DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

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Memo No. To	ZP-2216/JD (RA)/2025/39 ///	Dated 09 -10 -20	21 ^
	Soha Developers Pvt. Ltd., HS-16, Kailash Colony, New Delhi-110048.		

Subject:

Approval of demarcation-cum-zoning plan of Residential plotted, Commercial Site-I & II and Nursery School falling in the Residential Plotted Colony for an area measuring 30.9375 acres (licence No. 169 of 2025 dated 08.09.2025) in Sector-35, Sonipat being developed by Soha Developers Pvt. Ltd.

Please refer to the matter cited above.

Please find enclosed a copy of each approved plans of the following are also

enclosed:-

Sr. No.	Name of site	Drawing no.
1	Demarcation-cum-zoning plan of Residential plotted	Drg. No. DTCP-11515 dated 09.10.2025
2	Commercial Site-I	Drg. No. DTCP-11517 dated 09.10.2025
3	Commercial Site- II	Drg. No. DTCP-11518 dated 09.10.2025
4	Nursery School	Drg. No. DTCP-11516 dated 09.10.2025

That you shall transfer 100% of the plots of the EWS category in the Residential Plotted Colony to "Housing for All" Department, Haryana as per orders dated 20.09.2023

DA/as above

(Sanjay Saini)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst, No.:- ZP-2216/JD (RA)/2025/	Dated:
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A copy along with a copy of each demarcation-cum-Zoning Plan is forwarded to the following for information and necessary action.

- 1. Senior Town Planner, Rohtak.
- 2. District Town Planner, Sonipat.
- 3. PM, IT for updating the same on the Website of the Department. DA/As above.

(Sanjay Saini)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.



CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OVER AN NG 30.9375 ACRES (LICENCE NO. 169 OF 2025 Dated 08.09.2025) SONEPAT BEING DEVELOPED BY SOHA DEVELOPERS PVT. LTD.

- PLINTH LEVEL
 The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.
- RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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.
- The boundary wall shall be constructed as per the Haryana Building Code, 2017.

 The boundary wall shall be constructed as per the Haryana Building Code, 2017.

 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 DTCP, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.

 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 L25 sq. meters to 420 sq. meters

 iv). 2.0 meters. Radius for plots above 420 sq. meters

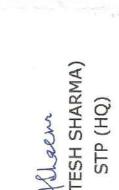
 iv). 2.0 meters Radius for plots above 420 sq. meters

 can be utilized for parking.
- plan. An additional wicket gate of standard design not exceeding 1.25 meter width may be allowed in the front and boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector and public open space. Gate and gate post shall be constructed as per approved star
- DISPLAY OF POSTAL NUMBER OF THE PLOT

 The premises number and postal address shall be written at the space shown design of the gate as per approved design.
- ACCESS

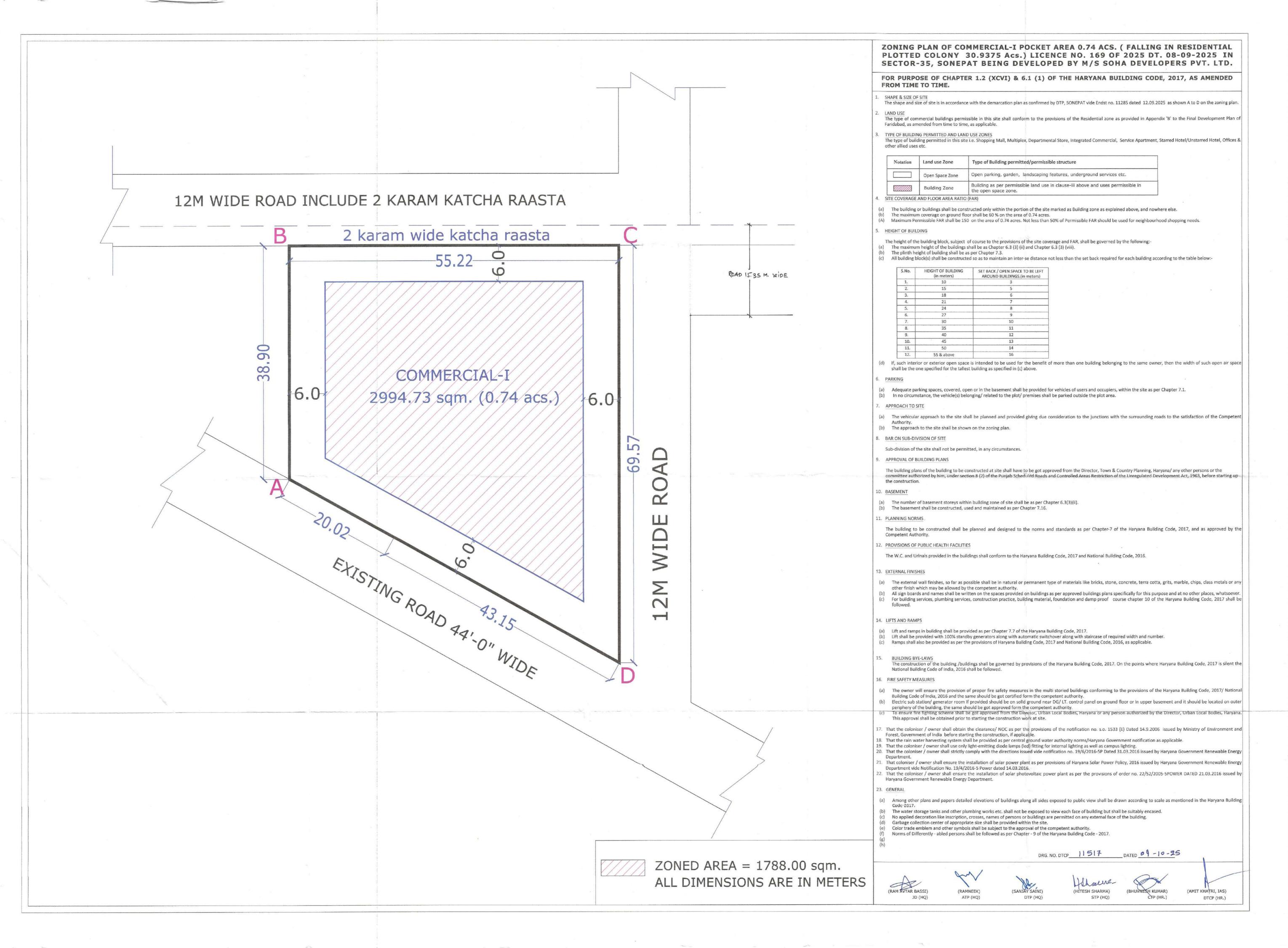
 No plot or public building will derive an access from less than 12.00 meters wide road.
- The community building/buildings shall be constructed by the Colonizer / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, faili which the said sites shall vest with the Government.

ied by DTP, SONEPAT vide Endst no. 11285 dated NOTES:-Read this drawing in conjunction with the der 12.09.2025.





(AMIT KHATRI, IAS) DTCP (HR.)





ZONING PLAN OF NURSERY SCHOOL AREA 0.248 ACS. (FALLING IN RESIDENTIAL PLOTTED COLONY 30.9375 Acs.) LICENCE NO. 169 of 2025 DT. 08-09-2025 IN SECTOR-35, DISTRICT SONEPAT, SONEPAT BEING DEVELOPED BY SOHA DEVELOPERS PVT. LTD.

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

i. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

ii. SHAPE & SIZE OF SITE :

The shape and size of the Nursery School Site is in accordance to the demarcation plan confirmed by DTP, SONEPAT vide Endst. no. 11285 dated 12.09.2025 shown as A to D on the Zoning Plan.

iii. LAND USE

The type of buildings use permissible is Nursery School in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" {Refer Code 1.2 xxii(c)}.

v. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :

- (a) The type of buildings permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. It may include residence for Principal/ Warden/or other teaching staff, watch and ward staff and other administrative staff subject to maximum limit of 10% of the Permissible FAR and hostels for students, extension counter of post office and bank as may be permitted by Director, Town & Country Planning, Haryana, subject to maximum limit of 20% of the Permissible FAR.
- (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. SITE COVERAGE AND FLOOR AREA RATIO (FAR):

- (a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
- (b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the area 0.2 acres.
- (c) Maximum permissible FAR shall be 150% on the area 0.2 acres.

vi. HEIGHT OF BUILDING:

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16

(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

vii. PARKING:

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

viii. APPROACH TO SITE:

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
- (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.

ix. BAR ON SUB-DIVISION OF SITE:

Sub-division of the site shall not be permitted, in any circumstances.

x. APPROVAL OF BUILDING PLANS:

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or Competent authority authorized by him, under Section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

xi. BASEMENT:

Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

- (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
- (2) The basement shall be constructed within the zoned area and may be put to following uses:
- (i) Storage of household or other goods of ordinarily non-combustible material;
- (j) Strong rooms, bank cellars, etc.;
- (i) Air-conditioning equipment and other machines used for services and utilities of the building.
- (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
- (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.

xii. PLANNING NORMS:

The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.

xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES:

The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

xiv. EXTERNAL FINISHES:

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
- (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
- (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

xv. LIFTS AND RAMPS:

- (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.

xvi. BUILDING BYE-LAWS:

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

xvii. FIRE SAFETY MEASURES:

- (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Harvana.
- (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- хх. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

xxii. GENERAL:

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of
- building but shall be suitably encased.

 (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building
- Code-2017.

 (e) No advertisement shall be permitted.
- (f) The community building/buildings shall be constructed by the Colonizer/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. D,TCP 11516 DATED 09 -10 -25

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R BASSI) JD (HQ) (RAMNEEK) ATP (HQ) (SANJAY SAINI) DTP (HQ)

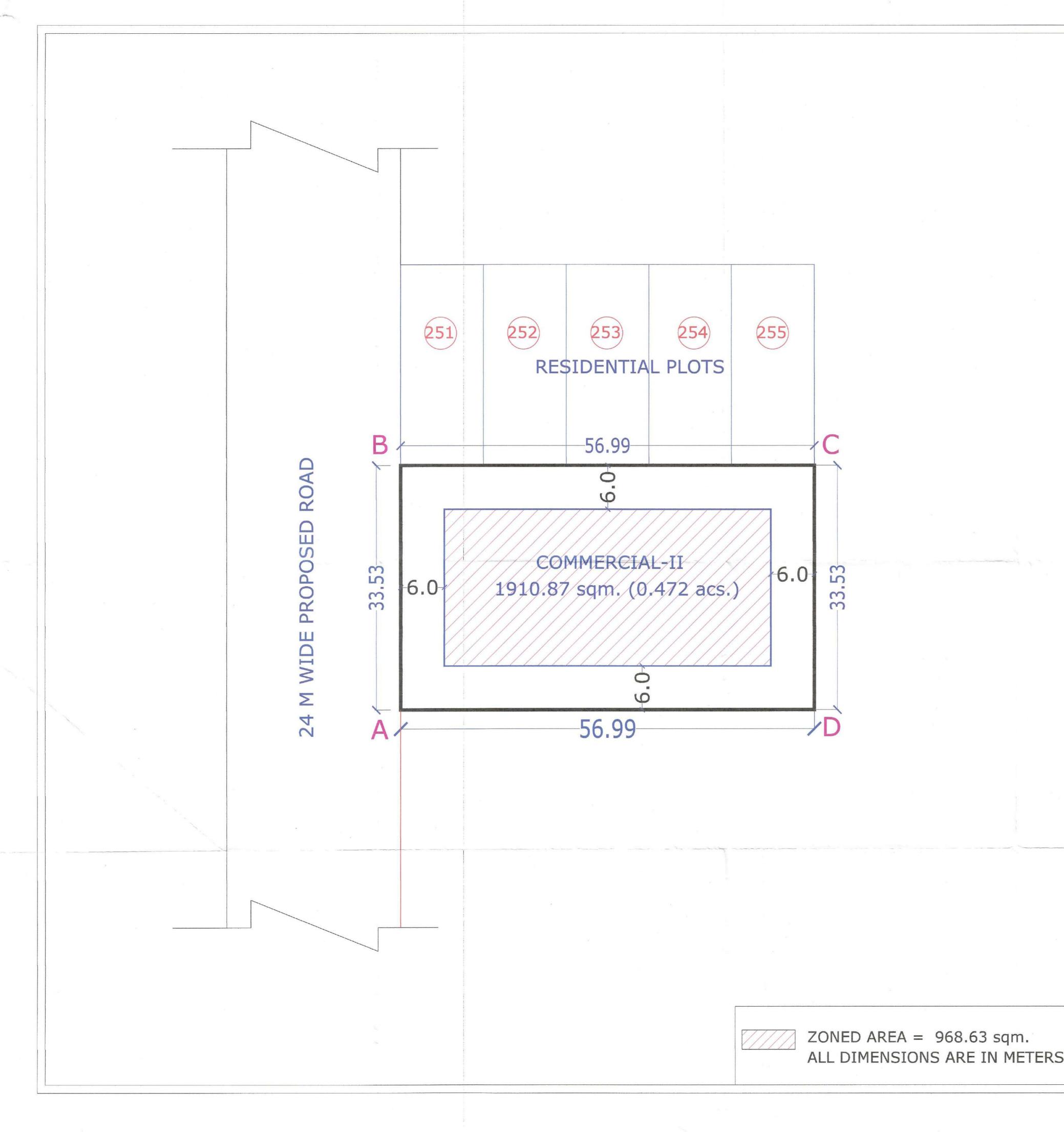
(HITESH SHARMA) STP (HQ)

(BHUVNESH KUMAR)

SH KUMAR) (AMIT K

CTP (HR.) (AMIT KHATRI, IAS)

DTCP (HR.)



ZONING PLAN OF COMMERCIAL-II POCKET AREA 0.472 ACS. (FALLING IN RESIDENTIAL PLOTTED COLONY 30.9375 Acs.) LICENCE NO. 169 OF 2025 DT. 08-09-2025 IN SECTOR-35, SONEPAT BEING DEVELOPED BY SOHA DEVELOPERS PVT. LTD.

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

The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, SONEPAT vide Endst no. 11285 dated 12.09.2025 as shown A to D on the zoning plan.

The type of commercial buildings permissible in this site shall conform to the provisions of the Residential zone as provided in Appendix 'B' to the Final Development Plan of Faridabad, as amended from time to time, as applicable.

The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure	
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.	
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.	

SITE COVERAGE AND FLOOR AREA RATIO (FAR)

- (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- (b) The maximum coverage on ground floor shall be 60 % on the area of 0.472 acres. (A) Maximum Permissible FAR shall be 150 on the area of 0.472 acres. Not less than 50% of Permissible FAR should be used for neighbourhood shopping needs.

HEIGHT OF BUILDING

- The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
- (a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (viii). The plinth height of building shall be as per Chapter 7.3.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

(d) If, such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

PARKING

(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.

(b) In no circumstance, the vehicle(s) belonging/related to the plot/premises shall be parked outside the plot area.

APPROACH TO SITE

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent

(b) The approach to the site shall be shown on the zoning plan.

BAR ON SUB-DIVISION OF SITE

Sub-division of the site shall not be permitted, in any circumstances.

APPROVAL OF BUILDING PLANS

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

O. BASEMENT

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).

(b) The basement shall be constructed, used and maintained as per Chapter 7.16.

1. PLANNING NORMS

The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the

2. PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and Urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terra cotta, grits, marble, chips, class metals or any other finish which may be allowed by the competent authority.
- (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever. (c) For building services, plumbing services, construction practice, building material, foundation and damp proof course chapter 10 of the Haryana Building Code, 2017 shall be

14. LIFTS AND RAMPS

- (a) Lift and ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number. (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. FIRE SAFETY MEASURES

(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National

Building Code of India, 2016 and the same should be got certified form the competent authority. (b) Electric sub station/ generator room if provided should be on solid ground near DG/ LT. control panel on ground floor or in upper basement and it should be located on outer

periphery of the building, the same should be got approved form the competent authority.

To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

17. That the coloniser / owner shall obtain the clearance/ NOC as per the provisions of the notification no. s.o. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and

Forest, Government of India before starting the construction, if applicable. 18. That the rain water harvesting system shall be provided as per central ground water authority norms/Haryana Government notification as applicable.

19. That the coloniser / owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.

20. 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

1. That coloniser / owner shall ensure the installation of solar power plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016. 2. 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.

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building

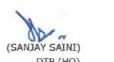
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.

(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building. (d) Garbage collection center of appropriate size shall be provided within the site.

Color trade emblem and other symbols shall be subject to the approval of the competent authority. (f) Norms of Differently - abled persons shall be followed as per Chapter - 9 of the Haryana Building Code - 2017.

DRG. NO. DTCP 11518 DATED 09-10-25

STP (HQ)



(HITESH SHARMA)



(AMIT KHATRI, IAS) DTCP (HR.)