

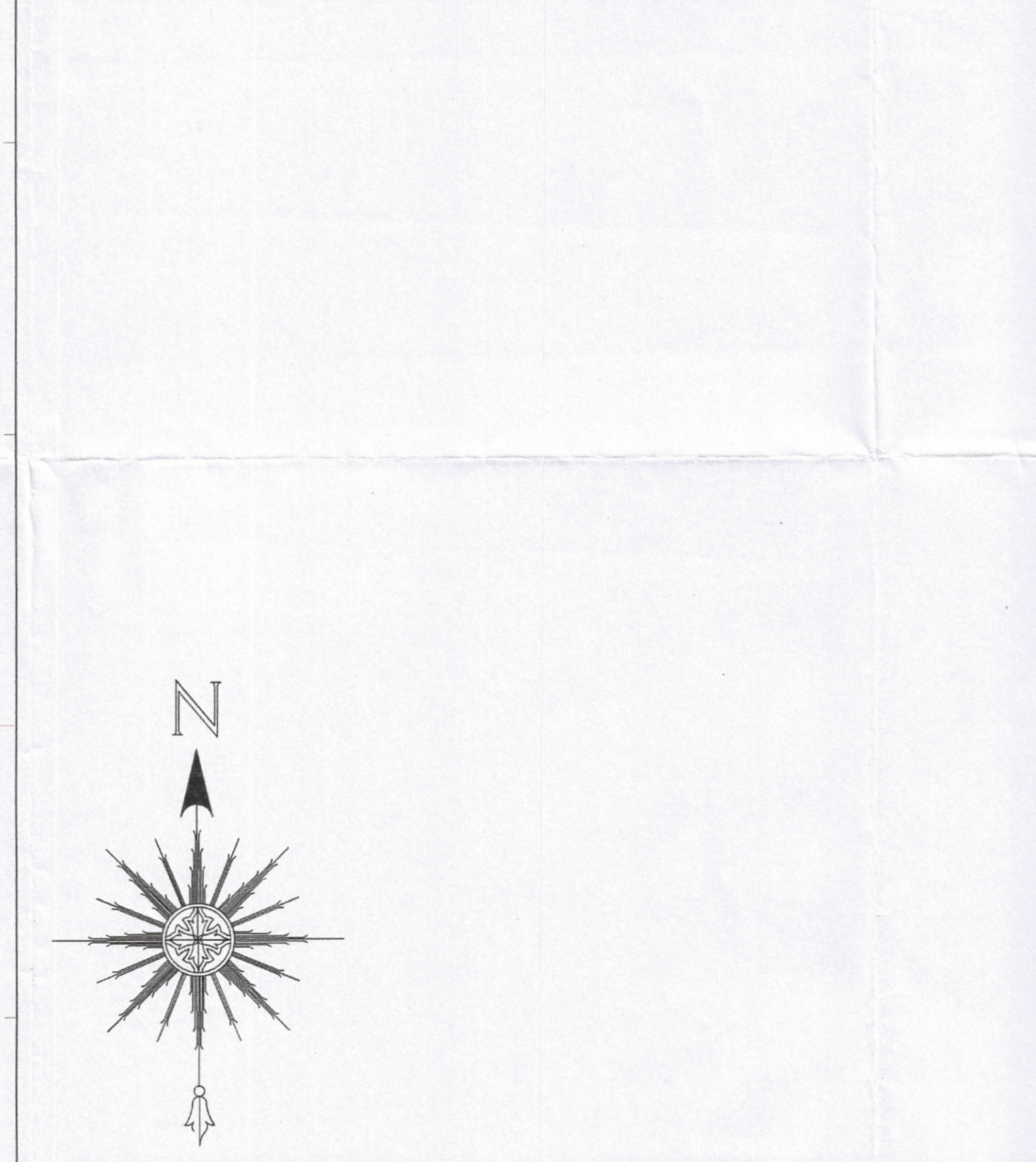
| TOTAL AREA OF THE SCHEME |                         | = 12.15625 ACRES         |        |
|--------------------------|-------------------------|--------------------------|--------|
| AREA UNDER U.D.          |                         | = 0.15000 ACRES          |        |
| NET PLANNED AREA         |                         | = 12.00625 ACRES         |        |
| AREA UNDER PLOTS         | PERMITS (SQUARE METERS) | PROPOSED (SQUARE METERS) | (% N)  |
| AREA UNDER COMMERCIAL    | 0.480                   | 6.159                    | 51.298 |
| TOTAL SALEABLE AREA      | 7.854                   | 6.6357                   | 85.766 |

| BLOCK NO.          | SIZE  | AREA   | TOTAL PLOTS          | TOTAL AREA        |
|--------------------|-------|--------|----------------------|-------------------|
| 1-5                | 7.000 | 21.000 | 147.000              | 5 = 7.35000 Sq.M  |
| 6                  | 7.000 | 21.000 | 147.000              | 1 = 1.47000 Sq.M  |
| 7                  | 7.000 | 21.000 | 147.000              | 1 = 1.47000 Sq.M  |
| 8-12               | 7.500 | 22.500 | 157.500              | 5 = 7.87500 Sq.M  |
| 13                 | 7.500 | 22.500 | 157.500              | 1 = 1.57500 Sq.M  |
| 14-20              | 7.500 | 22.500 | 157.500              | 7 = 7.87500 Sq.M  |
| 21-25              | 7.500 | 22.500 | 157.500              | 6 = 6.75000 Sq.M  |
| 26-28              | 7.500 | 22.500 | 157.500              | 2 = 2.10000 Sq.M  |
| 29-34              | 7.500 | 22.500 | 157.500              | 6 = 6.75000 Sq.M  |
| 35                 | 7.500 | 22.500 | 157.500              | 1 = 1.57500 Sq.M  |
| 36                 | 7.500 | 22.500 | 157.500              | 1 = 1.57500 Sq.M  |
| 37-45              | 8.000 | 24.000 | 168.000              | 9 = 7.56000 Sq.M  |
| 46                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 47-53              | 8.000 | 24.000 | 168.000              | 7 = 7.56000 Sq.M  |
| 54                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 55-70              | 8.000 | 24.000 | 168.000              | 16 = 7.56000 Sq.M |
| 71-81              | 8.000 | 24.000 | 168.000              | 11 = 4.62000 Sq.M |
| 82                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 83                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 84                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 85-90              | 8.000 | 24.000 | 168.000              | 6 = 6.72000 Sq.M  |
| 91                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 92-97              | 8.000 | 24.000 | 168.000              | 6 = 6.72000 Sq.M  |
| 98                 | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 99-104             | 8.000 | 24.000 | 168.000              | 6 = 6.72000 Sq.M  |
| 105                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 106-112            | 8.000 | 24.000 | 168.000              | 7 = 6.72000 Sq.M  |
| 113                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 114-120            | 8.000 | 24.000 | 168.000              | 7 = 6.72000 Sq.M  |
| 121                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 122-128            | 8.000 | 24.000 | 168.000              | 7 = 6.72000 Sq.M  |
| 129                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 130-136            | 8.000 | 24.000 | 168.000              | 7 = 6.72000 Sq.M  |
| 137-139            | 8.000 | 24.000 | 168.000              | 3 = 3.36000 Sq.M  |
| 140                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 141-144            | 8.000 | 24.000 | 168.000              | 4 = 3.36000 Sq.M  |
| 145                | 8.000 | 24.000 | 168.000              | 1 = 1.68000 Sq.M  |
| 146-151            | 7.000 | 21.000 | 147.000              | 6 = 7.35000 Sq.M  |
| 152-155            | 7.000 | 21.000 | 147.000              | 14 = 7.35000 Sq.M |
| 156                | 7.000 | 21.000 | 147.000              | 1 = 1.47000 Sq.M  |
| 157                | 7.000 | 21.000 | 147.000              | 1 = 1.47000 Sq.M  |
| 158-163            | 7.000 | 21.000 | 147.000              | 8 = 7.35000 Sq.M  |
| 164-166            | 7.000 | 21.000 | 147.000              | 3 = 3.15000 Sq.M  |
| 167                | 7.000 | 21.000 | 147.000              | 1 = 1.47000 Sq.M  |
| TOTAL NO. OF PLOTS |       |        | 187 = 24925.181 Sq.M |                   |
|                    |       |        | 6.189 Acres          |                   |

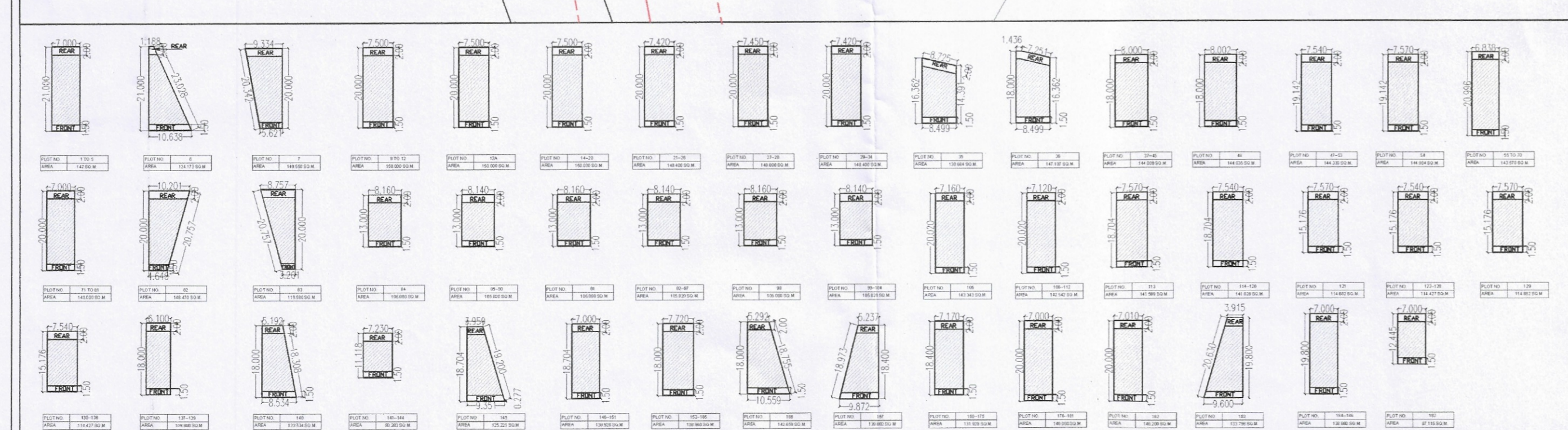
  

| DENSITY CALCULATION |  | = 187                             |  |
|---------------------|--|-----------------------------------|--|
| TOTAL DENSITY       |  | = 3365                            |  |
|                     |  | = 280.353 PPA                     |  |
|                     |  | Against 240 - 400 PPA permissible |  |



LEGEND

- SCHEME BOUNDARY SHOWN THUS
- UGTP AREA (450 SQMTRS)
- UGT AREA (200 SQMTRS)
- ET AREA (3Mx3M)
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS



**REVISED DEMARCATION-CUM-ZONING PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 12.15625 ACRES (LICENSE NO. 99 OF 2023) IN THE REVENUE ESTATE OF VILLAGE GARH SHAJANPUR, SECTOR-17, TEHSIL AND DISTRICT SONIPAT, HARYANA FOR M/S JINDAL INFRA BUILD PVT. LTD.**

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.       | 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. |
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING**
  - 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.
  - The Planning parameter to be adopted is as below:-  

| Plot Area              | Maximum Permissible Ground Coverage | Permissible Basement | Maximum Permissible Floor Area Ratio (FAR) | Maximum permissible Height (G+3 Floor) (In. metres) |
|------------------------|-------------------------------------|----------------------|--|---|
| Upto 150 square metres | 75%                                 | Single Level         | 200%                                       | 16.5  |
  - The stilts 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/7/5/2006-2T/CP dated 20-10-2020.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plots.
- BAR ON SUB-DIVISION OF PLOT**  
Sub-division & clubbing of the plots shall not be permitted any circumstances.
- 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.
- 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.
- 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 use of Stilt shall be clause no. 7.1 of H.B.C 2017
- 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(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- 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 DGTC. 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 upto 125 sq. meters.
    - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
  - 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.
- 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.
- 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-SP 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. 22/52/2005-5Power 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.
  - Rain water harvesting shall be provided as per HBC-2017 (if applicable)

Note:  
Read this drawing in conjunction with the revised Layout-cum-Demarcation Plan verified by D.T.P. Sonipat vide Endst No. 8670 Dated 04.07.2025.

DRG. NO. DGTCP 11279 DATED 28.07.25

(GURPREET KHEPAR) JD(HQ) (SHALLU ) ATP (HQ) (JAIDEEP) DTP(HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)