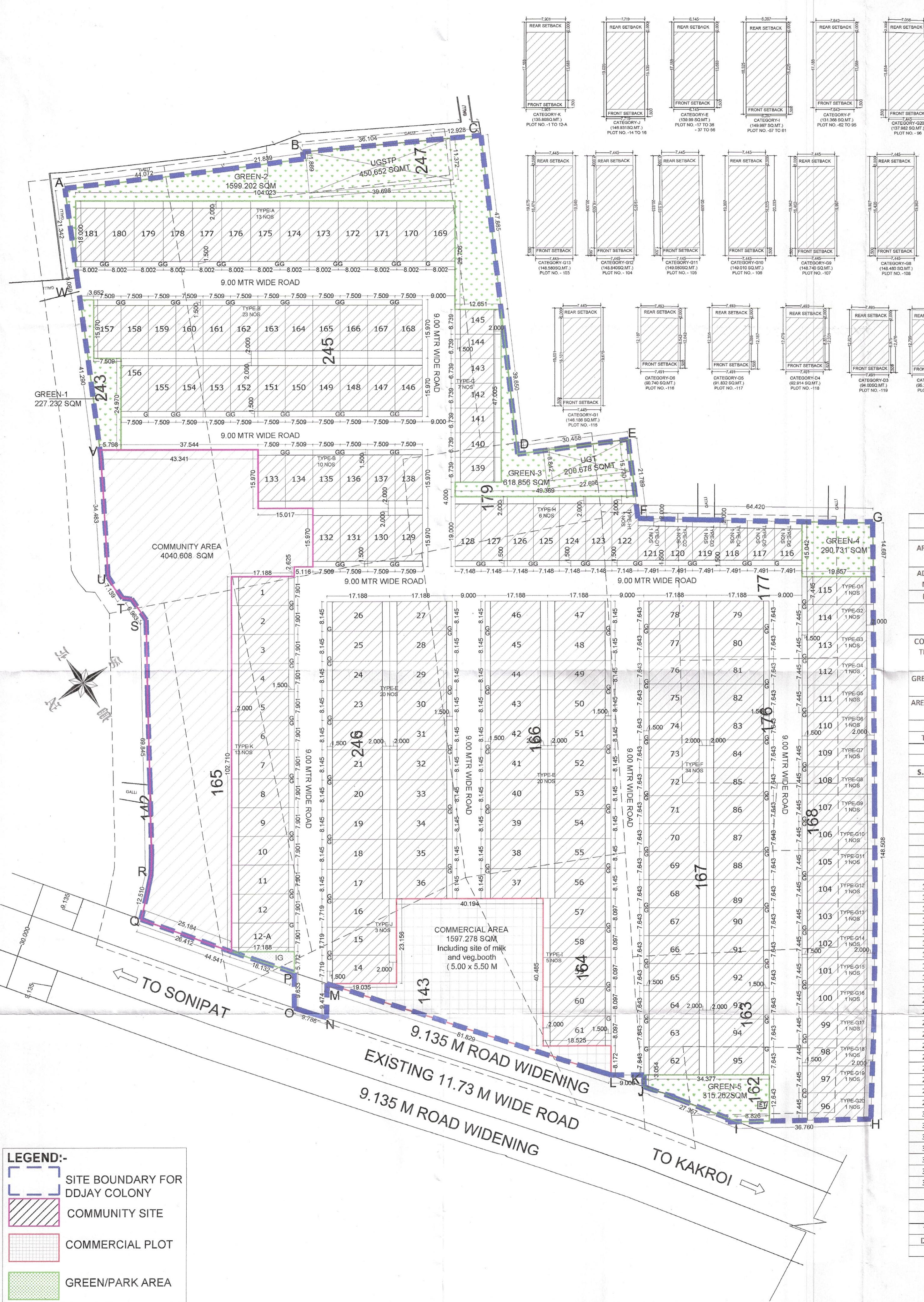


**DEMARCATION CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA 2016) ON THE LAND MEASURING 9.98177 ACRES, FALLING LICENSE NO. 243 OF 2023 DATED 10.11.2023 AT VILLAGE: KALUPUR, IN SECTOR-24, TESHL & DISTT.-SONIPAT. BEING DEVELOPED BY YP INFRATECH PRIVATE LIMITED**



AREA STATEMENT					
TOTAL SITE AREA	9.98177	ACRES	40,394.726	SQMT	
AREA UNDER 9.135 MTR ROAD WIDNING	0.02000	ACRES	80.937	SQMT	
ADD 50% AREA OF 9.135 MTR ROAD WIDNING	0.01000	ACRES	40.469	SQMT	
NET PLANNED AREA	9.97177	ACRES	40,354.257	SQMT	
PERMISSIBLE AREAS (IN ACRES)	PERMISSIBLE AREAS (IN sqmt)	%	PROPOSED AREA (IN SQ.MT.)	PROPOSED AREA (IN ACRES)	%
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE	0.998	4039.47	10.00	4040.608	0.998
GREEN AREA UNDER PARKS	0.749	3029.60	7.50	3051.280	0.754
AREA UNDER COMMERCIAL	0.3989	1614.17	4.00	1597.278	0.395
AREA UNDER PLOTS	6.0828	24616.10	61.00	23901.04	5.906
<b>TOTAL SALABLE AREA</b>	<b>6.4817</b>	<b>26230.27</b>	<b>65.00</b>	<b>25498.32</b>	<b>6.301</b>
SUMMARY OF PLOTS					
S.NO	TYPE	PLOT DIMENSIONS (METERS)	AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)
1	A	8.002	18.000	144.036	13
2	B	7.509	15.970	119.919	33
3	C	6.739	12.651	85.255	7
4	D1	12.977+12.799/2X7.491	96.544	1	96.544
5	D2	12.799+12.621/2X7.491	95.210	1	95.210
6	D3	12.621+12.476/2X7.491	94.000	1	94.000
7	D4	12.476+12.331/2X7.491	92.914	1	92.914
8	D5	12.331+12.187/2X7.491	91.832	1	91.832
9	D6	12.187+12.042/2X7.491	90.740	1	90.740
10	E	8.145	17.188	131.368	40
11	F	7.643	17.188	131.368	34
12	G1	19.670+19.601/2X7.445	146.186	1	146.186
13	G2	19.739+19.670/2X7.445	146.700	1	146.700
14	G3	19.785+19.739/2X7.445	147.120	1	147.120
15	G4	19.820+19.785/2X7.445	147.420	1	147.420
16	G5	19.856+19.820/2X7.445	147.690	1	147.690
17	G6	19.891+19.856/2X7.445	147.950	1	147.950
18	G7	19.927+19.891/2X7.445	148.220	1	148.220
19	G8	19.962+19.927/2X7.445	148.480	1	148.480
20	G9	19.997+19.962/2X7.445	148.740	1	148.740
21	G10	20.033+19.997/2X7.445	149.010	1	149.010
22	G11	20.009+20.033/2X7.445	149.050	1	149.050
23	G12	19.975+20.009/2X7.445	148.840	1	148.840
24	G13	19.940+19.975/2X7.445	148.580	1	148.580
25	G14	19.906+19.940/2X7.445	148.320	1	148.320
26	G15	19.871+19.906/2X7.445	148.060	1	148.060
27	G16	19.906+19.871/2X7.445	148.060	1	148.060
28	G17	19.644+19.837/2X7.445	146.960	1	146.960
29	G18	19.399+19.644/2X7.445	145.330	1	145.330
30	G19	19.155+19.339/2 X 7.445	143.510	1	143.510
31	G20	AS PER DETAIL	137.982	1	137.982
32	H	7.148	19.000	135.812	6
33	H1	AS PER DETAIL	133.583	1	133.583
34	I	8.097	18.525	149.997	5
35	J	7.719	19.035	146.931	3
36	K	7.901	17.188	135.802	13
<b>TOTAL</b>			<b>181.000</b>	<b>23901.042</b>	<b>SQ.M.</b>
<b>DENSITY</b>			<b>5.9061</b>	<b>ACRES</b>	
TOTAL POPULATION	181.000	X	13.5	2443.5	PERSONS
DENSITY PERMISSIBLE	240 TO 400				
ACHIEVED DENSITY	245				

- 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	Road	Road furniture at approved places.
2	Public open space	To be used only for landscape features.
3	Residential Buildable Zone	Residential building.
4	Commercial	As per supplementary zoning plan to be approved separately for each site.

  - 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 of 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 DGTCR HR. The boundary wall in the rear courtyard 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:-
      - 0.5 meters Radius for plots opening on to open space.
      - 1.0 meters Radius for plots up to 125 sqm.
      - 1.5 meters radius for plot above 125 sqm up to 150 sqm.
    - 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**
    - Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
    - 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.
  - BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.
  - 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.
  - 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 width of maximum 1.8 mtr in front and rear side of a plot can be permitted with in the plot. No balcony beyond the rear zoning shall be permitted.
  - 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**
    - That the coloniser/owner shall use only light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
    - 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.
    - 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.
    - Fire safety protection measures shall be regulated by Haryana fire service Act,2009, as amended from time to time as per the Provision of HBC-2017 Chapter 7-17 (1)
    - Rain water harvesting shall be provided as per Haryana building Code - 2017 if applicable.

Note:  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Sonipat vide Endst no..... Dated : .....
  - PLINTH LEVEL**  
The plinth level 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.
  - STILT PARKING**  
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be maximum 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.
  - PARKING**
    - Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
    - In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.
  - PLINTH LEVEL**  
The plinth level 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.
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- DRG. NO. DGCP 10016 DATED 01-02-24
- (GURPREET KHEPAR AD(HQ)) (SUREKHA YADAV ATP(HQ)) (SANJAY KUMAR STP(E&V)) (P.P.SINGH CTP(HR)) (AMIT KATHATI(A.S) DCTP (HR))