

**NPNL UNDER (LICENSES NO 407 TO 412 OF 2006 DATED 18/01/2006 , 36 OF 2008 DATED 28/02/2008 & 47 OF 2017 :-**

**NPNL UNDER ADDITIONAL AREA**

**GREEN AREA CALCULATION OF ALREADY LICENSED AREA-**  
(LICENSE NO. 407-412 OF 2006 & LICENSE NO.36 OF 2008)  
(LICENSE NO. 47 OF 2017)

| NO.                     | AREA IN SQ.MT. | NO.                     | AREA IN SQ.MT. |
|-------------------------|----------------|-------------------------|----------------|
| 1. GREEN AREA           | 1458.00        | 1. GREEN AREA           | 1458.00        |
| 2. OPEN SPACE           | 1875.00        | 2. OPEN SPACE           | 1875.00        |
| <b>TOTAL GREEN AREA</b> | <b>3333.00</b> | <b>TOTAL GREEN AREA</b> | <b>3333.00</b> |

**GREEN AREA DETAIL OF ADDITIONAL APPLIED AREA 2.90625 ACRES:-**

| NO.                     | AREA IN SQ.MT. | NO.                     | AREA IN SQ.MT. |
|-------------------------|----------------|-------------------------|----------------|
| 1. GREEN AREA           | 6175.00        | 1. GREEN AREA           | 6175.00        |
| 2. OPEN SPACE           | 27.00          | 2. OPEN SPACE           | 27.00          |
| <b>TOTAL GREEN AREA</b> | <b>6202.00</b> | <b>TOTAL GREEN AREA</b> | <b>6202.00</b> |

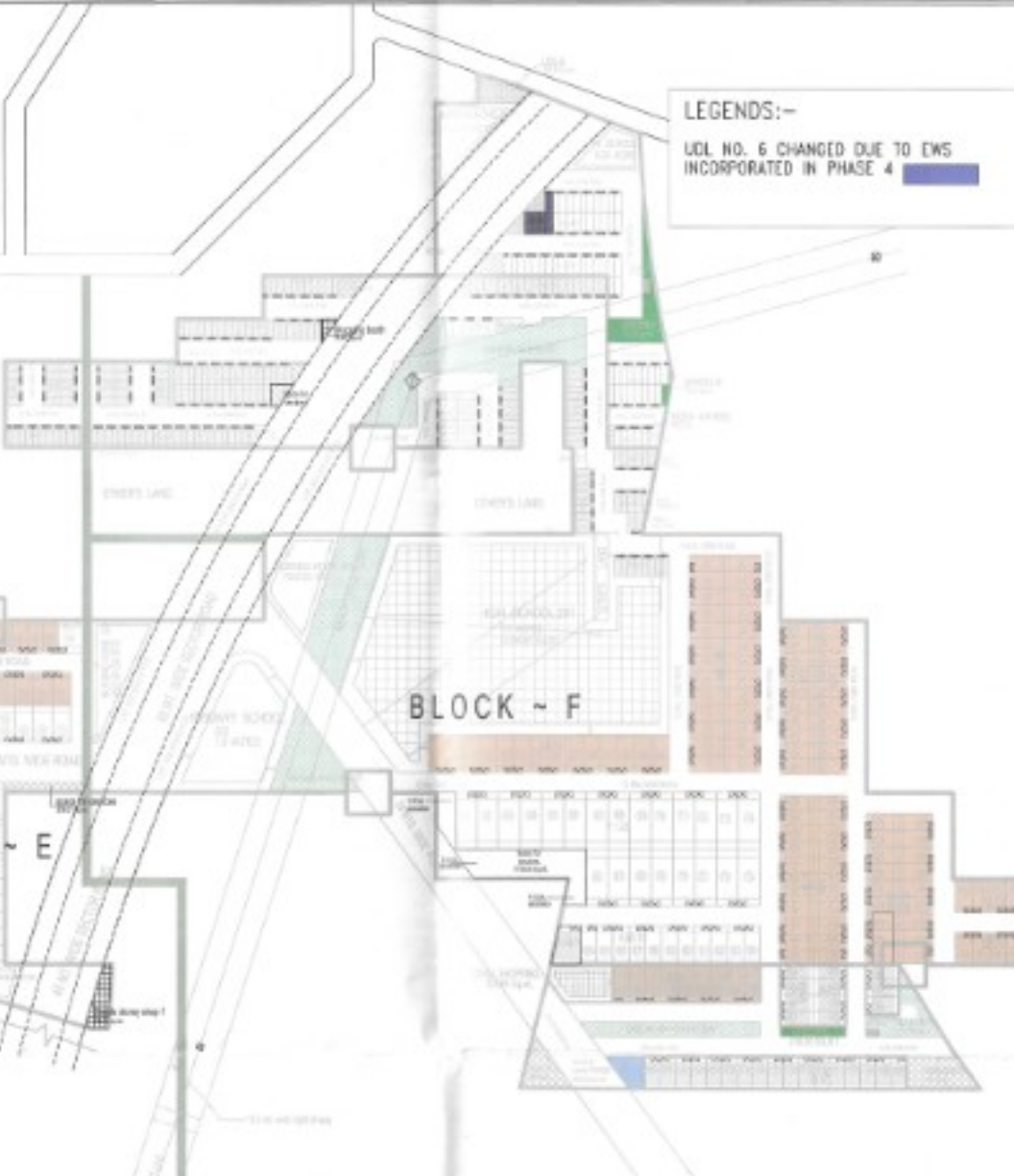
**ORGANISED GREEN 80% OF TOTAL GREEN AREA REQ. IN ACRES = 6175 ACRES**  
**UNORGANISED GREEN 20% OF TOTAL GREEN AREA REQ. IN SQ.MT. = 1234.50 SQ.MT.**

**INCIDENTAL GREEN 20% OF TOTAL GREEN AREA REQ. ACRES = 123.45 ACRES**

**INCIDENTAL GREEN 20% OF TOTAL GREEN AREA REQ. IN SQ.MT. = 246.90 SQ.MT.**

**DETAIL OF INCIDENTAL GREEN:-**

| S.NO.             | GREEN NO. | AREA IN SQ.MT. | AREA IN ACRES |
|-------------------|-----------|----------------|---------------|
| 1                 | GREEN-1   | 412.18         | 0.132         |
| 2                 | GREEN-2   | 412.18         | 0.132         |
| <b>TOTAL AREA</b> |           | <b>824.36</b>  | <b>0.264</b>  |



**LEGENDS:-**  
UDL NO. 6 CHANGED DUE TO EWS INCORPORATED IN PHASE 4

**AREA STATEMENT**

| S.NO.        | DESCRIPTION                       | AREA IN SQ.MT.   | AREA IN ACRES  |
|--------------|-----------------------------------|------------------|----------------|
| 1            | AREA UNDER ZONING 2.90625 ACRES   | 1234.50          | 0.36           |
| 2            | AREA UNDER ZONING 150.28745 ACRES | 150287.45        | 4658.54        |
| <b>TOTAL</b> |                                   | <b>151521.95</b> | <b>4661.90</b> |

**DETAIL OF UDL**

| S.NO.             | UDL NO. | AREA IN SQ.MT.  | AREA IN ACRES |
|-------------------|---------|-----------------|---------------|
| 1                 | UDL-1   | 302.036         | 0.075         |
| 2                 | UDL-2   | 492.256         | 0.121         |
| 3                 | UDL-3   | 19.543          | 0.005         |
| 4                 | UDL-4   | 173.978         | 0.042         |
| 5                 | UDL-5   | 378.900         | 0.093         |
| 6                 | UDL-6   | 187.548         | 0.046         |
| 7                 | UDL-7   | 282.198         | 0.069         |
| <b>TOTAL AREA</b> |         | <b>1781.514</b> | <b>0.445</b>  |

**DETAIL OF ROADS**

| S.NO.             | ROAD NO. | AREA IN SQ.MT. | TOTAL AREA    |
|-------------------|----------|----------------|---------------|
| 1                 | ROAD-1   | 12.00          | 12.00         |
| 2                 | ROAD-2   | 70.45          | 70.45         |
| 3                 | ROAD-3   | 309.90         | 309.90        |
| 4                 | ROAD-4   | 12.00          | 12.00         |
| <b>TOTAL AREA</b> |          | <b>404.35</b>  | <b>404.35</b> |

**DETAILED AREA STATEMENT**

| S.NO.        | DESCRIPTION                                  | AREA IN SQ.MT.   | AREA IN ACRES  |
|--------------|--|------------------|----------------|
| 1            | AREA UNDER ZONING 2.90625 ACRES              | 1234.50          | 0.36           |
| 2            | AREA UNDER ZONING 150.28745 ACRES            | 150287.45        | 4658.54        |
| 3            | AREA UNDER ZONING 2.90625 ACRES (ADDITIONAL) | 1234.50          | 0.36           |
| <b>TOTAL</b> |  | <b>152756.45</b> | <b>4661.90</b> |

**DETAIL OF ROADS**

| S.NO.             | ROAD NO. | AREA IN SQ.MT. | TOTAL AREA    |
|-------------------|----------|----------------|---------------|
| 1                 | ROAD-1   | 12.00          | 12.00         |
| 2                 | ROAD-2   | 70.45          | 70.45         |
| 3                 | ROAD-3   | 309.90         | 309.90        |
| 4                 | ROAD-4   | 12.00          | 12.00         |
| <b>TOTAL AREA</b> |          | <b>404.35</b>  | <b>404.35</b> |

**DETAILED AREA STATEMENT**

| S.NO.        | DESCRIPTION                                  | AREA IN SQ.MT.   | AREA IN ACRES  |
|--------------|--|------------------|----------------|
| 1            | AREA UNDER ZONING 2.90625 ACRES              | 1234.50          | 0.36           |
| 2            | AREA UNDER ZONING 150.28745 ACRES            | 150287.45        | 4658.54        |
| 3            | AREA UNDER ZONING 2.90625 ACRES (ADDITIONAL) | 1234.50          | 0.36           |
| <b>TOTAL</b> |  | <b>152756.45</b> | <b>4661.90</b> |

**DEMARICATION CUM ZONING PLAN FOR ADDITIONAL AREA MEASURING 2.90625 ACRES (LICENSE NO 24 OF 2024 DATED 13-02-2024) IN ALREADY LICENSED RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 150.28745 ACRES (LICENSES NO 407 TO 412 OF 2006 DATED 18/01/2006 , 36 OF 2008 DATED 28/02/2008 & 47 OF 2017) TOTAL 153.1937 ACRES FOR DEVELOPING RESIDENTIAL PLOTTED COLONY AT SECTOR 40 & 19A PANIPAT (HARYANA) BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED.**

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

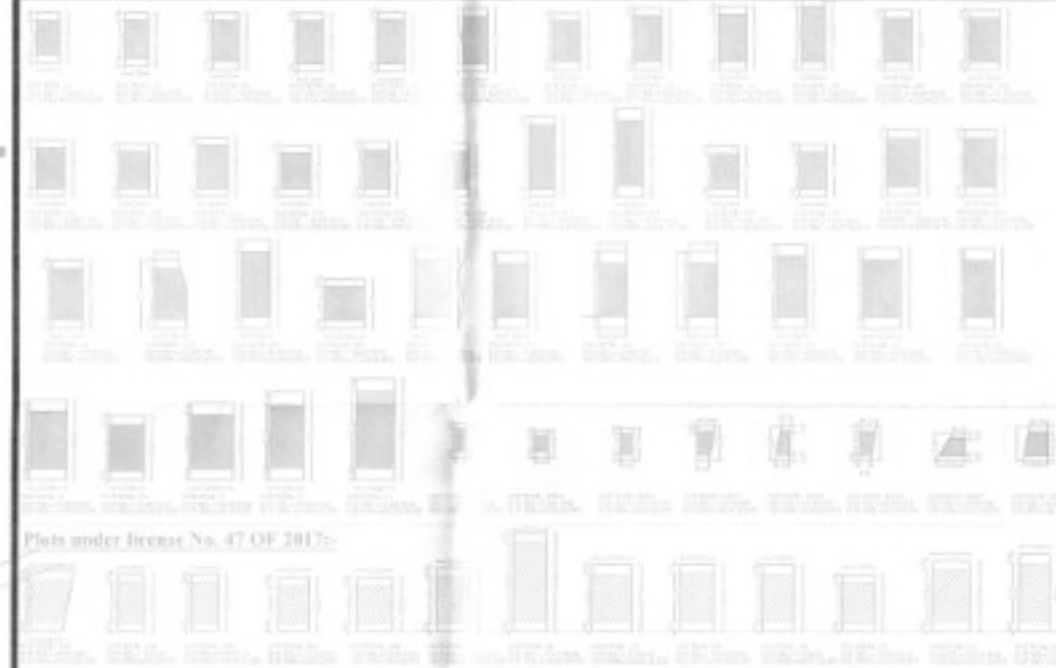
- USE ZONE:-**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever.
- MAXIMUM PERMISSIBLE GROUND COVERAGE, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-**
- PARKING:-**
- PLINTH LEVEL**
- BASEMENT:-**
- RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES**
- BOUNDARY WALL:-**
- GATE AND GATE POST**
- DISPLAY OF POSTAL NUMBER OF THE PLOT**
- GARBAGE COLLECTION POINT**
- ACCESS**
- SUB-DIVISION / COMBINATION OF PLOTS**
- BUILDING SETBACK**
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
- STILT PARKING**

| Use Zone    | Maximum Permissible Ground Coverage (%) | FAR | Maximum Permissible Height (m) |
|-------------|---|-----|--------------------------------|
| RESIDENTIAL | 30                                      | 1.5 | 12                             |
| COMMERCIAL  | 50                                      | 2.5 | 18                             |
| INDUSTRIAL  | 70                                      | 4.0 | 24                             |

**STILT PARKING**

| Plot Area (sq.m) | Permissible Stilt Parking (sq.m) |
|------------------|----------------------------------|
| 0 - 100          | 0                                |
| 100 - 200        | 10                               |
| 200 - 300        | 20                               |
| 300 - 400        | 30                               |
| 400 - 500        | 40                               |
| 500 - 600        | 50                               |
| 600 - 700        | 60                               |
| 700 - 800        | 70                               |
| 800 - 900        | 80                               |
| 900 - 1000       | 90                               |

**ZONING PLAN OF M/S ELDECO INFRASTRUCTURE AND PROPERTIES LTD. AT SECTOR ~40 & 19A, PANIPAT ( HARYANA) Plots under license No. 407 to 412 of 2006 Dated 18 / 01 / 2006 and 36 of 2008 Dated 18 / 01 / 2008**



**Plots Under I.C. NO. (24 Of 2024 Dated 13-02-2024) Additional Area 2.90625 Acres:-**

| S.NO.        | DESCRIPTION                                  | AREA IN SQ.MT.   | AREA IN ACRES  |
|--------------|--|------------------|----------------|
| 1            | AREA UNDER ZONING 2.90625 ACRES              | 1234.50          | 0.36           |
| 2            | AREA UNDER ZONING 150.28745 ACRES            | 150287.45        | 4658.54        |
| 3            | AREA UNDER ZONING 2.90625 ACRES (ADDITIONAL) | 1234.50          | 0.36           |
| <b>TOTAL</b> |  | <b>152756.45</b> | <b>4661.90</b> |

**DETAILED AREA STATEMENT**

| S.NO.        | DESCRIPTION                                  | AREA IN SQ.MT.   | AREA IN ACRES  |
|--------------|--|------------------|----------------|
| 1            | AREA UNDER ZONING 2.90625 ACRES              | 1234.50          | 0.36           |
| 2            | AREA UNDER ZONING 150.28745 ACRES            | 150287.45        | 4658.54        |
| 3            | AREA UNDER ZONING 2.90625 ACRES (ADDITIONAL) | 1234.50          | 0.36           |
| <b>TOTAL</b> |  | <b>152756.45</b> | <b>4661.90</b> |

**GENERAL AND NPNL PLOTS**  
Not more than three dwelling units (3+1/0+2) shall be allowed on each plot as per terms and condition of policy circulated vide Memo No. Muz/144/2017/99/2018/DTCP dated 7.3.2018.

**EWS PLOTS**  
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

**SUB-DIVISION / COMBINATION OF PLOTS**  
(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPNL plots, subject to the following condition:  
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

**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 castlerover projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

**HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**  
The maximum height and number of storeys shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

**STILT PARKING**  
Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the finish level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- GENERAL AND NPNL PLOTS**
- EWS PLOTS**
- SUB-DIVISION / COMBINATION OF PLOTS**
- BUILDING SETBACK**
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
- STILT PARKING**

- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- GENERAL AND NPNL PLOTS**
- EWS PLOTS**
- SUB-DIVISION / COMBINATION OF PLOTS**
- BUILDING SETBACK**
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
- STILT PARKING**
- PARKING:-**
- PLINTH LEVEL**
- BASEMENT:-**
- RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES**
- BOUNDARY WALL:-**
- GATE AND GATE POST**
- DISPLAY OF POSTAL NUMBER OF THE PLOT**
- GARBAGE COLLECTION POINT**
- ACCESS**
- SUB-DIVISION / COMBINATION OF PLOTS**
- BUILDING SETBACK**
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS**
- STILT PARKING**

NOTES:-  
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Panipat vide Exdt no. P22- dated 26.03.2024

DRG. NO. DTCP / 2024 / DATED 22-04-24

(GURPREET KHEPARI) AD (HQ) (VISHA YADAV) ATP (HQ) (S.K. SEHRAWAT) DTP (HQ) (SARJAY KUMAR) STP (E & V) (P. R. SINGH) CTE (HQ) (AMIT KATROL) DTP (HQ)

**ZONING APPLIED FOR 2.90625 ACRE ADDITIONAL LAND**  
**ALREADY RECEIVED ZONING 150.28745 ACRE LAND**