

SONIPAT-KUNDLI

MULTI FUNCTIONAL URBAN COMPLEX-2031AD.

DRAFT DEVELOPMENT PLAN- UNDER SECTION 5(4) OF THE PUNJAB SCHEDULED ROADS & CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1963 (PUNJAB ACT- 41 OF 1963), SECTION 346 (5) OF THE HARYANA MUNICIPAL CORPORATION ACT, 1994 (HARYANA ACT - 16 OF 1994) AND 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
- EXISTENT M C LIMIT
- CANAL / MINOR
- LAND FALLING U/S 4&S PLPA 1900

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 ACCOMODATION 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
- 450 TELEGRAPH OFFICES AND TELEPHONE EXCHANGES ETC.

500 PUBLIC UTILITIES

- 510 WATER SUPPLY INSTALLATION INCLUDING TREATMENT PLANTS.
- 520 DRAINAGE AND SANITARY INSTALLATION INCLUDING DISPOSAL WORKS.
- 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.
- 660 CYBER CITY

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

900 SPECIAL ZONE

- 890 DAIRY FARMING
- HOTEL, DHABA, MOTEL & RESTAURANT

SECTOR NO.

SECTOR DENSITY

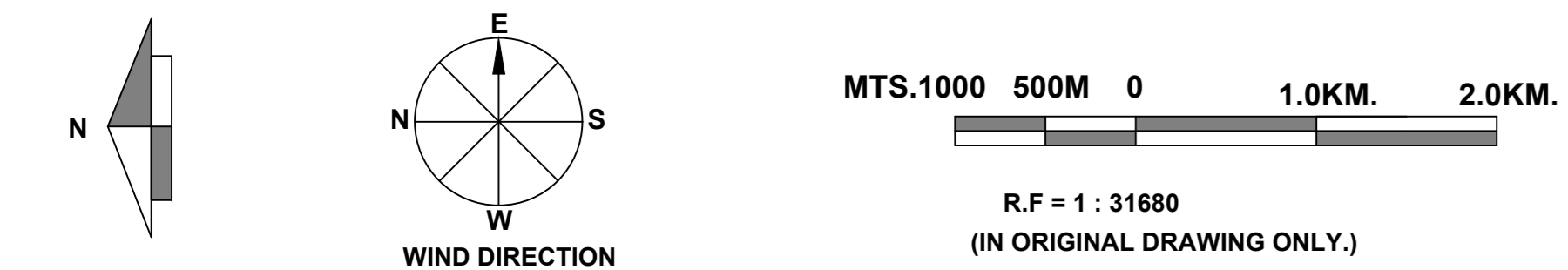
CONTROLLED AREAS

R.R.T.S

PLPA 1900 LAND

60M WIDE RAIL ORBITAL CORRIDOR WITH IN THE 100M WIDE GREEN BELT ALONG KMP&EPE

GAS PIPE LINE WITH 15 METERS WIDE GREEN BELT ON BOTH SIDE



DRG. NO. D.T.P. (S) 1464 / 20 DT. 03-07-2020

DRAWN BY:- sdr/ MANOJ SHARMA

ASSTT. TOWN PLANNER sdr/ NARENDER NAIN

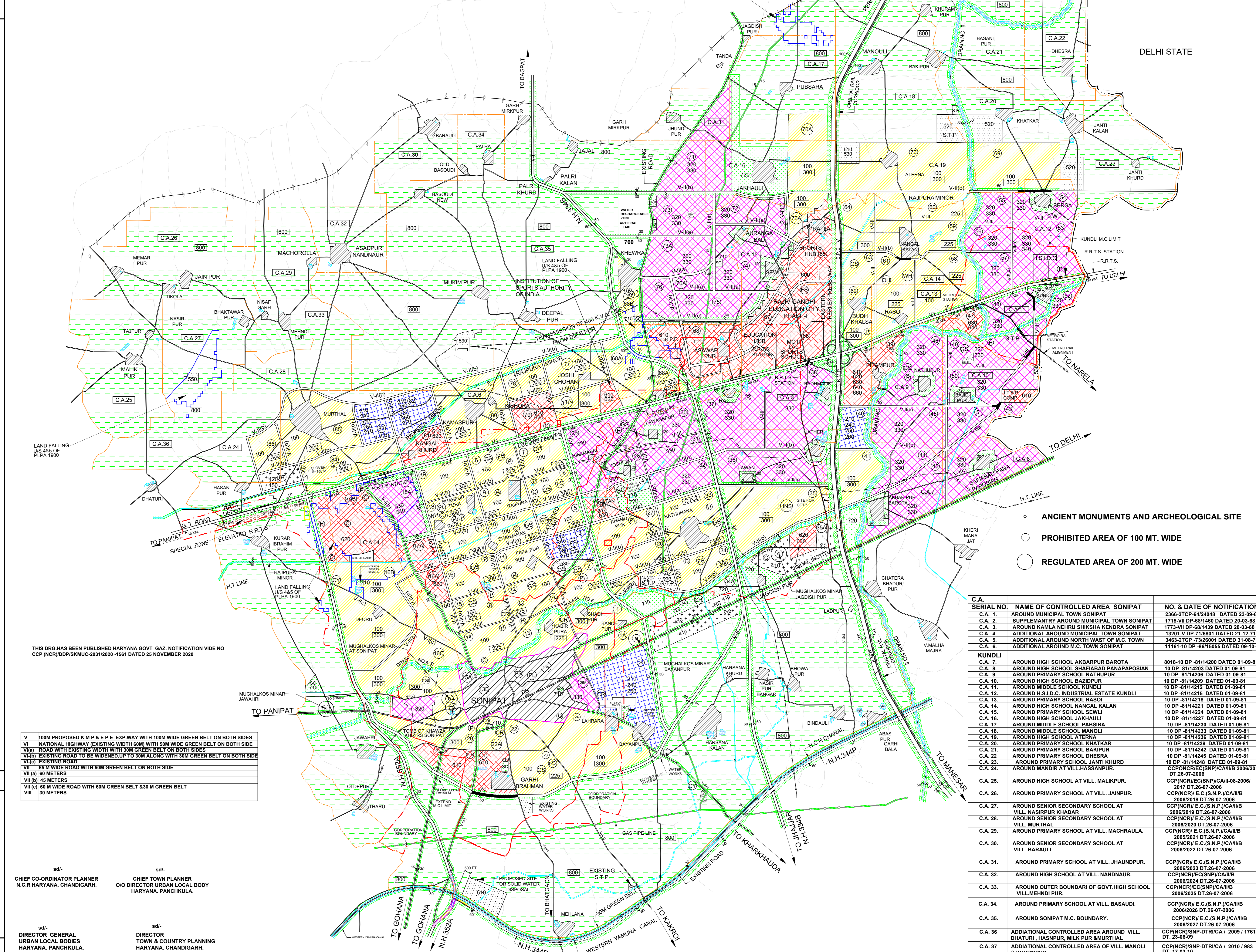
DISTT. TOWN PLANNER sdr/ ARVINDER DHULL

SENIOR TOWN PLANNER sdr/ NARENDER SOLANKI

DISTT. TOWN PLANNER sdr/ NCR HARYANA, CHANDIGRAH.

DEPTT. OF T & C PLG. HARYANA

S.NO.	DISCRPTION	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	12,18.34	C	10,18B,33.83	C
2	HOSPITAL	13.14	H	9.18	H	11,18B,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	4 NO	SC	-	SC	18B,23,25,VILL. JAWAHRI	SC
6	CATTLE YARD	-	CY	-	CY	16B,NEAR ROHTAK RD.	CY
7	SLAUGHTER HOUSE	-	S.H.	-	S.H.	ALONG DRAIN NO.8	S.H.
8	WORKING WOMEN HOSTEL	-	W.H	18	W.H	61	W.H
9	OLD AGE HOME	-	OH	7	OH	61	OH
10	GIRD SUB-STATION	1 NO	GS	5,6,8,12,15,16,23,2,3,33	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	5 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	-	S.W	54	S.W	-	S.W
16	BALHAWAN	-	B	18	B	-	B
17	INSTITUTION/SCHOOL FOR BLIND/SPECIALLY ABLED CHILDREN	-	INS	-	INS	35	INS



THIS DRG. HAS BEEN PUBLISHED HARYANA GOVT. GAZ. NOTIFICATION VIDE NO CCP (NCR)/DDP/SK/MUC-2031/2020 -1561 DATED 25 NOVEMBER 2020

V	100M PROPOSED K M P & E P E EXP.WAY WITH 100M WIDE GREEN BELT ON BOTH SIDES
VI	NATIONAL HIGHWAY (EXISTING WIDTH 60M) WITH 50M WIDE GREEN BELT ON BOTH SIDE
VII(a)	ROAD WITH EXISTING WIDTH WITH 30M GREEN BELT ON BOTH SIDES
VII(b)	EXISTING ROAD TO BE WIDENED UP TO 30M ALONG WITH 30M GREEN BELT ON BOTH SIDE
VII(c)	EXISTING ROAD
VII(d)	16 M WIDE ROAD WITH 50M GREEN BELT ON BOTH SIDE
VII (e)	45 METERS
VII (f)	60 METERS
VII (g)	60 M WIDE ROAD WITH 60M GREEN BELT & 30 M GREEN BELT
VIII	30 METERS

Chief Co-ordinator Planner N.C.R. HARYANA, CHANDIGARH. Chief Town Planner O/O DIRECTOR URBAN LOCAL BODY HARYANA, PANCHKULA. Director General Urban Local Bodies HARYANA, PANCHKULA. Director Town & Country Planning HARYANA, CHANDIGARH.

- ANCIENT MONUMENTS AND ARCHEOLOGICAL SITE
- PROHIBITED AREA OF 100 MT. WIDE
- REGULATED AREA OF 200 MT. WIDE

C.A. SERIAL NO.	NAME OF CONTROLLED AREA SONIPAT	NO. & DATE OF NOTIFICATION
C.A. 1.	AROUND MUNICIPAL TOWN SONIPAT	2365-2TCP-64/2448 DATED 23-09-64
C.A. 2.	SUPPLEMENTARY AROUND MUNICIPAL TOWN SONIPAT	1715-VII-DP-58/1460 DATED 20-03-68
C.A. 3.	AROUND KAMLA NEHRU SHIKSHA KENDRA SONIPAT	1773-VII-DP-68/1439 DATED 20-03-68
C.A. 4.	ADDITIONAL AROUND MUNICIPAL TOWN SONIPAT	13201-VI-DP-7/15801 DATED 21-12-71
C.A. 5.	ADDITIONAL AROUND NORTH WEST OF M.C. TOWN	3463-2TCP-73/26001 DATED 31-08-73
C.A. 6.	ADDITIONAL AROUND M.C. TOWN SONIPAT	11161-10-DP-36/15055 DATED 09-10-86
KUNDLI		
C.A. 7.	AROUND HIGH SCHOOL AMBARPUR BAROTA	8018-10-DP-31/14200 DATED 01-09-81
C.A. 8.	AROUND HIGH SCHOOL SHAFARABD PANAPAPOSIAN	10-DP-31/14203 DATED 01-09-81
C.A. 9.	AROUND PRIMARY SCHOOL NATHUPUR	10-DP-31/14206 DATED 01-09-81
C.A. 10.	AROUND HIGH SCHOOL BAZIDPUR	10-DP-31/14209 DATED 01-09-81
C.A. 11.	AROUND MIDDLE SCHOOL KUNDLI	10-DP-31/14212 DATED 01-09-81
C.A. 12.	AROUND H.S.I.D.C. INDUSTRIAL ESTATE KUNDLI	10-DP-31/14215 DATED 01-09-81
C.A. 13.	AROUND PRIMARY SCHOOL RASOJ	10-DP-31/14218 DATED 01-09-81
C.A. 14.	AROUND HIGH SCHOOL NANGAL KALAN	10-DP-31/14221 DATED 01-09-81
C.A. 15.	AROUND PRIMARY SCHOOL SEWLI	10-DP-31/14224 DATED 01-09-81
C.A. 16.	AROUND HIGH SCHOOL JAKHAULI	10-DP-31/14227 DATED 01-09-81
C.A. 17.	AROUND MIDDLE SCHOOL PASIRRA	10-DP-31/14230 DATED 01-09-81
C.A. 18.	AROUND MIDDLE SCHOOL MANOLI	10-DP-31/14233 DATED 01-09-81
C.A. 19.	AROUND HIGH SCHOOL ATERNA	10-DP-31/14236 DATED 01-09-81
C.A. 20.	AROUND PRIMARY SCHOOL KHATKAR	10-DP-31/14239 DATED 01-09-81
C.A. 21.	AROUND PRIMARY SCHOOL BAKIPUR	10-DP-31/14242 DATED 01-09-81
C.A. 22.	AROUND PRIMARY SCHOOL DHESRA	10-DP-31/14245 DATED 01-09-81
C.A. 23.	AROUND PRIMARY SCHOOL JANTI KHURD	10-DP-31/14248 DATED 01-09-81
C.A. 24.	AROUND MANDIR AT VILL. HASSANPUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2022 DT.26-07-2006
C.A. 25.	AROUND HIGH SCHOOL AT VILL. MALIKPUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2017 DT.26-07-2006
C.A. 26.	AROUND PRIMARY SCHOOL AT VILL. JAINPUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2018 DT.26-07-2006
C.A. 27.	AROUND SENIOR SECONDARY SCHOOL AT VILL. NASIRPUR KHADAR	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2019 DT.26-07-2006
C.A. 28.	AROUND SENIOR SECONDARY SCHOOL AT VILL. MURTHAL	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2020 DT.26-07-2006
C.A. 29.	AROUND PRIMARY SCHOOL AT VILL. MACHRAULA.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2021 DT.26-07-2006
C.A. 30.	AROUND SENIOR SECONDARY SCHOOL AT VILL. BARAULI	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2022 DT.26-07-2006
C.A. 31.	AROUND PRIMARY SCHOOL AT VILL. JHAUNDPUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2023 DT.26-07-2006
C.A. 32.	AROUND HIGH SCHOOL AT VILL. NANDNAUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2024 DT.26-07-2006
C.A. 33.	AROUND OUTER BOUNDARY OF GOVT. HIGH SCHOOL VILL. MEHNDI PUR.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2025 DT.26-07-2006
C.A. 34.	AROUND PRIMARY SCHOOL AT VILL. BASAUDI.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2026 DT.26-07-2006
C.A. 35.	AROUND SONIPAT M.C. BOUNDARY.	CCP(NCR)/E.C.(S.N.P.)CA/IB/2006/2027 DT.26-07-2006
C.A. 36.	ADDITIONAL CONTROLLED AREA AROUND VILL. DHATURI, HASNUPUR, MLK PUR & MURTHAL.	CCP(NCR)/SNP-DTR/ICA/2009/1761 DT. 23-06-09
C.A. 37.	ADDITIONAL CONTROLLED AREA OF VILL. MANOLI & KHURMUPUR	CCP(NCR)/SNP-DTR/ICA/2010/983 DT. 17-03-10