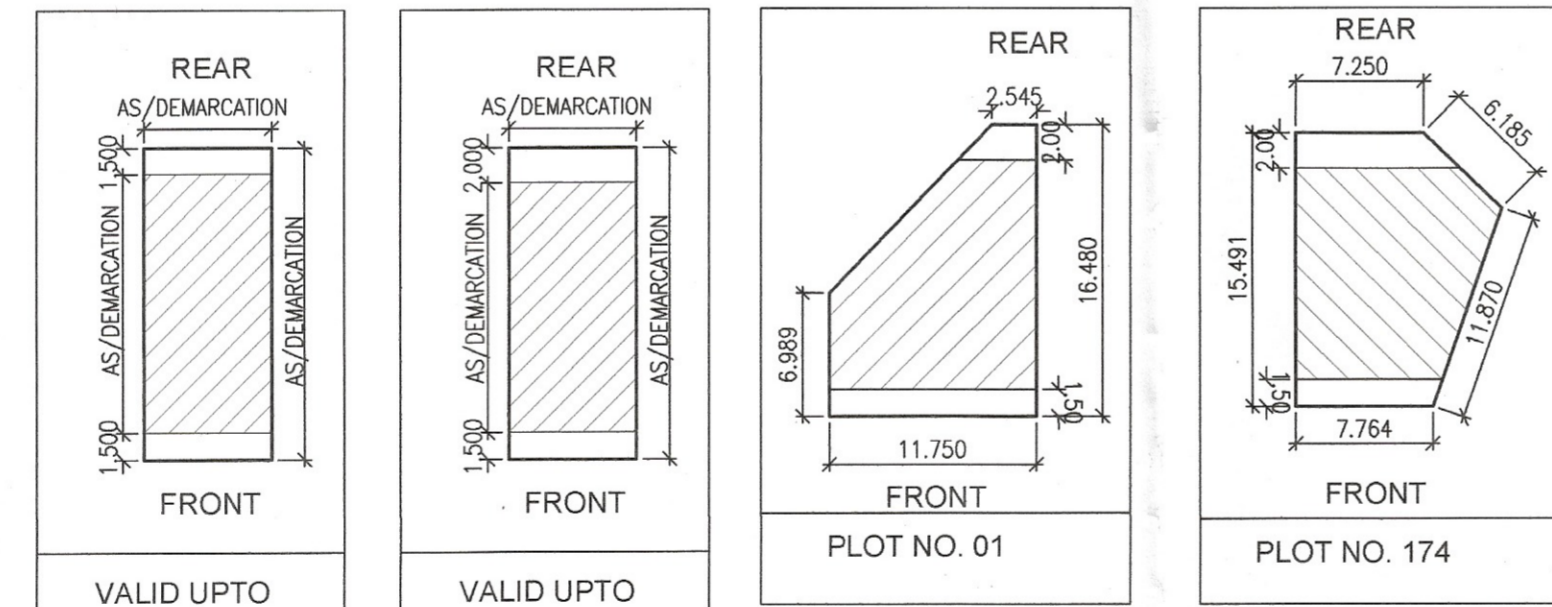
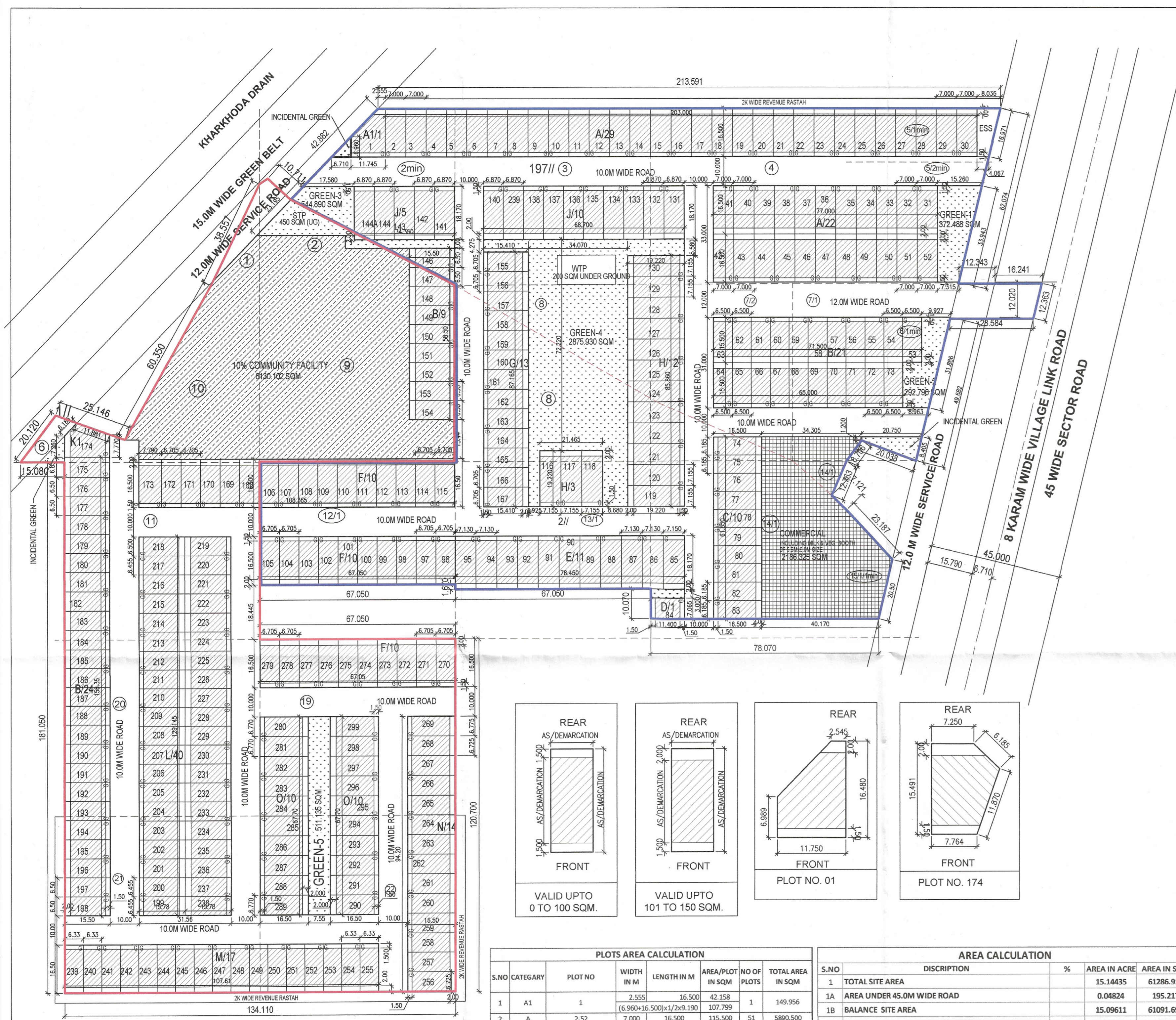


DEMARICATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OVER AN AREA MEASURING 7.01875 ACRE IN ADDITION TO 8.1256 ACRE ALREADY LICENSED AND BEARING LICENSE NO 94 OF 2024 DATED 25.07.2024, i.e. TOTAL 15.14435 ACRE AT SECTOR-10A, KHARKHAUDA, DISTT - SONIPAT, HARYANA TO BE DEVELOPED BY M/S SNPC GLOBAL RESIDENCY LLP.

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



LEGEND :-

- COMMUNITY SITE
- COMMERCIAL
- GREEN/PARK AREA
- BOUNDARY SHOWN OF ALREADY LICENSED AREA - 8.1256 ACRE
- BOUNDARY SHOWN OF ADDITIONAL AREA APPLIED FOR GRANT OF LICENSE - 7.01875 ACRE

PLOTS AREA CALCULATION							
S.NO	CATEGORY	PLOT NO	WIDTH IN M	LENGTH IN M	AREA/PLOT IN SQM	NO OF PLOTS	TOTAL AREA IN SQM
1	A1	1	2.555	16.500	42.158	1	149.956
2	A	2-52	7.000	16.500	115.500	51	5890.500
3	B	53-73, 146-154, 176-188	6.500	15.500	100.750	53	5339.750
4	C	74-83	6.185	16.500	102.053	10	1020.525
5	D	84	7.065	11.400	80.541	1	80.541
6	E	85	7.150	18.170	129.916	1	129.916
7	F	86-95	7.130	18.170	129.552	10	1295.521
8	H	96-115, 168-172, 270-279	6.705	16.500	110.633	35	3872.138
9	H	116-130	7.155	19.220	137.519	15	2062.787
10	J	131-145	6.870	18.170	124.828	15	1872.419
11	G	155-167	6.705	15.410	103.324	13	1343.213
12	K1	174	7.260	15.500	112.53	1	149.899
13	B	175	6.850	16.500	113.025	1	113.025
14	L	199-217, 220-238	6.455	15.780	101.860	38	3870.676
15	L	218-219	6.500	15.780	102.570	2	205.140
16	M	239-255	6.330	16.500	104.445	17	1775.565
17	N	256-268	6.725	16.500	110.963	13	1442.513
18	N	269	6.775	16.500	111.788	1	111.788
19	O	280-299	6.770	16.500	111.705	20	2234.100
TOTAL AREA					299	33088.507	
OR IN ACRE					8.17636		

AREA CALCULATION				
S.NO	DISCUSSION	%	AREA IN ACRE	AREA IN SQM
1	TOTAL SITE AREA		15.14435	61286.913
1A	AREA UNDER 45.0M WIDE ROAD		0.04824	195.217
1B	BALANCE SITE AREA		15.09611	61091.693
1C	50% BENEFIT OF AREA FALLING UNDER 45M WIDE ROAD OF AREA UNDER 45.0M WIDE ROAD		0.02412	97.609
1D	NET SITE AREA FOR PLANNING-BALANCE SITE AREA+50% OF AREA UNDER 45.0M WIDE ROAD		15.12023	61189.305
2	MAX. PERMISSIBLE AREA UNDER PLOTTING (ON NET SITE AREA)	61%	9.22334	37325.476
3	PROPOSED AREA UNDER PLOTTING (ON NET SITE AREA)	54.08%	8.17636	33088.507
4	REQUIRED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51444	6128.691
5	PROVIDED AREA FOR COMMUNITY FACILITIES (OF TOTAL SITE AREA)	10%	1.51478	6130.102
6	REQUIRED MIN. GREEN AREA (OF TOTAL SITE AREA)	7.5%	1.13583	4596.518
7	PROVIDED GREEN AREA (OF TOTAL SITE AREA)	7.50%	1.13600	4597.238
8	PERMISSIBLE AREA UNDER COMMERCIAL (OF NET SITE AREA)	4%	0.60481	2447.572
9	PROPOSED AREA UNDER COMMERCIAL	3.57%	0.54025	2186.325
10	PERMISSIBLE POPULATION (ON TOTAL SITE AREA)		240-400	3634.64
11	PROPOSED POPULATION (ON TOTAL SITE AREA) DENSITY		299X18	5382

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.
	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.

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:-

Upto 150 square metres	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
	75%	Single Level	200%	16.5

(c) The stilt 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-ULB/7/5/2006-2TCP dated 25-04-2022.

3. **PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
No's of dwelling unit permitted on each plot : 04 (Four)

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. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

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. The Stilt will not be permissible for any purpose other than parking.

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 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.

12. **BOUNDARY WALL**
(a) The boundary wall shall be constructed as per Code 7.5.
(b) 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 (HR). 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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) That the colonizer/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 colonizer/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. dated DRG. NO. DTCP 10680 DATED 09-12-24

(GURPREET KHEPAR) JD (HQ) (SHIVAM ROHILLA) ATP(HQ) (JAIDEEP) DTP (HQ) (VIRENDER SINGH) STP (HQ) (JITENDER SIHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)