

# SONIPAT - KUNDLI

## MULTI FUNCTIONAL URBAN COMPLEX-2031AD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS, SONIPAT- UNDER SECTION 5(7) OF THE HARYANA SCHEDULED ROADS & CONTROLLED AREAS, RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1963 (HARYANA ACT NO. 41 OF 1963), SECTION 346 (7) OF THE HARYANA MUNICIPAL CORPORATION ACT, 1994 (HARYANA ACT. NO 16 OF 1994) AND SUB SECTION (7) OF SECTION 203-C OF THE HARYANA MUNICIPAL ACT, 1973 (HARYANA ACT 24 OF 1973)

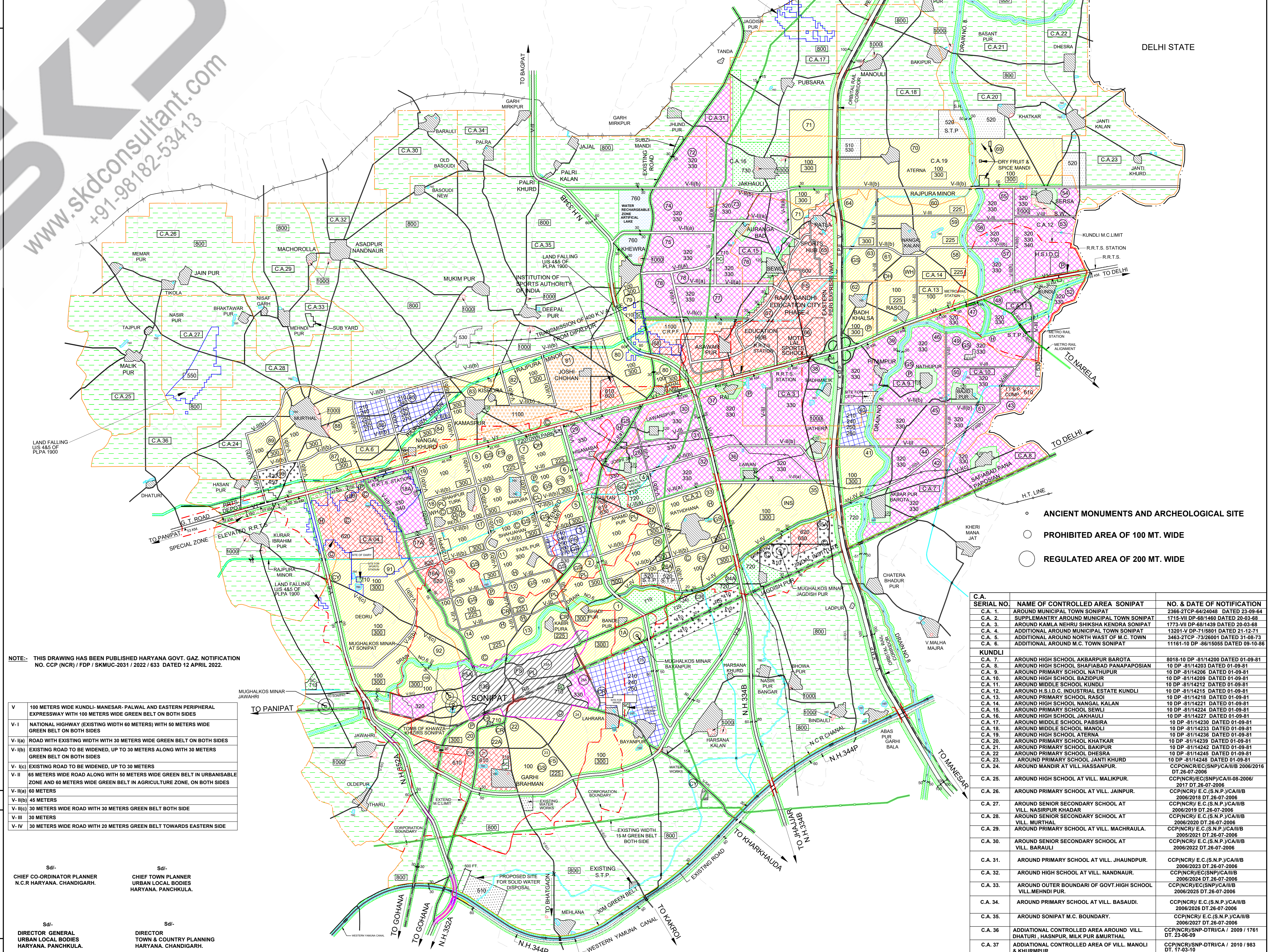
### EXISTING FEATURES:-

- STATE BOUNDARY.
- CONTROLLED AREA BOUNDARY.
- NATIONAL HIGHWAY
- METALLED ROAD
- CORPORATION BOUNDARY / KUNDLI M.C. LIMIT
- WATER BODIES DRAIN RIVER
- RAILWAY LINE & RAILWAY STATION / METRO LINE
- VILLAGE ABADI
- M.C. LIMIT
- EXITED M C LIMIT
- CANAL / MINOR
- LAND FALLING U/S 4&S PLPA 1900
- SECTOR NO.
- SECTOR DENSITY
- CONTROLLED AREAS
- R.R.T.S
- PLPA 1900 LAND
- 60M WIDE RAIL ORBITAL CORRIDOR WITH IN THE 100M WIDE GREEN BELT ALONG KMP&PE
- GAS PIPE LINE WITH 15 METERS WIDE GREEN BELT ON BOTH SIDE

### PROPOSALS :-

- 100 RESIDENTIAL
- 200 COMMERCIAL
  - 210 RETAIL TRADE.
  - 220 WHOLESALE TRADE FRUIT & VEGETABLE MARKET
  - 230 WARE-HOUSING AND STORAGE.
  - 240 OFFICE & BANKS INCLUDING GOVT. OFFICERS.
  - 250 RESTAURANTS, HOTELS AND TRANSIT BOARDING HOUSES INCLUDING PUBLIC ASSISTENCE INSTITUTIONS PROVIDING RESIDENTIAL ACCOMMODATION LIKE DHARAMSHALA TOURIST HOUSES ETC.
  - 260 CINEMA AND OTHER PLACES OF PUBLIC ASSEMBLY ON A COMMERCIAL BASIS
  - 270 PROFESSIONAL ESTABLISHMENTS.
- 300 INDUSTRIAL
  - 310 SERVICE INDUSTRY.
  - 320 LIGHT INDUSTRY.
  - 330 EXTENSIVE INDUSTRY.
  - 340 HEAVY INDUSTRY.
- 400 TRANSPORT & COMMUNICATION
  - 410 RAILWAY YARDS,RAILWAY STATIONS AND SIDINGS.
  - 420 ROADS, ROAD TRANSPORT DEPOTS AND PARKING AREAS
  - 430 TELEGRAPH OFFICES AND TELEPHONE EXCHANGES ETC.
- 500 PUBLIC UTILITIES
  - 510 WATER SUPPLY INSTALLATION INCLUDING TREATMENT PLANTS.
  - 520 DRAINAGE AND SANITARY INSTALLATION INCLUDING DISPOSAL WORKS. INCLUDING SOLID WASTE DISPOSAL.
  - 530 ELECTRIC POWER PLANTS, SUB STATION ETC.
  - 540 GAS INSTALLATION & GAS WORKS/OIL DEPOT.
  - 550 SOLID WASTE DISPOSAL.
- 600 PUBLIC & SEMI PUBLIC USES
  - 610 GOVT. ADMINISTRATIVE,CENTRAL SECRETARIATE, DISTRICT OFFICES LAW COURTS, POLICE STATIONS, GOVERNORS PRESIDENT RESIDENCE
  - 620 EDUCATION,CULTURAL AND RELIGIOUS INSTITUTIONS.
  - 630 MEDICAL AND HEALTH INSTITUTIONS.
  - 640 CULTURAL INSTITUTIONS LIKE THEATER, OPERA HOUSE ETC. OF A PREDOMINANTLY NON COMMERCIAL NATURE.
- 700 OPEN SPACES
  - 710 SPORTS GROUND,STADIUM AND PLAY GROUNDS
  - 720 PARKS.
  - 730 OTHER RECREATIONAL USES.
  - 740 CEMETERIES,CREMATORIES ETC.
  - 750 FUEL FILLING STATIONS AND BUS QUEUE SHELTERS.
  - 760 WATER BODIES / POND
- 800 AGRICULTURAL ZONE
  - 890 DAIRY FARMING
- 900 SPECIAL ZONE
  - HOTEL, DHABA, MOTEL & RESTAURANT
- 1000 NATURAL CONSERVATION ZONE
- 1100 MIX LAND USE
  - RESIDENTIAL, INDUSTRIAL, PUBLIC & SEMI PUBLIC

S.NO.	DESCRIPTION	EXISTING IN SECTOR	SYMBOL	APPD. SITE IN LAYOUT/ CIRCULATION PLAN	SYMBOL	PROP.SITE IN ROAD CIRCULATION PLAN	SYMBOL
1	COLLEGE	MC-7 UR-8	C	12.34	C	10,188,33.63	C
2	HOSPITAL	13.14	H	9.18	H	11,188,29,33,62.49	H
3	PUBLIC LIBRARY	M.C.-1	PL	2,12,18.27	PL		PL
4	CREMATION GROUND	2 NO	CR	13,15,NEAR26A	CR	NEAR SEC-26A	CR
5	STADIUM SPORT COMPLEX	1 NO	SC	4	SC	188,23,25,VILL-JAWAHRI	SC
6	CATTLE YARD	-	CY	-	CY	168,NEAR ROHTAK RD.	CY
7	SLAUGHTER HOUSE	-	S.H.	-	S.H.	ALONG DRAIN NO.8	S.H.
8	WORKING WOMEN HOSTEL	-	WH	18	WH	61	WH
9	OLD AGE HOME	-	OH	7	OH	81	OH
10	GIRD SUB-STATION	1 NO	GS	5,6,8,12,15,16,23,23.33	GS	10,29,46,49,63	GS
11	FIRE STATION	1 NO	FS	3,6,8,23,34,EDUC.CITY	FS		FS
12	POLICE STATION	S NO	P	6,8,16,18,27	P	46,62	P
13	CLUB	-	CL	6	CL		CL
14	SEWERAGE TREATMENT PLANT	26A	S.T.P.	26A	S.T.P.	49,26A	S.T.P.
15	SOLID WASTE DISPOSAL BALHWAN	-	S.W.	84	S.W.		S.W.
16	INSTITUTION/SCHOOL FOR BLIND/SPECIALLY ABLED CHILDREN	-	INS	15	INS	35	INS



NOTE:- THIS DRAWING HAS BEEN PUBLISHED HARYANA GOVT. GAZ. NOTIFICATION NO. CCP (NCR) / FDP / SKMUC-2031 / 2022 / 633 DATED 12 APRIL 2022.

V	100 METERS WIDE KUNDLI-MANESAR-PALWAL AND EASTERN PERIPHERAL EXPRESSWAY WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
V-I	NATIONAL HIGHWAY (EXISTING WIDTH 60 METERS) WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES
V-II(a)	ROAD WITH EXISTING WIDTH WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
V-II(b)	EXISTING ROAD TO BE WIDENED, UP TO 30 METERS ALONG WITH 30 METERS GREEN BELT ON BOTH SIDES
V-II(c)	EXISTING ROAD TO BE WIDENED, UP TO 30 METERS
V-II	65 METERS WIDE ROAD ALONG WITH 50 METERS WIDE GREEN BELT IN URBANISABLE ZONE AND 60 METERS WIDE GREEN BELT IN AGRICULTURE ZONE, ON BOTH SIDES
V-II(a)	60 METERS
V-II(b)	45 METERS
V-II(c)	30 METERS WIDE ROAD WITH 30 METERS GREEN BELT BOTH SIDE
V-III	30 METERS
V-IV	30 METERS WIDE ROAD WITH 20 METERS GREEN BELT TOWARDS EASTERN SIDE

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HARYANA, PANCHKULA.

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### DRG. NO. D.T.P. (S) 1493 / 21 DT. 27-12-2021

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