

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:-

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| 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 | |
| EXTEND M C LIMIT | |
| CANAL/ MINOR | |
| LAND FALLING U/S 4&5 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&EPE | |
| GAS PIPE LINE WITH 15 METERS WIDE GREEN BELT ON BOTH SIDE | |

PROPOSALS :-

100	RESIDENTIAL	
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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 ASSISTANCE 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	
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- 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.
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	
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- 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

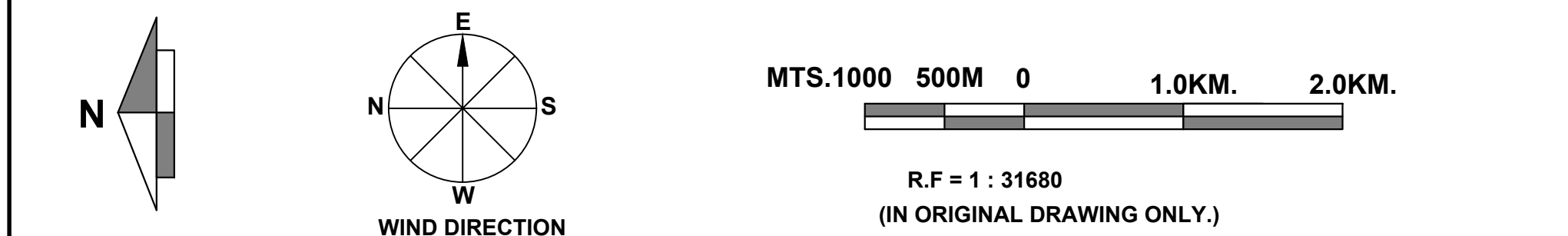
900 SPECIAL ZONE

- HOTEL, DHABA, MOTEL & RESTAURANT

1000 NATURAL CONSERVATION ZONE

1100	MIX LAND USE	
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- RESIDENTIAL, INDUSTRIAL, PUBLIC & SEMI PUBLIC



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

DRAWN BY **Sd/-** **AJMER SINGH** **Sd/-** **Sd/-** **Sd/-**

CHECKED BY	Sd/- MANOJ SHARMA	J.E.	PATWARI
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ASSTT. TOWN PLANNER	Sd/- ANJU
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DISTT. TOWN PLANNER **Sd/-**
NARESH KUMAR **Sd/-**

Sd/-
DILBAG SINGH

NCR HARYANA . CHANDIGRAH.

DEPTT. OF T & C PLG. HARYANA

DETAIL OF TOWN LEVEL INFRASTRUCTURES.						
S.NO.	DESCRIPTION	EXISTING IN SECTOR	SYMBOL	APPD. SITE IN LAYOUT/ SYMBOL	PROP SITE IN ROAD CIRCULATION PLAN	SYMBOL
				CIRCULATION PLAN		CIRCULATION PLAN
1	COLLEGE	MC/T UR-8	C	12.34	C	10,188,33.63
2	HOSPITAL	13.14	H	9.18	H	11,188,29,33,62.49
3	PUBLIC LIBRARY	M.C.-1	PL	2,12,18,27	PL	
4	RECREATION GROUND	13.15	GS	13,15,NEAR26A	GS	10,188,33.63
5	STADIUM SPORT COMPLEX	4 NO	SC	4	SC	16B,23,25,VILL. JAWAHRI
6	CATTLE YARD	-	CY	-	CY	16B,NEAR ROHTAK NO.3
7	SLAUGHTER HOUSE	-	SH	-	SH	ALONG DRAIN NO.3
8	WORKING WOMEN HOSTEL	-	WH	18	WH	61
9	OLD AGE HOME	-	OH	61	OH	61
10	GIRO SUB STATION	1 NO	GS	5.6,8,12,15,16,23,23.3,3.3	GS	10,29,48,49.63
11	FIRE STATION	1 NO	FS	36,8,23,34,EDUC.CITY	FS	
12	POLICE STATION	5 NO	(P)	6,6,18,18,27	(P)	46,62
13	CLUB	-	CL	-	CL	
14	SEWERAGE TREATMENT PLANT	26A	S.T.P	26A	S.T.P	49,26A
15	SOLID WASTE DISPOSAL	-	S.W.	54	S.W.	
16	BALHAWAN	-	B	15	B	
17	INSTITUTION/SCHOOL FOR BLIND/SPECIALLY ABLED CHILDREN	-	INS	-	INS	36
						INS

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

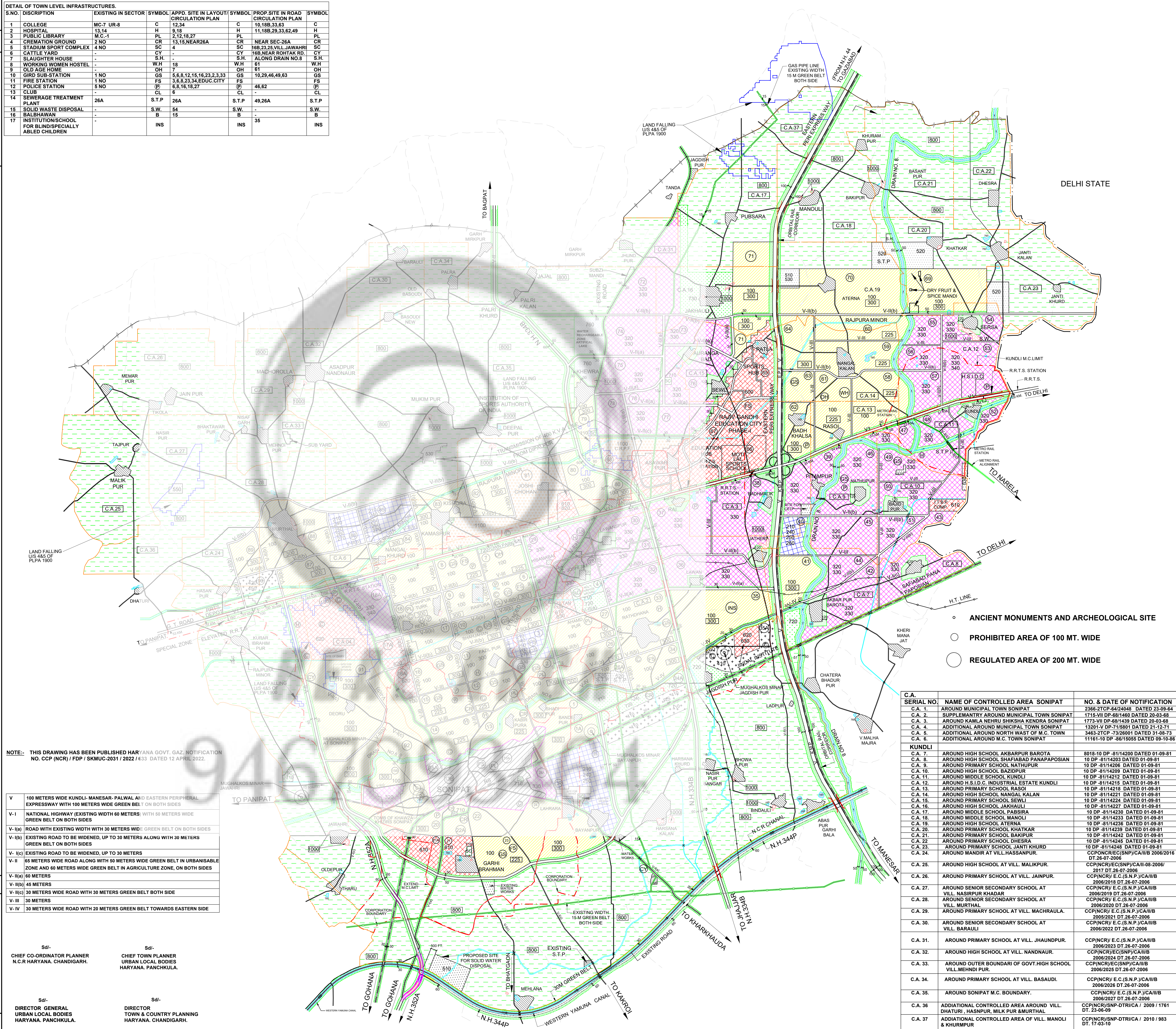
V	100 METERS WIDE KUNDLI-MANESAR-PALWAL AND EASTERN PERIPHERAL EXPRESSWAY WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
V-I	NATIONAL HIGHWAY (EXISTING WIDTH 60 METERS) WITH 50 METERS WIDE GREEN BELT ON BOTH SIDES
V-I(a)	ROAD WITH EXISTING WIDTH WITH 30 METERS WIDE GREEN BELT ON BOTH SIDES
V-I(b)	EXISTING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

Sd/-	Sd/-
CHIEF CO-ORDINATOR PLANNER N.C.R HARYANA, CHANDIGARH.	CHIEF TOWN PLANNER URBAN LOCAL BODIES HARYANA PANCHKULA

Sd/-	Sd/-	
DIRECTOR GENERAL URBAN LOCAL BODIES HARYANA. PANCHKULA.	DIRECTOR TOWN & COUNTRY PLANNING HARYANA. CHANDIGARH.	

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CHIEF CO-ORDINATOR PLANNER N.C.R HARYANA, CHANDIGARH.	CHIEF TOWN PLANNER URBAN LOCAL BODIES HARYANA, PANCHKULA.

Sd/-	Sd/-	
DIRECTOR GENERAL URBAN LOCAL BODIES HARYANA. PANCHKULA.	DIRECTOR TOWN & COUNTRY PLANNING HARYANA. CHANDIGARH.	



SERIAL NO.	NAME OF CONTROLLED AREA	S.C.A.	NO. & DATE OF NOTIFICATION
C.A. 1.	AROUND MUNICIPAL TOWN SONIPAT		2366-27CPC/64/24048 DATED 23-09-64
C.A. 3.	SUPPLEMENTAL AROUND MUNICIPAL TOWN SONIPAT		1013-30-1464 DATED 10-03-68
C.A. 4.	AROUND KAMLA NEHRU SHIKSHA KENDRA SONIPAT		1773-VII DP-48/1439 DATED 20-03-68
C.A. 4.	ADDITIONAL AROUND MUNICIPAL TOWN SONIPAT		3263-VI DP-71/5601 DATED 21-12-71
C.A. 5.	ADDITIONAL AROUND NORTH WEST OF M.C. TOWN		1340-21CPC/73/26001 DATED 31-08-73
C.A. 6.	ADDITIONAL AROUND M.C. TOWN SONIPAT		1116-11 DP-46/1605 DATED 09-10-66
KUNDLI			
C.A. 7.	AROUND HIGH SCHOOL AKBARPUR BAROTA		8018-10 DP -8/114200 DATED 01-09-81
C.A. 8.	AROUND HIGH SCHOOL SHAFIABAD PANAPPOSIN		10 DP -8/114203 DATED 01-09-81
C.A. 9.	AROUND PRIMARY SCHOOL MATHURPUR		10 DP -8/114206 DATED 01-09-81
C.A. 10.	AROUND HIGH SCHOOL BAZIDPUR		10 DP -8/114209 DATED 01-09-81
C.A. 11.	AROUND MIDDLE SCHOOL KUNDLI		10 DP -8/114212 DATED 01-09-81
C.A. 12.	AROUND H.S.C. JALALIYAN (DATE KUNDLI)		10 DP -8/114215 DATED 01-09-81
C.A. 13.	AROUND PRIMARY SCHOOL RASOI		10 DP -8/114218 DATED 01-09-81
C.A. 14.	AROUND HIGH SCHOOL NANGAL KALAN		10 DP -8/114221 DATED 01-09-81
C.A. 15.	AROUND PRIMARY SCHOOL SEWLI		10 DP -8/114224 DATED 01-09-81
C.A. 16.	AROUND HIGH SCHOOL JAKHAULI		10 DP -8/114227 DATED 01-09-81
C.A. 17.	AROUND MIDDLE SCHOOL PABSIARA		10 DP -8/114230 DATED 01-09-81
C.A. 18.	AROUND MIDDLE SCHOOL MANOLI		10 DP -8/114233 DATED 01-09-81
C.A. 19.	AROUND HIGH SCHOOL ATHERA		10 DP -8/114236 DATED 01-09-81
C.A. 20.	AROUND PRIMARY SCHOOL KHATKAR		10 DP -8/114239 DATED 01-09-81
C.A. 21.	AROUND PRIMARY SCHOOL BAKUPUR		10 DP -8/114242 DATED 01-09-81
C.A. 22.	AROUND PRIMARY SCHOOL SHEHARI		10 DP -8/114245 DATED 01-09-81
C.A. 23.	AROUND PRIMARY SCHOOL JANTI KHURD		10 DP -8/114248 DATED 01-09-81
C.A. 24.	AROUND MANDIR AT VILL. HASSANPUR.		CCPNCR/EC/SNP/ICAJ/VILL 2006/2016 DT 26-07-2006
C.A. 25.	AROUND HIGH SCHOOL AT VILL. MALIKPUR.		CCPNCR/EC/SNP/ICAJ/HO-2006/ DT 26-07-2006
C.A. 26.	AROUND PRIMARY SCHOOL AT VILL. JAINPUR.		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2018 DT 26-07-2006
C.A. 27.	AROUND SENIOR SECONDARY SCHOOL AT VILL. NARAYAN KHURD		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2019 DT 26-07-2006
C.A. 28.	AROUND SENIOR SECONDARY SCHOOL AT VILL. MURTHAL		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2020 DT 26-07-2006
C.A. 29.	AROUND PRIMARY SCHOOL AT VILL. MACHRAULA		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2021 DT 26-07-2006
C.A. 30.	AROUND SENIOR SECONDARY SCHOOL AT VILL. BARAULI		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2022 DT 26-07-2006
C.A. 31.	AROUND PRIMARY SCHOOL AT VILL. JHAUNDPUR.		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2023 DT 26-07-2006
C.A. 32.	AROUND HIGH SCHOOL AT VILL. NANDNAUR.		CCPNCR/EC/SNP/ICAJ/VILL 2006/2024 DT 26-07-2006
C.A. 33.	AROUND OUTER BOUNDARY OF GOVT. HIGH SCHOOL VILL. MEHNDI PUR.		CCPNCR/EC/SNP/ICAJ/VILL 2006/2025 DT 26-07-2006
C.A. 34.	AROUND PRIMARY SCHOOL AT VILL. BASAUDI.		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2028 DT 26-07-2006
C.A. 35.	AROUND SONIPAT M.C. BOUNDARY.		CCPNCR/EC C.(S.N.P.)CAJ/VILL 2006/2027 DT 26-07-2006
C.A. 36.	ADDITIONAL CONTROLLED AREA AROUND VILL. DHATURI, HARPUR, MUK. PUR, SMURTHAL		CCPNCR/EC/DP-TRICA / 2009 / 1761 DT 25-09-09
C.A. 37.	ADDITIONAL CONTROLLED AREA OF VILL. MANOLI & KHURMUPUR		CCPNCR/EC/DP-TRICA / 2010 / 983 DT 17-03-10