| 3 | 72 | 85 | 7.070 | x | 20.700 | 146.348 | 173.033 | 14 | = 2044.888 Sq.M |
| 4 | 100 | 134 | 7.070 | x | 20.700 | 146.348 | 173.033 | 30 | = 5122.215 Sq.M |
| 5 | 148 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 6 | 149 | 154 | 6.840 | x | 18.000 | 123.120 | 147.252 | 6 | = 738.720 Sq.M |
| 7 | 155 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 8 | 168 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 9 | 169 | 164 | 6.840 | x | 18.000 | 123.120 | 147.252 | 6 | = 738.720 Sq.M |
| 10 | 195 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 11 | 228 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 12 | 229 | 234 | 6.840 | x | 18.000 | 123.120 | 147.252 | 6 | = 738.720 Sq.M |
| 13 | 235 | - | 6.830 | x | 18.000 | 122.940 | 147.036 | 1 | = 122.940 Sq.M |
| 14 | 239 | - | 6.700 | x | 18.000 | 121.600 | 144.258 | 1 | = 120.000 Sq.M |
| 15 | 260 | 271 | 6.700 | x | 18.000 | 121.600 | 144.258 | 12 | = 1440.000 Sq.M |
| 16 | 272 | 283 | 6.700 | x | 15.000 | 101.250 | 121.056 | 12 | = 1215.000 Sq.M |
| 17 | 284 | - | 6.700 | x | 15.000 | 100.500 | 120.188 | 1 | = 100.500 Sq.M |
| 18 | 289 | - | 6.700 | x | 15.000 | 100.500 | 120.188 | 1 | = 100.500 Sq.M |
| 19 | 300 | 323 | 6.700 | x | 15.000 | 101.250 | 121.056 | 24 | = 2430.000 Sq.M |
| 20 | 324 | - | 6.700 | x | 15.000 | 100.500 | 120.188 | 1 | = 100.500 Sq.M |
| 21 | 332 | - | 7.170 | x | 15.000 | 107.650 | 128.630 | 1 | = 107.650 Sq.M |
| 22 | 333 | 368 | 7.140 | x | 15.000 | 107.100 | 128.092 | 36 | = 3555.600 Sq.M |
| 23 | 369 | - | 7.170 | x | 15.000 | 107.650 | 128.630 | 1 | = 107.650 Sq.M |
| 24 | 370 | 395 | 6.890 | x | 15.000 | 103.350 | 123.697 | 21 | = 2173.350 Sq.M |
| TOTAL | | | | | | | | 285 | = 32312.350 Sq.M |
| OR | | | | | | | | 7.98457 | Acres |

| DENSITY CALCULATION | | | |
|---------------------------------|---|---------|------------|
| PERMISSIBLE FOR STP | = | 255 | x 18.00 |
| PERMISSIBLE FOR LIGHT | = | 4992 | x 15.50000 |
| | = | 286.129 | PPA |
| Against 540-440 PPA permissible | | | |

| AREA UNDER GREEN | | | |
|--------------------------|---|---------|-----------------------------------|
| 7.5% AREA OF 15.50 ACRES | = | 1.16250 | Acres |
| REQUIRED GREEN | = | | 7.50% of Total area of the Scheme |
| GREEN AREA PROPOSED | | | |
| G1 | = | 0.87028 | Acres |
| G2 | = | 0.08518 | Acres |
| G3 | = | 0.13816 | Acres |
| G4 | = | 0.10000 | Acres |
| G5 | = | 0.45726 | Acres |
| TOTAL GREEN PROPOSED | | | |
| | = | 1.64558 | Acres 10.642 % |

| AREA FOR PROVISION OF COMMUNITY FACILITIES | | | |
|--|---|---------|---------------|
| REQUIRED AREA | = | 1.55000 | Acres 10.000% |
| PROPOSED AREA | = | 1.55001 | Acres 10.000% |

| AREA FOR STP ANDER GROUND | | | |
|---------------------------|---|---------|------|
| PERMISSIBLE FOR STP | = | 450.000 | SQ.M |
| PROPOSED FOR STP | = | 450.000 | SQ.M |

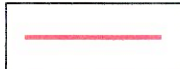
| AREA FOR LIGHT ANDER GROUND | | | |
|-----------------------------|---|---------|------|
| PERMISSIBLE FOR LIGHT | = | 200.000 | SQ.M |
| PROPOSED FOR LIGHT | = | 200.000 | SQ.M |

PLOT AREA BELOW 75 SQM.
FRONT SETBACK 1.00 M.
REAR SETBACK 1.50 M.

PLOT AREA 75 SQM. TO 150 SQM.
FRONT SETBACK 1.50 M.
REAR SETBACK 2.00 M.

LEGEND

1. SCHEME BOUNDARY SHOWN THUS



2. COMMUNITY FACILITY SHOWN THUS



3. COMMERCIAL AREA SHOWN THUS



4. GREEN AREA SHOWN THUS



NORTH

