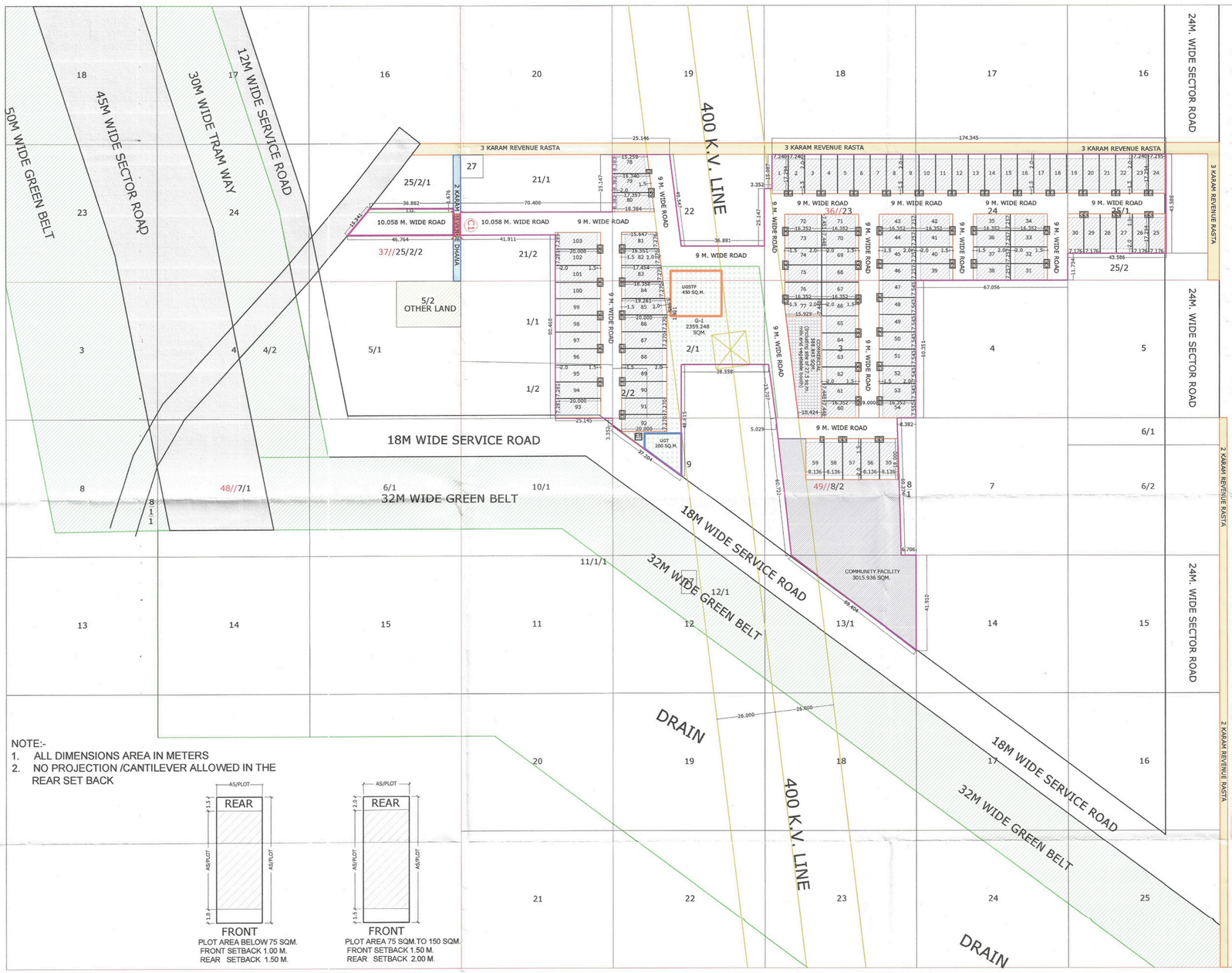
DEMARCATION CUM ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) OVER AN AREA MEASURING 6.53125 ACRES (LICENSE NO. 237 OF 2025 DATED-01-12-2025) SECTOR - 41 SONIPAT, BEING DEVELOPED BY M/S LAND LORD DEVELOPERS PRIVATE LIMITED.



NOTE:-
1. ALL DIMENSIONS AREA IN METERS
2. NO PROJECTION /CANTILEVER ALLOWED IN THE REAR SET BACK

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

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

FOR PURPOSE OF CODE 1.2 (XCVL) & 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	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height
Upto 150 square metres	Ground Coverage 75%	Single Level	200%	16.5

(c) The stilt are permitted parking purpose in residential plots of all sizes, subjected 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 4 (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.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. 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 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 GovernmentRenewable 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 Endst No. Dated

DRG. NO. DTCP 11876 DATED 1.12.2026

NORTH

(RAM AVTAR BASSI) JD(HQ)	(RAMNEEK) ATP (HQ)	(SANJAY SAINI) DTP(HQ)	(VIJENDER SINGH) STP(E& V)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)

SITE	PERMISSIBLE AREA ACRES	PERMISSIBLE AREA SQ.M.	PERMISSIBLE PERCENTAGE %	PROPOSED AREA ACRES	PROPOSED AREA SQ.M.	PROPOSED PERCENTAGE %
ALREADY LICENCE GRANTED AREA 6.53125 ACRES (LICENCE NO.237 OF 2025 DATED 01-12-2025)	**6.53125**	**26430.989**		**6.53125**	**26430.989**	
ADDITIONAL LICENCE APPLIED AREA MEASURING 2.25625 ACRES	2.25625	9130.705		2.25625	9130.705	
TOTAL PLOT AREA APPLIED FOR LICENCE = (A)	8.78750	35561.694		8.78750	35561.694	
AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD = **(B)**	0.04363	176.567		0.04363	176.567	
50 % BENEFIT OF AREA FALLING UNDER PROPOSED 30 M WIDE GREEN BELT INCLUDING 12 M WIDE SERVICE ROAD = **C = (B/2)**	0.02182	88.284		0.02182	88.284	
BALANCE AREA (D)= (A -C)	8.76568	35473.411		8.76568	35473.411	
AREA UNDER U.D (E)	0.22938	928.260		0.22938	928.260	
NET PLANNED AREA	**8.53631**	**34545.151**		**8.53631**	**34545.151**	
OPEN AREA UNDER GREEN/PARK	0.65906	2667.127	7.500	0.72241	2923.502	8.221
COMMUNITY FACILITIES	0.87875	3556.169	10.000	0.95221	3853.468	10.836
COMMERCIAL AREA	0.34145	1381.806	4.000	0.33790	1367.417	3.958
AREA UNDER PLOTS	5.20715	21072.542	61.000	4.50810	18243.613	52.811
TOTAL PERMISSIBLE SALEABLE AREA	5.54860	22454.348	**65.000**	4.84600	**19611.030**	**56.769**
DENSITY						
Min. and Max. density permitted:	240 to 400 persons per acre (PPA).					
TOTAL POPULATION	**150**	X	18.00	=	**2700.000**	
PPA	2700.000	/	8.53631	=	**316.30%**	

LEGEND

1. ALREADY LICENSED GRANTED PLOT BOUNDARY = 6.53125 ACRES
2. ADDITIONAL LAND APPLIED FOR LICENSE PLOT BOUNDARY = 2.25625 ACRES TOTAL AREA = (6.53125+2.25625) 8.78750 ACRES
3. ET AREA (2.5M. X 2.5M.)
4. GREEN AREA SHOWN THUS
5. COMMERCIAL AREA SHOWN THUS
6. COMMUNITY FACILITY SHOWN THUS
7. AREA UNDER 18M. SERVICE ROAD
8. CULVERT
9. REVISED AREA DETAILS

SHEET NO. - 01/04

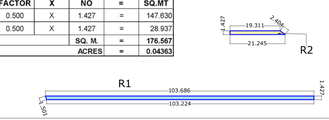
All the dimensions are in metres unless specified. Figured dimensions are to be followed. Contractors shall verify all measurements on site before commencement of works. Any discrepancies shall be pointed out to the architects/ designers for clarification before proceeding. All drawings, designs & specifications are the property of PERFECT SERVICES HARYANA and shall not be used in part of its entirety without written permission.

JOB TITLE -

REVISED LAYOUT PLAN OF ALREADY LICENCE GRANTED 6.53125 ACRES [LICENSE NO. 237 OF 2025 DATED 01.12.2025] & ADDITIONAL LICENSE APPLIED AREA MEASURING 2.25625 ACRES & REVISION IN ALREADY LICENCE GRANTED THERE BY MAKING TOTAL SITE AREA 8.78750 ACRES FOR DEVELOPING AN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA- 2016 AT SECTOR-41 VILLAGE AKBARPUR BAROTA, TEHSIL RAI & DISTRICT. SONIPAT,HARYANA

TO BE DEVELOPED BY-
M/S LANDLORD DEVELOPERS PVT. LTD.

AREA UNDER 18 M. WIDE SERVICE ROAD								(AREAS IN sq mtrs.)		
	ADDITIONS									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	NO	=	SQ.MT	
R1	103.686	+	103.224	X	0.500	X	1.427	=	147.630	
R2	19.311	+	21.245	X	0.500	X	1.427	=	28.937	
R-2 TOTAL AREA								=	SQ. M.	176.567
								=	ACRES	0.04363



PERFECT SERVICES HARYANA
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ARCHITECT :

APPLICANT :

DATE : 01-07-2026

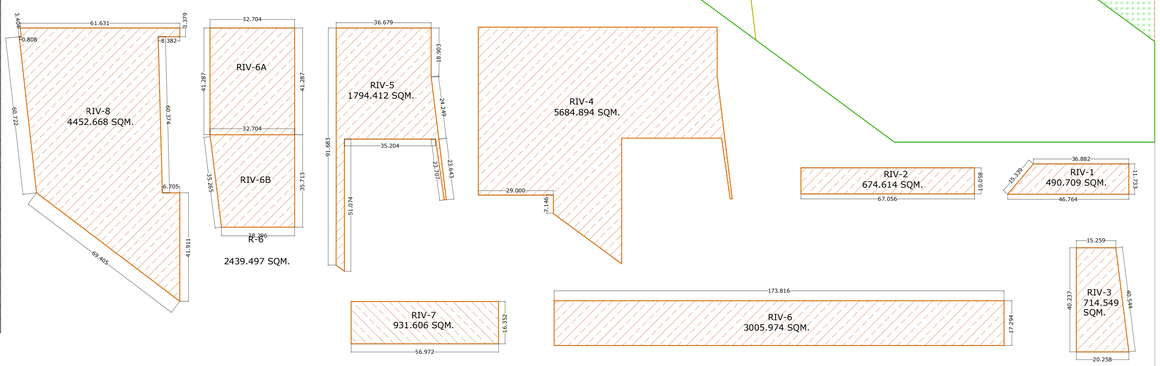
SCALE : 1: 1250 @A1

DRAWN BY : MANISH

N W E S

GREEN AREA PROPOSED			
G1	=	61.682	SQ.M.
G2	=	43.483	SQ.M.
G3	=	45.158	SQ.M.
G4	=	2659.961	SQ.M.
G5	=	113.218	SQ.M.
TOTAL	**=**	**2923.502**	**SQ.M.**
		0.72241	**ACRES**

AREA STATEMENT FOR THE PROPOSED PLOTS IN TOWNSHIP

SR. NO.	PLOT NO. FROM	PLOT NO. TO	SIZE WIDTH		SIZE LENGTH		AREA SQ.M.	AREA SQ.Y.	TOTAL NO. OF PLOTS	TOTAL AREA IN SQM.
1	1	12	6.953	X	17.294	=	120.245	143.813	12	1442.942
2	12A	12B	6.953	X	17.294	=	120.245	143.813	2	240.490
3	14	23	6.953	X	17.294	=	120.245	143.813	10	1202.452
4	24	-	6.943	X	17.294	=	120.072	143.606	1	120.072
5	25	30	7.176	X	17.294	=	124.102	148.426	6	744.610
6	31	46	7.257	X	16.352	=	118.666	141.925	16	1898.663
7	47	53	7.120	X	16.352	=	116.426	139.246	7	814.984
8	54	-	7.132	X	16.352	=	116.622	139.480	1	116.622
9	55	58	7.490	X	20.000	=	149.800	179.161	4	599.200
10	59	74	7.000	X	16.352	=	114.464	136.899	16	1831.424
11	75	-	AREA AS PER AUTOCAD			=	114.432	136.861	1	114.432
12	76	-	(16.263+15.394) /2 X 7.000			=	110.800	132.517	1	110.800
13	77	-	(15.394+14.524) /2 X 7.000			=	104.713	125.237	1	104.713
14	78	-	(14.524+13.664) /2 X 7.000			=	98.658	117.995	1	98.658
15	79	-	(13.664+12.804) /2 X 7.000			=	92.638	110.795	1	92.638
16	80	-	(12.804+11.944) /2 X 7.000			=	86.618	103.595	1	86.618
17	81	-	(15.259+16.092) /2 X 6.705			=	105.104	125.704	1	105.104
18	82	-	(16.092+16.926) /2 X 6.706			=	110.709	132.408	1	110.709
19	83	-	(16.926+17.759) /2 X 6.706			=	116.299	139.094	1	116.299
20	84	-	(17.759+18.592) /2 X 6.706			=	121.885	145.774	1	121.885
21	85	-	(18.592+19.425) /2 X 6.706			=	127.471	152.455	1	127.471
22	86	-	(19.425+20.258) /2 X 6.706			=	133.057	159.136	1	133.057
23	87	-	7.324	X	16.300	=	119.381	142.780	1	119.381
24	88	95	7.211	X	16.300	=	117.539	140.577	8	940.314
25	96	-	7.146	X	17.522	=	125.212	149.754	1	125.212
26	97	104	7.211	X	16.300	=	117.539	140.577	8	940.314
27	105	-	7.324	X	16.300	=	119.381	142.780	1	119.381
28	106	-	7.324	X	18.763	=	137.420	164.355	1	137.420
29	107	122	7.211	X	18.763	=	135.300	161.819	16	2164.800
30	123	-	7.324	X	18.763	=	137.420	164.355	1	137.420
31	124	-	7.763	X	18.805	=	145.983	174.596	1	145.983
32	125	128	7.761	X	18.805	=	145.946	174.551	4	583.782
33	129	137	7.118	X	15.088	=	107.396	128.446	9	966.567
34	138	142	6.801	X	16.764	=	114.012	136.358	5	570.060
35	143	-	AREA AS PER AUTOCAD			=	104.862	125.415	1	104.862
36	144	-	6.085	X	18.000	=	109.530	130.998	1	109.530
37	145	148	7.150	X	20.900	=	149.435	178.724	4	597.740
38	149	-	7.000	X	21.000	=	147.000	175.812	1	147.000
TOTAL									**150**	**18243.613**
TOTAL AREA IN ACRES										**4.50810**

RESIDENTIAL REVISED AREA DETAILS								(AREAS IN sq mtrs.)		
	ADDITIONS									
ITEM	WIDTH	X	LENGTH	X	FACTOR	X	FACTOR	=	SQ.MT	
RIV-1	36.882	X	46.764	X	0.500	X	11.733	=	490.709	
RIV-1 TOTAL AREA								=	**490.709**	
RIV-2	10.058	X	67.056	X	1.000	X	1.000	=	674.449	
RIV-2 TOTAL AREA								=	**674.614**	
RIV-3	15.259	+	20.258	X	0.500	X	40.237	=	714.549	
RIV-3 TOTAL AREA								=	**714.549**	
RIV-4	AREA AS AS PER PROFILE							=	5684.894	
RIV-4 TOTAL AREA								=	**5684.894**	
RIV-5	AREA AS AS PER PROFILE							=	1794.412	
RIV-5 TOTAL AREA								=	**1794.412**	
RIV6-A	32.704	X	41.287	X	1.000	X	1.000	=	1350.250	
RIV6-B	32.704	+	28.296	X	0.500	X	35.713	=	1089.247	
RIV-6 TOTAL AREA								=	**2439.497**	
RIV-7	17.294	X	173.816	X	1.000	X	1.000	=	3005.974	
RIV-7 TOTAL AREA								=	**3005.974**	
RIV-8	16.352	X	56.972	X	1.000	X	1.000	=	931.606	
RIV-8 TOTAL AREA								=	**931.606**	
RIV-9	AREA AS AS PER PROFILE							=	3853.468	
RIV-9 TOTAL AREA								=	**4452.668**	
							TOTAL	SQ MT	=	**20188.923**
								ACRES	=	**4.98880**