

(RESIDENTIAL)
at PANIPAT
(केवल मार्ग दर्शन के लिए)

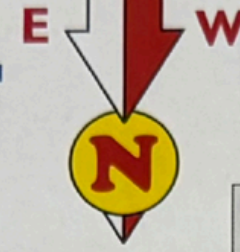


web: uptownproperties.in

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Lay Out Plan of

(केवल मार्ग दर्शन के लिए)



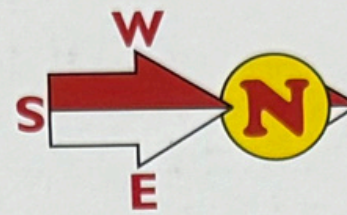
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Lay Out Plan of SECTOR-7 at PANIPAT

(RESIDENTIAL)

(केवल मार्ग दर्शन के लिए)



- 2 KANAL
- 1 KANAL
- 14 MARLE
- 10 MARLE
- 6 MARLE

Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

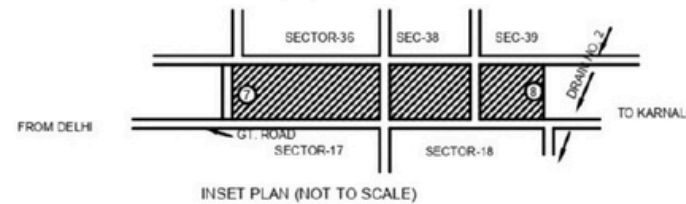
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- PARK & GREEN BELT
- HUDA LAND & RELEASED LAND
- ROAD
- COMMUNITY CENTRE & DHARAMSHALA
- SHOPPING CENTRE
- NURSING HOME
- SCHOOLS & N.S.



WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP.

PANIPAT



AREA DETAIL

TOTAL AREA OF SECTOR	266.41 ACS
AREA UNDER STAY AND DISPOSSESSION /LITIGATION/	110.39 *
RELEASED LAND / STRUCTURE	
AREA UNDER HUDA LAND	0.15 *
NET AREA PLANNED	155.87 *
AREA UNDER PLOTS	39.53 *
AREA UNDER SHOPPING CENTRE / CONV. SHOPS/COMMERCIAL TOWER	10.08 *
AREA UNDER PRIMARY SCHOOL / NURSARY SCHOOL (SNOS)	2.82 *
AREA UNDER N.H. CLINIC	0.32 *
AREA UNDER RELIGIOUS BUILDING	0.35 *
AREA UNDER DISPENSARY / COMMUNITY CENTRE	2.58 *
AREA UNDER ELECTRIC SUB-STATION	0.95 *
AREA UNDER WATER WORKS	2.47 *
AREA UNDER HUDA TOWN PLANNING OFFICE COMPLEX	3.05 *
AREA UNDER GREEN BELT ALONG RAILWAY LINE, G.T. ROAD, OPEN SPACE	
ROADS AND TOWN PARK	93.72 *

DETAIL OF PLOTS

CATEGORY	SIZE OF PLOTS	NO OF PLOTS	
		CLEAR	NO CLEAR
2-KANAL	19.00x45.0M	13	-
1-KANAL	15.00x28.0M	3	83
14-MARLA	13.00x23.0M	21	1
10-MARLA	9.50x22.0M	442	332
8-MARLA	9.00x20.0M	53	104
6-MARLA	7.70x18.0M	237	188
4-MARLA	6.50x15.2M	46	104
2-MARLA	5.00x11.0M	32	18
TOTAL		847	830

NOTE:-

- 1 THIS DRAWING HAS BEEN APPROVED BY C.A. HUDA VIDE HIS ENDST NO 2264 DT 1-4-02
- 2 THE NUMBERING PLANS HAS BEEN APPROVED BY C.A. HUDA AS CONVEYED BY C.T.P HUDA PANCHKULA VIDE HIS ENDST NO /204 DATED 28-11-2002.
- 3 THE SITE OF PETROL PUMP HAVING SIZE 30MX30M HAS BEEN APPROVED BY CHIEF ADMINISTRATOR-HUDA AS CONVEYED BY C.T.P. HUDA PANCHKULA VIDE HIS MEMO NO. C.T.P-HUDA / D.T.P.-M / 7197 DATED 16-10-03.

HUDA LAND
RELEASED STRUCTURE
LAND UNDER STAY PROCEEDING, DISPOSSESSION / LITIGATION

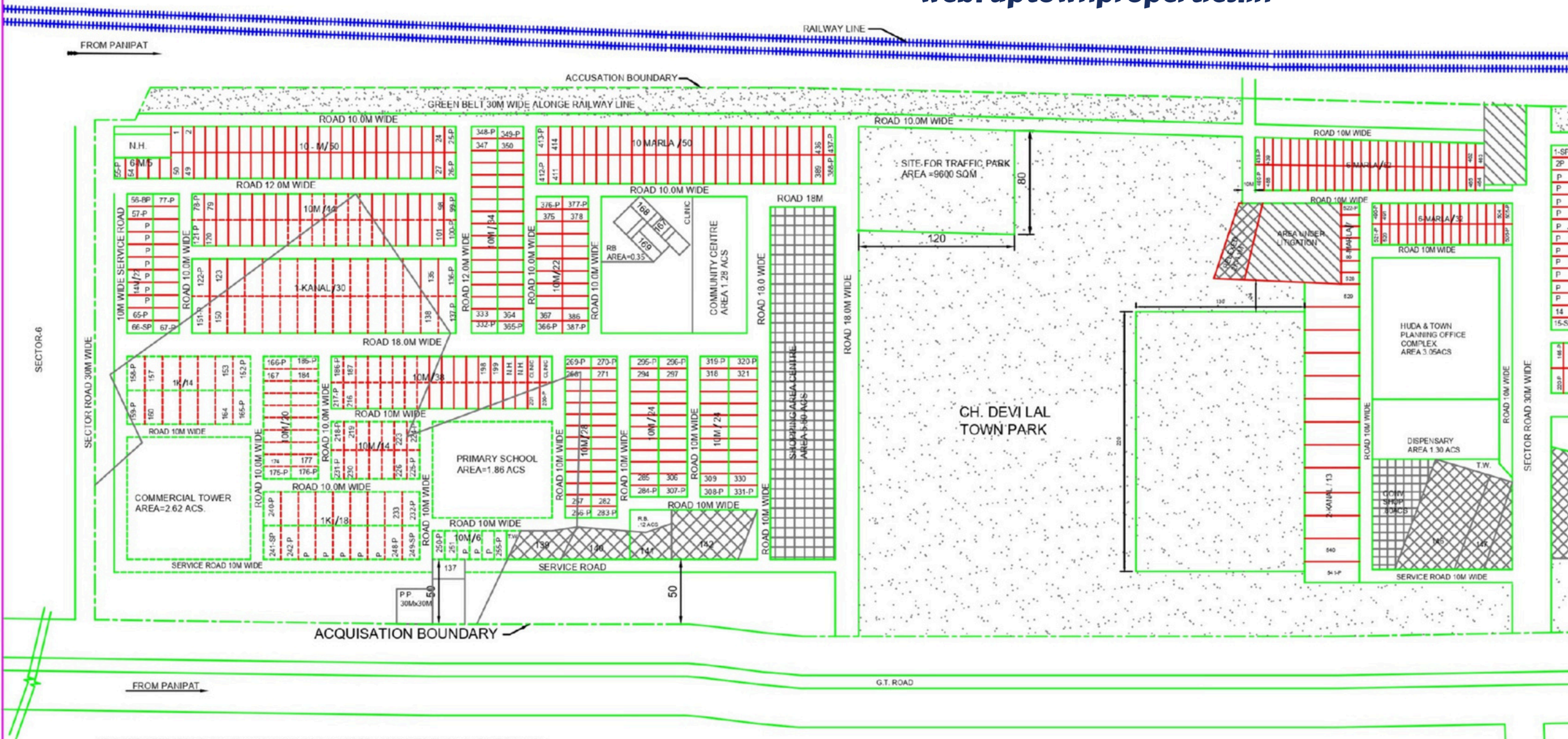
SCALE 1CM = 20MT
DRG No. D.T.P. (PN) 219 / 2002 DATED 23-1-2002

DRAWN BY
CHECKED BY

DISTT. TOWN PLANNER

Sd/-
ASSISTANT TOWN PLANNER
(SURENDER KUMAR)

Sd/-
SENIOR TOWN PLANNER
PANCHKULA



4 THE SITE OF TRAFFIC PARK (60MX120M=9600 SQM) HAS BEEN APPROVED BY C.A. HUDA (T.P. WING) PANCHKULA VIDE HIS ENDST NO CTP/STP(M)/1826 DATED 8-2-2013.

5 RELOCATED SITE OF PETROL PUMP HAVING SIZE 30.0X 30.0 M HAS BEEN APPROVED BY C.A. HUDA PANCHKULA AS CONVEYED BY C.A. HUDA T.P. WING) PANCHKULA VIDE HIS ENDST NO CTP/STP(M)/LW/4057 DATED 15-03-2013.

6 SITE OF WAR MUSEUM WITH AUDITORIUM AT TAU DEVI LAL TOWN PARK IN SECTOR 7-8 U/E HAS BEEN APPROVED BY CHIEF ADMINISTRATOR AS CONVEYED BY CTP, HSPV, PANCHKULA VIDE HIS OFFICE ENDST No. CTP/ DTP(LYAC /196103 DATED 17/11/2021.

LAYOUT DRAWING OF

SECTOR-7

RESIDENTIAL SECTOR
AT PANIPAT

SECTOR-8

CATEGORY	SIZE (In Mtr.)
1 KANAL	15.00 x 28.00
10 MARLA	9.50 x 22.00
8 MARLA	9.00 x 20.00
6 MARLA	7.70 x 18.00
4 MARLA	6.50 x 15.00
2 MARLA	5.00 x 11.00



Uptown Properties Panipat

Insta: @panipat_properties_uptown

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PANIPAT

REVISED LAYOUT-CUM-DEMARICATION PLAN OF POCKET- C (MANGO ORCHARD) SECTOR-8

AREA DETAILS	ACRES
1. TOTAL AREA OF POCKET-C	49.11
2. AREA UNDER RELEASE	12.33
3. AREA UNDER LITIGATION	3.25
4. AREA UNDER 50 MTR. WIDE GREEN BELT ALONG WITH GT ROAD USED BY TOLL PLAZA	2.14
5. TOTAL NET PLANNED AREA	31.39

DETAIL OF NET PLANNED AREA	
1. AREA UNDER RESIDENTIAL PLOTS	15.57
2. AREA UNDER COMMERCIAL	0.99
3. AREA UNDER CRECHE	0.21
4. AREA UNDER WATER WORKS	1.06
5. AREA UNDER SEWERAGE TREATMENT PLANT	1.29
6. AREA UNDER ROADS, PARKS, GREEN BELTS ETC.	12.30

<u>DETAIL OF PLOTS</u>		
CATEGORY	SIZE (IN METERS)	NOS. OF PLOT
1. 10 MARLA	9.50 X 22.00	134
2. 8 MARLA	9.00 X 20.00	50
3. 6 MARLA	7.70 X 16.00	158
4. 4 MARLA	6.50 X 15.00	42
TOTAL NOS. OF PLOTS		384

THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF TOPOGRAPHICAL SURVEY PLAN
SUPPLIED BY THE EXECUTIVE ENGINEER, HSPV DIVISION, PANIPAT VIDE HIS OFFICE MEMO
NO.EE/PNPHDM/5266 DATED 04/07/2022.

- LEGEND:-
1. LAND ACQUISITION SHOWN THUS
 2. RELEASED LAND SHOWN THUS
 3. LITIGATION AREA SHOWN THUS
 4. H.T LINE SHOWN THUS
 5. PARK/ GREEN AREA SHOWN THUS
 6. EXISTING STRUCTURE/ ENCROACHMENT SHOWN THUS
 7. APPROVED PLOTS (PART DEMARICATION PLAN
OF POCKET A & B, SECTOR-8 BEARING
DRG. NO. DTP (PN) 425 / 11 DATED :- 04.10.2011)

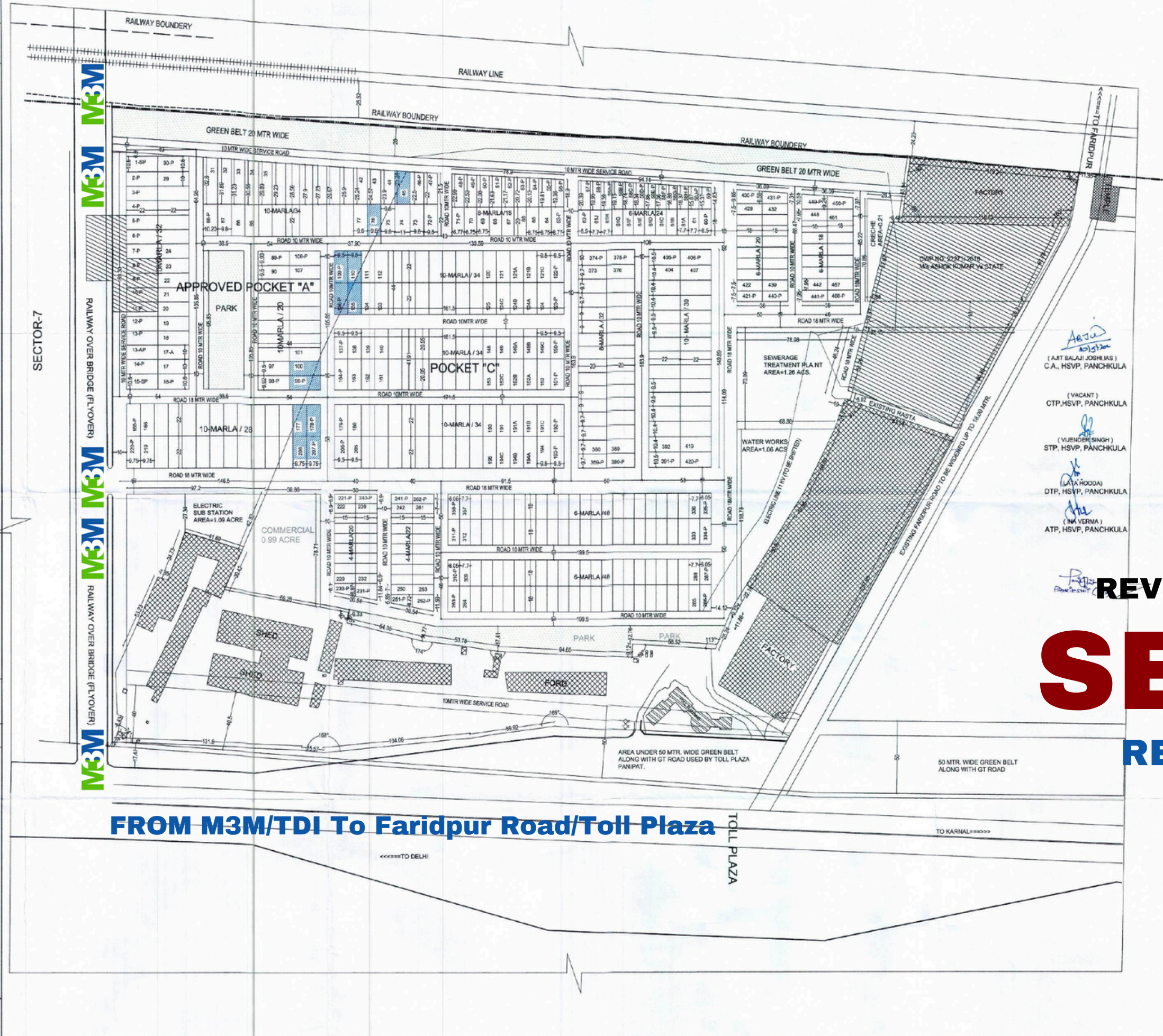
SCALE 1 CM = 13 M



DRG. NO. DTP (PN) 560/ 22 DT. 21.07.2022/28.09.2022

DRAWN BY	-Sd- SUMAN LATA, TRACER
CHECKED BY	-Sd- RAJENDER, A.D. -Sd- RAMESH KUMAR, J.D.
ASSISTANT TOWN PLANNER	-Sd- NAVEEN KUMAR
DISTRICT TOWN PLANNER	-Sd- DHIRENDER SINGH
SENIOR TOWN PLANNER ROHTAK	-Sd- DILBAG SINGH

DEPTT. OF TOWN & COUNTRY PLANNING HARYANA,



REVISED LAYOUT DRAWING OF SECTOR-8 RESIDENTIAL SECTOR AT PANIPAT

Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

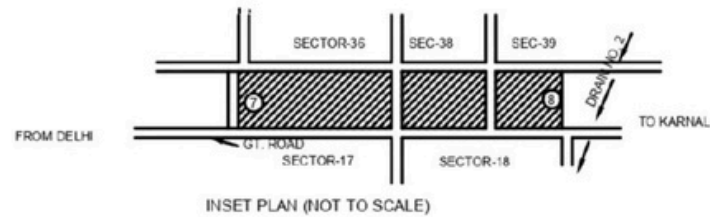
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PANIPAT



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HUDA LAND

RELEASED STRUCTURE

LAND UNDER STAY PROCEEDING, DISPOSSESSION / LITIGATION

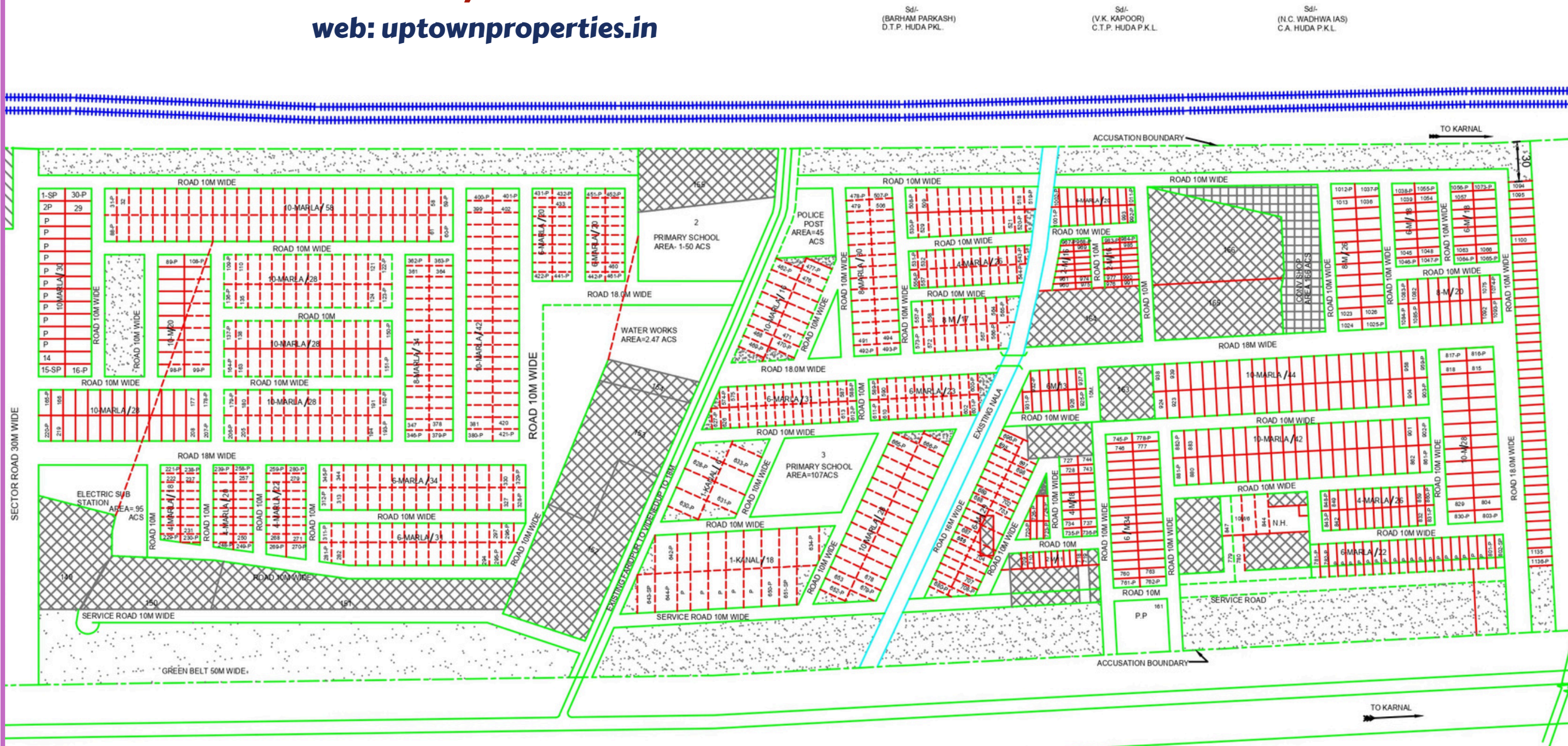
SCALE 1CM = 20MT

DRG No. D.T.P. (PN) 219 / 2002 DATED 23-1-2002

DRAWN BY Sd/- RAMMERHAR A.D. ASSISTANT TOWN PLANNER (SURENDER KUMAR)

CHECKED BY Sd/- PYARE LAL J.D.

DISTT. TOWN PLANNER Sd/- (K. ANIRUDH SHARMA) SENIOR TOWN PLANNER PANCHKULA

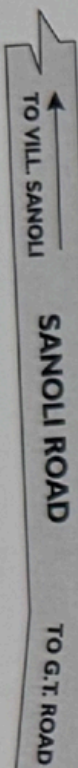


LAYOUT DRAWING OF

SECTOR-8

RESIDENTIAL SECTOR

AT PANIPAT



(केवल मार्ग दर्शन के लिए)



TO DELHI

(केवल मार्ग दर्शन के लिए)

CATEGORY
E.W.S.
H.I.G. (L)
M.I.G.
L.I.G.



Uptown Properties Panipat

Insta: @panipat_properties_uptown

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Sr.	Category	No.	Size in Mtr.
1.	SCO (Triple Storey with Basement)	13	5.5x22.00
2.	DS (Shops with Basement)	34	5.5x13.75
3.	Booths (Single Storey without Basement)	62	2.75x8.25
4.	Kiosks(Single Storey without Basement)	28	2.75x2.75
5.	Nursing Home	1	16.50x30.00
6.	Clinic	2	16.50x17.00
7.	Public Utility Booth)	1	5.5x5.5
8.	PUS	1	2.75x8.25

LAYOUT PLAN OF COMMERCIAL SECTOR-12 (PART-II) AT PANIPAT

Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

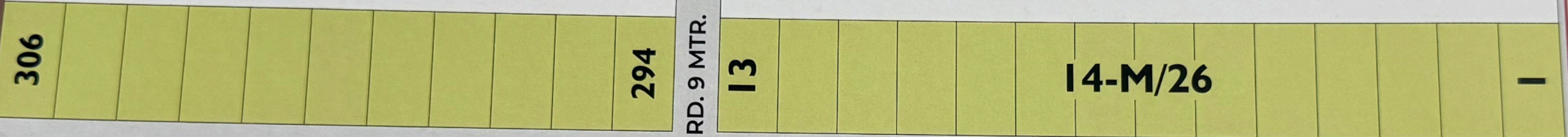
web: uptownproperties.in

(केवल मार्ग दर्शन के लिए)



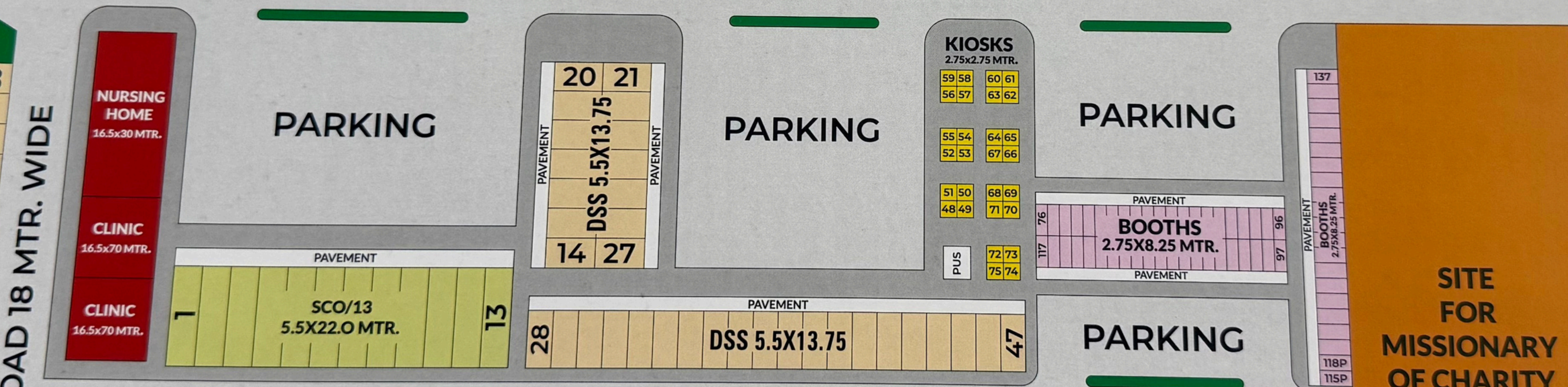
COMMUNITY
CENTRE

ROAD 18 MTR.

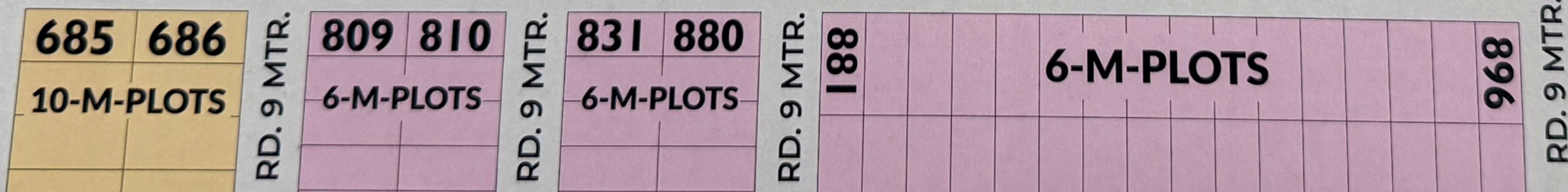


ROAD 24 MTR. WIDE

ROAD 18 MTR. WIDE



ROAD 9 MTR. WIDE



ROAD WIDENED TO 64 MTR.



Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

Lay Out Plan of SECTOR-12

(RESIDENTIAL)
at PANIPAT
(केवल मार्ग दर्शन के लिए)

LAYOUT PLAN OF
HBC SEC.-12
 (HOUSING BOARD COLONY)
 AT PANIPAT
 (केवल मार्ग दर्शन के लिए)



CATEGORY	SIZE
H.I.G. (U)	30'-0"x60'-0"
H.I.G. (L)	24'-0"x60'-0"
M.I.G.	20'-0"x40'-6"
L.I.G.	15'-0"x30'-0"

Uptown Properties Panipat
 Insta: @panipat_properties_uptown
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web: uptownproperties.in

SIZE	DIMENSIONS & AREA IN Mtrs.
2-K	19x45
1-K	15x28
14-M	13x23
10-M	9.5x22
8-M	9x20
6-M	7.7x18
4-M	6.5x15
3-M	5x15
2-M	5x11
1.5-M	4.5x9

CATEGORY
MIG-II
HIG
MIG-I
LIG

RESERVED FOR HUDA

SECTOR ROAD 30 Mtr. WIDE

G.T. ROAD

G.T. ROAD

WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP

TO DELHI

web: uptownproperties.in



CITY CENTRE, SECTOR 13-17, PANIPAT FOR E-AUCTION DATED 21-06-2022					
S.No.	PLOT NO.	SUB CATEGORY	AREA (IN SQ. MT.)	AREA	PLOT NO.
1	1, 14	S.C.O. (Triple Storey + Basement)	(25 x 5.73) Corner	143.25	2
2	2, 3, 4, 5	S.C.O. (Triple Storey + Basement)	(25 x 5.50)	137.5	4
3	6, 7, 8, 9	S.C.O. (Triple Storey + Basement)	(25 x 5.50)	137.5	4
4	10, 11, 12, 13	S.C.O. (Triple Storey + Basement)	(25 x 5.50)	137.5	4
5	15, 22, 21, 28	D.S.S. (With Basement + Decking)	(13.75 x 5.73) Corner	78.78	4
6	29, 37, 38, 46	D.S.S. (With Basement + Decking)	(13.75 x 5.73) Corner	78.78	4
7	16, 17, 18, 19	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
8	20, 23, 24, 25	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
9	26, 27, 30, 31	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
10	32, 33, 34, 35	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
11	36, 39, 40, 41	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
12	42, 43, 44, 45	D.S.S. (With Basement + Decking)	(13.75 x 5.50)	75.62	4
13	185, 186, 187, 188	KIOSK	(2.75x2.75)	7.56	4
14	189, 190, 191, 192	KIOSK	(2.75x2.75)	7.56	3
15	193, 194, 195	KIOSK	(2.75x2.75)	7.56	3
16	47, 48, 49	BOOTH5 (Single Storey Without Basement)	(5.50x5.50)	30.25	3
17	86, 87, 88	BOOTH5 (Single Storey Without Basement)	(5.50x5.50)	30.25	3

Sl. No.	Area (Sq. Ft.)	Booths (Size)	Area (Sq. Ft.)	Area (Acers)
15	47, 48, 49	BOOTHS (5.50x5.50)	30.25	3
16	86, 87, 88	BOOTHS (5.50x5.50)	30.25	3
17				
DESCRIPTION	No's	SIZE (In Mtr.)	AREA (Sq.Mt.)	AREA (Acers)
SCO (TS) With Basement	48	5.5 x 25.0	6600.00	1.91
	8	5.73 x 25.0	1146.00	
DSS With Basement	164	5.5 x 13.75	12402.50	4.08
	52	5.73 x 13.75	4096.95	
KIOSKS	37	2.75 x 2.75	279.81	0.07
Commercial Office/ Tower (S)	2	60.0 x 30.0	3600.00	0.89
Commercial Complex- 1 & 2	2	60.0 x 30.0	3600.00	0.89
Commercial Complex- 3 & 4	2	45.0 x 30.0	2700.00	0.67
Institutional Site	1	17.50 x 35.0	612.50	0.15
Multi-Purpose Booths/ Taxi Stand	16	5.50 x 5.50	484.00	0.12

Multi-Purpose Booths/ Taxi Stand	16	5.50 x 5.50	484.00
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Lay Out Plan of

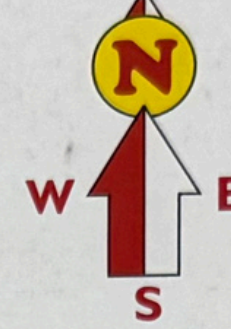
SHOPPING CENTRE AT PANIPAT

SECTOR-13-17

(COMMERCIAL)

AT PANIPAT

(केवल मार्ग दर्शन के लिए)

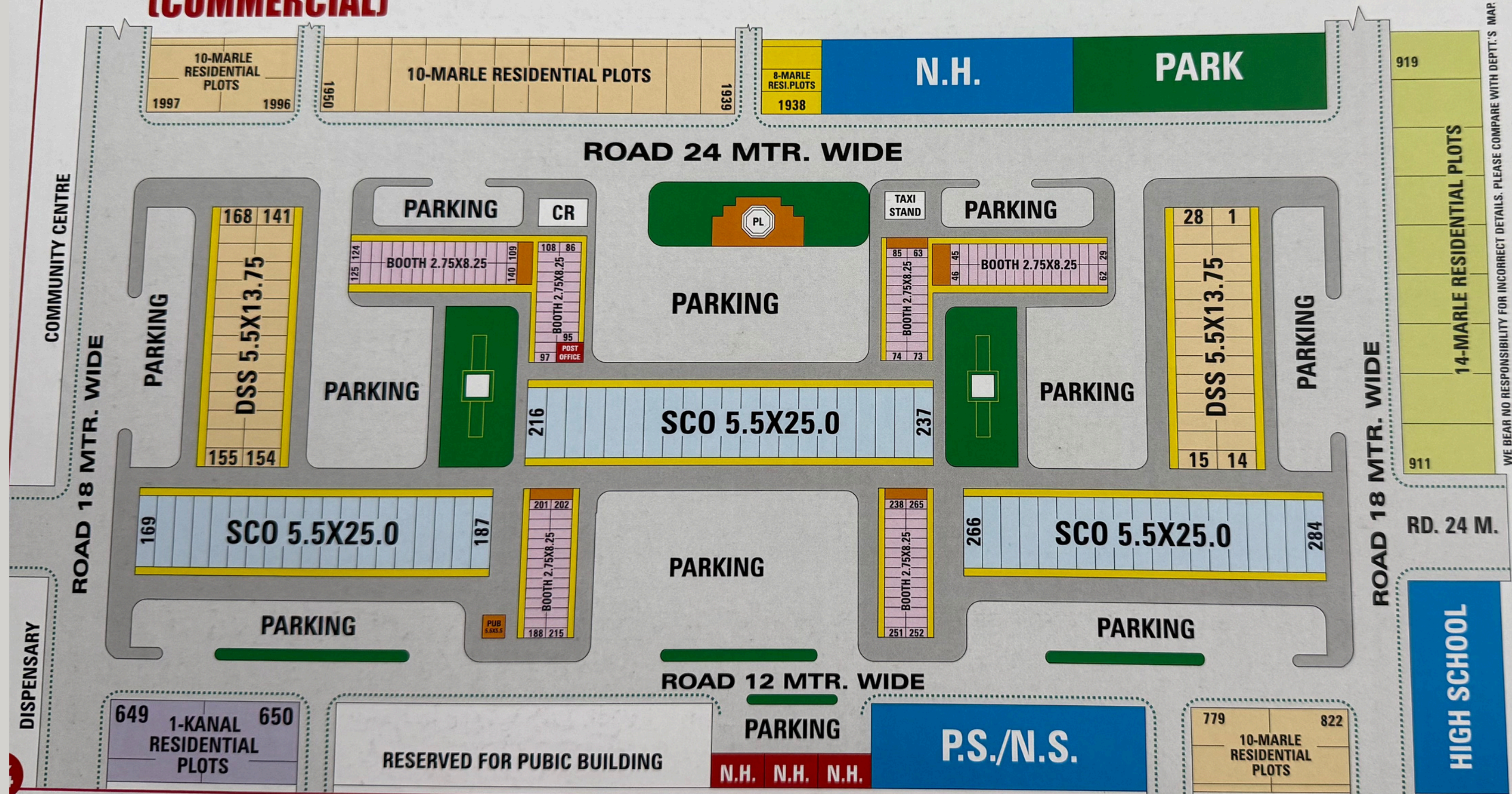


Uptown Properties Panipat

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SECTOR ROAD 30 Mtr. WIDE



Lay Out Plan of H.B.C Sector 13-17 HOUSING BOARD COLONY at PANIPAT

(केवल मार्ग दर्शन के लिए)

Uptown Properties Panipat

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SECTOR I-KANAL PLOTS

SECTOR 14 MARLE PLOTS

RESERVED FOR
GROUP HOUSING

ROAD 18 Mtr. WIDE

TO SECTOR

PARK 3.75 ACRES

ROAD 18 Mtr. WIDE

ROAD 18 Mtr.

SECTOR
14-MARLA
PLOTS

TO SEC.

6-MARLA

TO SEC.

6-MARLA

SERVICE ROAD 9 Mtr. WIDE

SERVICE ROAD 9 Mtr. WIDE

H.I.G./22
1792 1813
1802 1803

ROAD 30' WIDE

PARK

ROAD 30' WIDE

M.I.G.-I/28

ROAD 30' WIDE

MIG-II/18
1928 1945
1936 1937

ROAD 30' WIDE

PARK

ROAD 30' WIDE

MIG-II/32

ROAD 30' WIDE

1946 1977

1961 1962

M.I.G.-I/14
1899 1886
1893 1892

ROAD 30' WIDE

PARK

ROAD 30' WIDE

2152 2145
2149 2148

L I G
2161 2162 2134 2130 2117 2114 2227 2224 2211 2207 2187 2188
2135 2129 2118 2113 2228 2223 2212 2206 2204 2197 2196
2137 2138 2141 2140 2124 2123 2108 2109 2110 2231 2232 2201 2203 2200 2197 2196
2144 2106 2235 2233 2234 2218 2217 2104 2237 2238 2245 2241 2242
2063 2062 2065 2060 2068 2067 2069 2066 2059 2058 2043 2042 2026 2025 2027 2028 2029 2022 2021
2096 2097 2099 2100 2083 2082 2070 2055 2056 2057 2048 2037 2036 2032 2031 2012 2013
2094 2088 2077 2072 2053 2052 2049 2036 2032 2031 2012 2013
1978 2103 2097 2099 2100 2083 2082 2070 2055 2056 2057 2048 2037 2036 2032 2031 2012 2013
1986 1987 2093 2089 2076 2073 2052 2049 2036 2032 2031 2012 2013

ROAD 30' WIDE

NURSERY SCHOOL

ROAD 30'

MIG-II/18

ROAD 30'

2270 2269 2278 2261

ROAD 30' WIDE

M.I.G.-I/30

ROAD 30' WIDE

M.I.G.-I/30

ROAD 30' WIDE

2310 2339

2324 2325

2246 2293

2260 2279

2200 2203 2201 2197 2196

2223 2212 2224 2211 2227 2228 2213 2214 2217 2218 2219

2220 2221 2222 2223 2224 2225 2226 2227 2228 2229

2230 2231 2232 2233 2234 2235 2236 2237 2238 2239

2240 2241 2242 2243 2244 2245 2246 2247 2248 2249

2250 2251 2252 2253 2254 2255 2256 2257 2258 2259

2260 2261 2262 2263 2264 2265 2266 2267 2268 2269

2270 2271 2272 2273 2274 2275 2276 2277 2278 2279

2280 2281 2282 2283 2284 2285 2286 2287 2288 2289

2290 2291 2292 2293 2294 2295 2296 2297 2298 2299

2300 2301 2302 2303 2304 2305 2306 2307 2308 2309

2310 2311 2312 2313 2314 2315 2316 2317 2318 2319

2320 2321 2322 2323 2324 2325 2326 2327 2328 2329

2330 2331 2332 2333 2334 2335 2336 2337 2338 2339

2340 2341 2342 2343 2344 2345 2346 2347 2348 2349

2350 2351 2352 2353 2354 2355 2356 2357 2358 2359

2360 2361 2362 2363 2364 2365 2366 2367 2368 2369

2370 2371 2372 2373 2374 2375 2376 2377 2378 2379

2380 2381 2382 2383 2384 2385 2386 2387 2388 2389

2390 2391 2392 2393 2394 2395 2396 2397 2398 2399

2400 2401 2402 2403 2404 2405 2406 2407 2408 2409

2410 2411 2412 2413 2414 2415 2416 2417 2418 2419

2420 2421 2422 2423 2424 2425 2426 2427 2428 2429

2430 2431 2432 2433 2434 2435 2436 2437 2438 2439

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3170 3171 3172 3173 3174 3175 3176 3177 3178 3179

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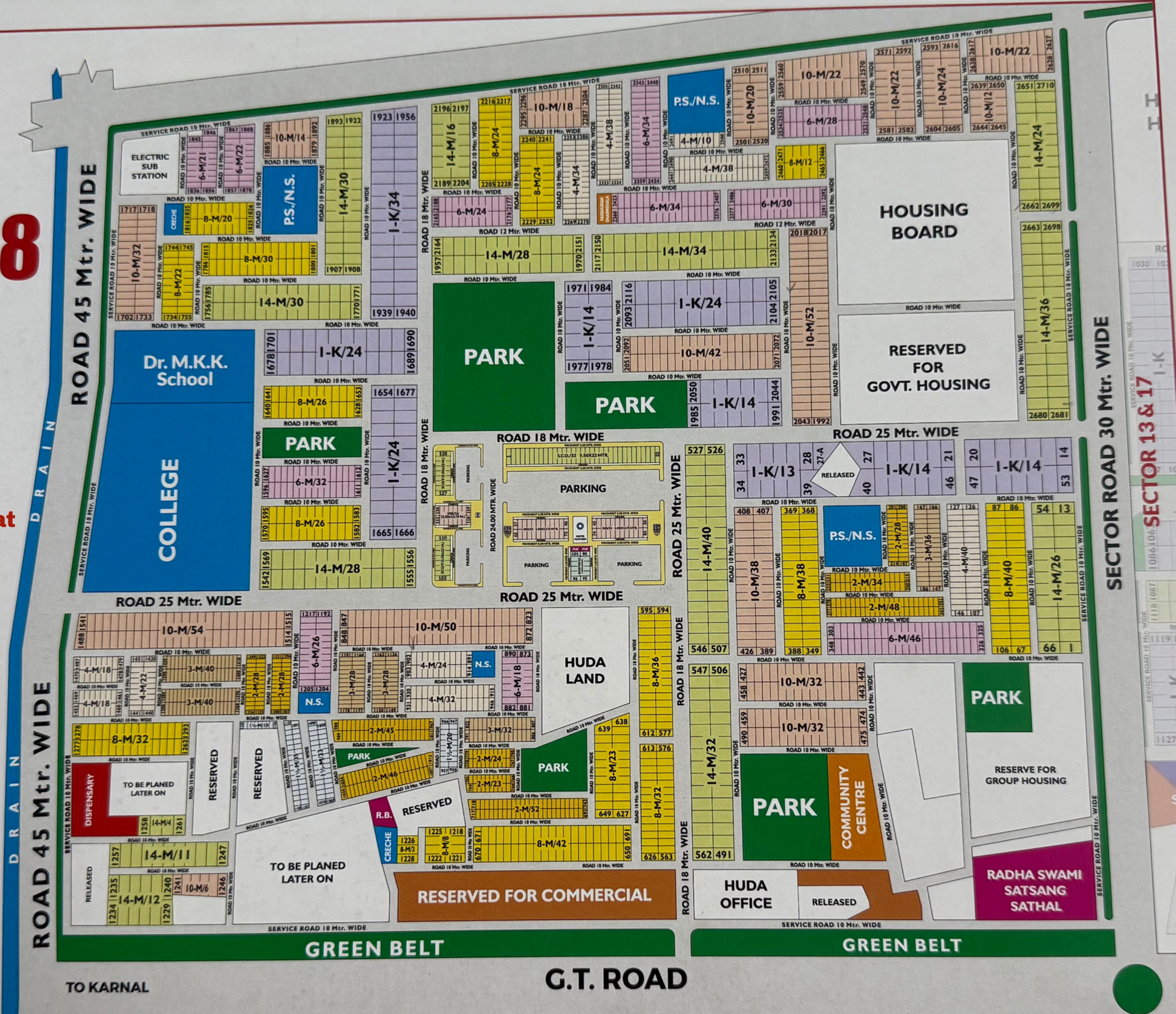
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3230 3231 3232 3233 3234 3235 3236 3237 3238 3239

3240 3241 3242 3243 3244

web: uptownproperties.in

SIZE	DIMENSIONS & AREA IN Mtrs.		
2-K	19x45		ROAD
1-K	15x28		SCHOOLS & N.S.
14-M	13x23		PARK & GREEN BELT
10-M	9.5x22		SHOPPING CENTRE
8-M	9x20		HUDA LAND & RELEASED LAND
6-M	7.7x18		NURSING HOME
4-M	6.5x15		COMMUNITY CENTRE & DHARAMSHALA
3-M	5x15		RELIGIOUS BUILDING
2-M	5x11		
1.5-M	4.5x9		



DEMARCATIOn PLAN OF SECTOR 18 PART-II

LEGEND		
DETAIL OF PLOTS		
CATEGORY	SIZE	No/8
1-KANAL	15.0M x 28.0M	48
14-MARLA	13.0M x 23.0M	125
10-MARLA	9.5M x 22.0M	230
8-MARLA	9.0M x 20.0M	253
6-MARLA	7.70 x 18.0M	90.9
4-MARLA	6.50 x 15.0M	170
3-MARLA	5.00M x 15.0M	240
2-MARLA	5.00M x 11.0M	372
1.5-MARLA	4.50M x 9.0M	511
TOTAL		1639

[illegible]

THIS DEMARCATION PLAN BASED ON DIMENSIONS SUPPLIED BY XEN HUDA VIDE HIS MEMO NO 12884 DATED 3-11-98. THIS DEMARCATION PLAN HAS BEEN APPROVED BY C.A.HUDA AS CONVEYED BY C.T.P. HUDA VIDE HIS MEMO NO 4727 DATED 6-7-99. SHIFTING THE SITE OF COMMUNITY CENTER AND HIGH SCHOOL HAS BEEN APPROVED BY C.A. HUDA AS CONVEYED BY C.T.P HUDA VIDE HIS MEMO NO 2786 DATED 2-5-03

THE SITE OF B.F.P.L GROUP HOUSING HAS BEEN APPROVED BY C.A HUDA
VIA HIS ENST NO 944 DT. 3-2-04.

THE SITE OF GROUP HOUSING HAS BEEN APPROVED BY C.A HUDA
HAS CONVEYED BY CTP. HUDA VIDE HIS ENST NO. C.T.P-HUDA
DTP (M) 5488 DT. 28-10-05

THE PART DEMARCATION PLAN OF GROUP HOUSING SITE NO.1-9 HAS BEEN APPROVED BY
CA HUDA AS CONVEYED BY CTP-HDTP-(M) 1851 DATED 16-3-07.

THE SITE OF HUDA & TWO PLANNING OFFICE BUILDING HAS BEEN APPROVED BY C.A HUDA BY HIS ENST. NO. CTP-HUDA. (DTPM) 1419 DATED 13-2-2008.

RELEASED AREA SHOWN THUS
ARE UNDER STAY
HUDA LAND

SCALE 1CM=10MTR

DRAWING No. D.T.P.(PN)173 / 99 DATED 24-2-99

DRAWN BY sd/ (RAMPAL AD)

CHECKED BY SDI.(PYARE LAL)

DISTRICT TOWN PLANNER sd/- (AJEET SINGH)

SENIOR TOWN PLANNER
PANCHIKULA

NOTES:-

1. REVISED DEMARCATION OF BLOCK BEARING PLOT NO 563-P TO 576-P AND 613-P TO 626-P HAS BEEN APPROVED BY C.A. HUDA, PANCHKULA WIDE MEMO NO. 742-46 DATED 21-1-68
2. RE-NUMBERING OF PLOT NO 613-P AS PLOT NO 611-P AND PLOT NO 621-P AS PLOT NO. 613 HAS BEEN APPROVED BY C.A. HUDA PANCHKULA WIDE MEMO NO. 1081-66 DATED 5-2-68
3. THE AMENDMENTS IN THE SIZE OF PLOT NO. 1192-P TO 1217-P, 1436-P TO 1451-P TO 1487-P, HAVE BEEN APPROVED BY CHIEF ADMINISTRATOR HUDA PANCHKULA AS CONVEYED BY ENDT. NO. CTP / STP (M) 7070 DATED - 3-6-69
4. THE PART REVISED DEMARCATION PLAN OF PLOT NO. 1229-TO 1257 HAS BEEN APPROVED BY C.A. HUDA PANCHKULA AS CONVEYED BY C.T.P HUDA / STPM MEMO NO. 5614 TO 5619 DATED 16-4-60

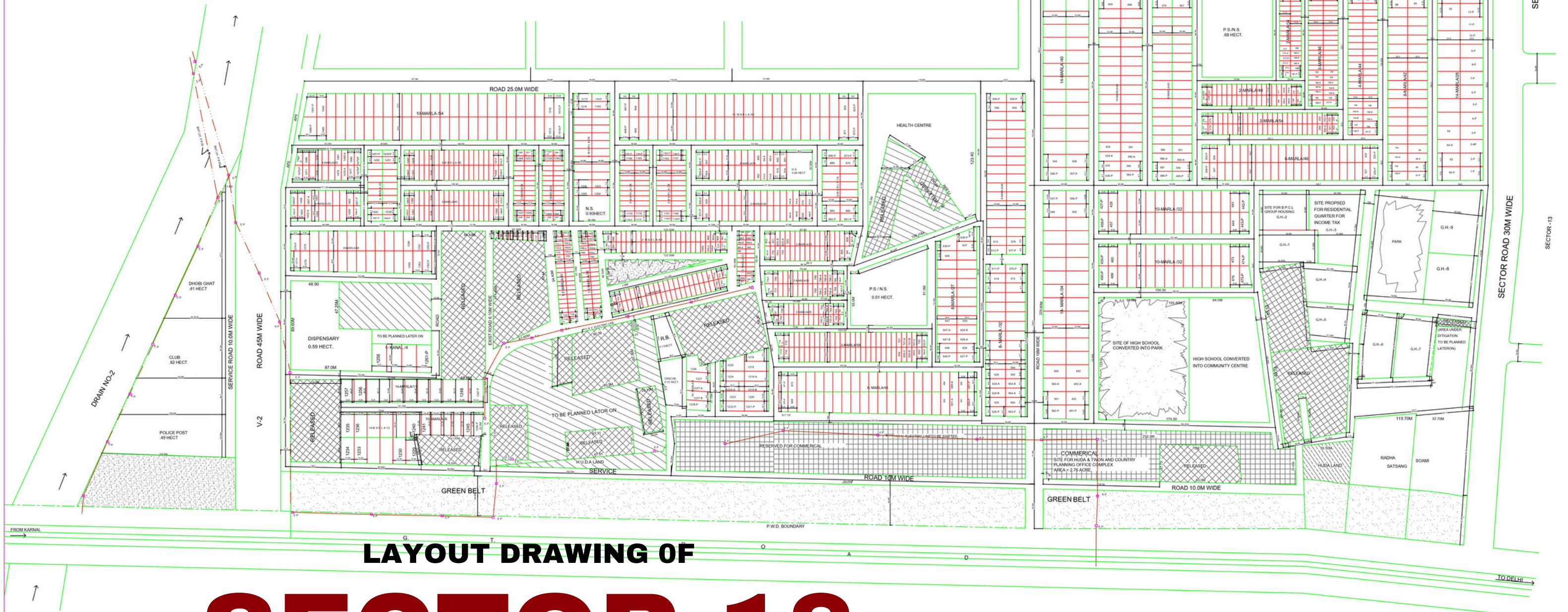
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web: uptownproperties.in

SECTOR - 18 PART -I

SECTOR-18-PART-I



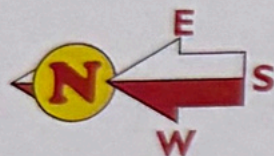
LAYOUT DRAWING OF

SECTOR-18

PART - II RESIDENTIAL SECTOR

AT PANIPAT

LAYOUT PLAN OF
COMMERCIAL
SECTOR-18, PANIPAT
(केवल मार्ग दर्शन के लिए)



Uptown Properties Panipat
Insta: @panipat_properties_uptown
9138331357, 9710858000
web: uptownproperties.in



LAYOUT PLAN OF SECTOR-24 (RESIDENTIAL) AT PANIPAT

(केवल मार्ग दर्शन के लिए)

Uptown Properties Panipat

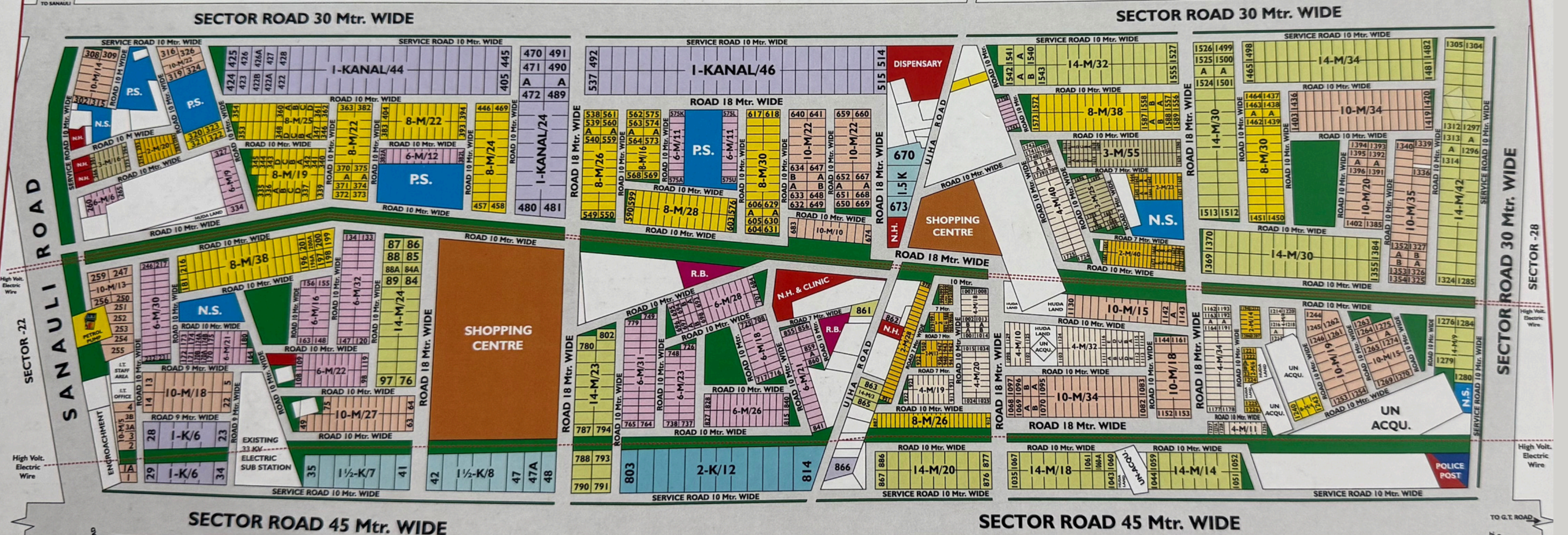
Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in



2 KANAL	14 MARLE	8 MARLE	4 MARLE	2 MARLE
1 KANAL	10 MARLE	6 MARLE	3 MARLE	1 1/2 MARLE



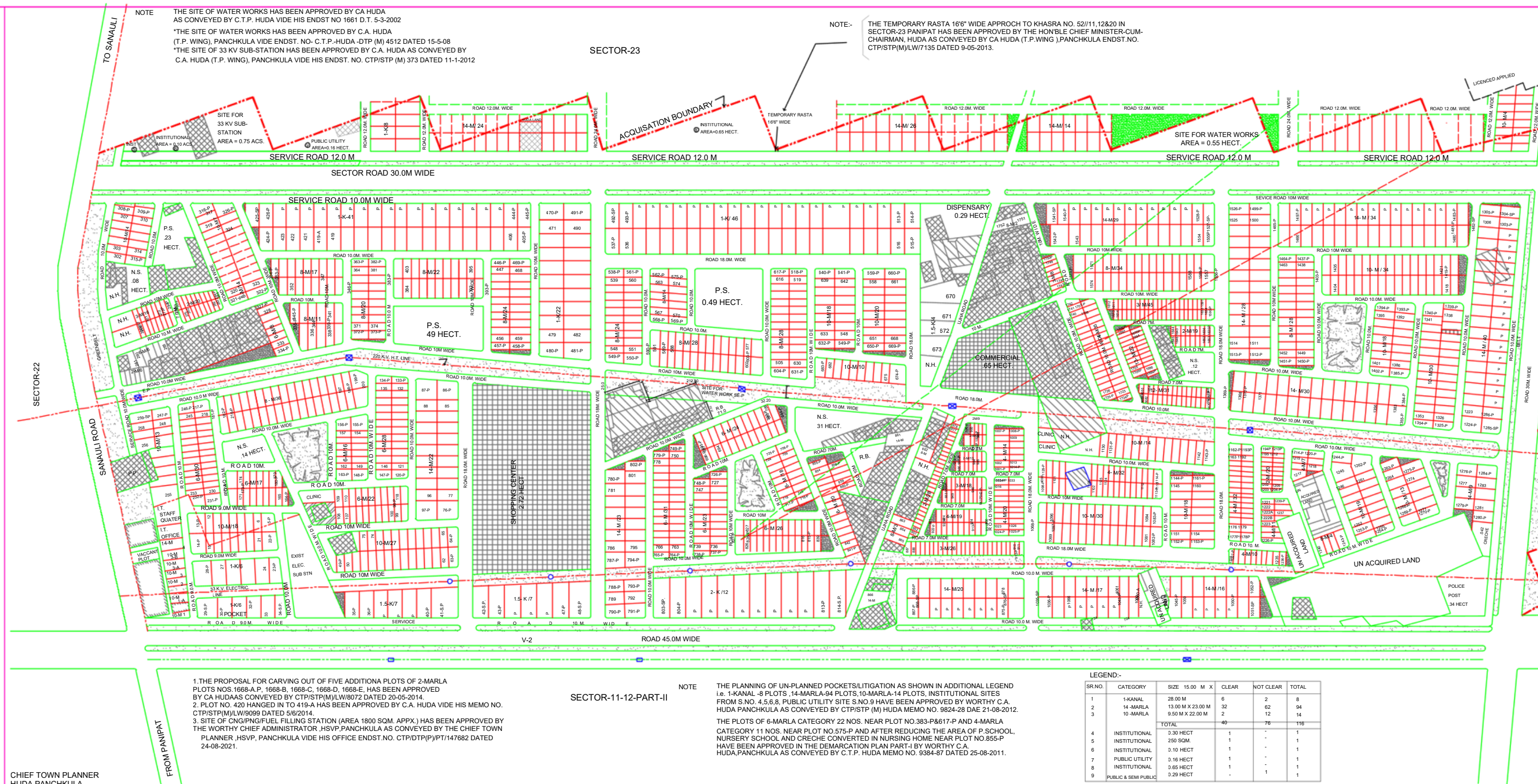
MPARE WITH DEPTT.'S MAP. WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE CO

PARK & GREEN BELT
 HUDA LAND & RELEASED LAND
 ROAD
 COMMUNITY CENTRE & DHARAMSHALA
 SHOPPING CENTRE
 NURSING HOME
 SCHOOLS & N.S.
 HBC (HOUSING BOARD COLON)

RESIDENTIAL SECTOR AT PANIPAT

web: uptownproperties.in

SR.NO.	CATEGORY	SIZE 15.00 M X	CLEAR	NOT CLEAR	TOTAL
1	1-KANAL	28.00 M	2	2	8
2	14-MARLA	13.00 M X 23.00 M	36	62	94
3	10-MARLA	9.50 M X 22.00 M	2	12	14
		TOTAL	40	76	116
4	INSTITUTIONAL	0.30 HECT	1	-	1
5	INSTITUTIONAL	250 SQM	1	-	1
6	INSTITUTIONAL	0.10 HECT	1	-	1
7	PUBLIC UTILITY	0.16 HECT	1	-	1
8	INSTITUTIONAL	0.65 HECT	1	-	1
9	PUBLIC U.T. & CEMETARY BELT	0.29 HECT	-	1	1





Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in

LAYOUT PLAN OF
SECTOR-25-II
(COMMERCIAL)
AT PANIPAT
(केवल मार्ग दर्शन के लिए)

LAYOUT PLAN OF SECTOR-25 (PART-I INDUSTRIAL) AT PANIPAT

(केवल मार्ग दर्शन के लिए)

Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in



LAYOUT PLAN OF SECTOR-25 (PHASE-II-B) AT PANIPAT

(केवल मार्ग दर्शन के लिए)



Uptown Properties Panipat

Insta: @panipat_properties_uptown

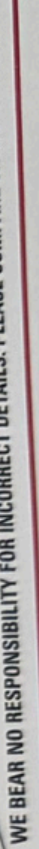
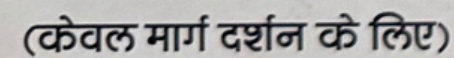
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web: uptownproperties.in



WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP.

web: uptownproperties.in





Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in



Lay Out Plan of

SECTOR-29

[Phase-I, INDUSTRIAL]

PANIPAT

(केवल मार्ग दर्शन के लिए)

Lay Out Plan of SECTOR-40 (PART-I) at PANIPAT (केवल मार्ग दर्शन के लिए)

Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

ROAD	SIZE	DIMENSIONS & AREA IN Mtrs.
SCHOOLS & N.S.	2-K	19x45
PARK & GREEN BELT	1-K	15x28
SHOPPING CENTRE	14-M	13x23
HUDA LAND & RELEASED LAND	10-M	9.5x22
NURSING HOME	8-M	9x20
COMMUNITY CENTRE & DHARAMSHALA	6-M	7.7x18
HBC (HOUSING BOARD COLONY)	4-M	6.5x15
RELIGIOUS BUILDING	3-M	5x15
	2-M	5x11
	1.5-M	4.5x9



COLOUR	CATEGORY
	ALLOTTED PLOTS
	FLOATED PLOTS
	VACANT PLOTS
	14-MARLA
	10-MARLA
	8-MARLA
	6-MARLA
	4-MARLA
	3-MARLA

Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in



LAY OUT PLAN OF

HSI IDC

IND. AREA, REFINERY ROAD, PANIPAT
(RESIDENTIAL & INDUSTRIAL SECTOR)

(केवल मार्ग दर्शन के लिए)



LAYOUT PLAN OF Model Town AT PANIPAT

(केवल मार्ग दर्शन के लिए)



TO KARNAL →



web: uptownproperties.in

web: uptownproperties.in





Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

LEGENDS:-

LICENCE No. 407-412 of 2006 BOUNDARY :-
LICENCE No. 36 of 2008 BOUNDARY :-
LICENCE No. 47 of 2017 BOUNDARY :-
ADDITIONAL AREA BOUNDARY :-

NPPL PLOTS IN Addl Area:-
NPPL PLOTS IN Already License Area

AMENITIES IN Already License Area:-
COMMERCIAL IN Already License Area:-
GREENS IN Addl Area :-
GREENS IN Already License Area:-

ELDECO ESTATE ONE NEW LAYOUT

PART 2/2

LEGENDS:-

LICENCE No. 407-412 of 2006 BOUNDARY :-
LICENCE No. 36 of 2008 BOUNDARY :-
LICENCE No. 47 of 2017 BOUNDARY :-
ADDITIONAL AREA BOUNDARY :-

NPPL PLOTS IN Addl Area:-
NPPL PLOTS IN Already License Area

AMENITIES IN Already License Area:-
COMMERCIAL IN Addl Area:-
COMMERCIAL IN Already License Area:-
GREENS IN ADDITIONAL AREA:-
GREENS IN Already License Area:-

GREEN AREA CALCULATION OF ALREADY LICENSED AREA:-
(LICENCE NO. 407-412 OF 2006 & LICENCE NO. 36 OF 2008)
(LICENCE NO. 47 OF 2017)

INCIDENTAL GREEN	REQUIRED	PROVIDED	2.10 ACRE
ORGANISED GREENWAY	1.628 ACRE	1.628 ACRE	1.628 ACRE
ORGANISED GREENWAY	24366.79 SQ.MT.	24366.79 SQ.MT.	24366.79 SQ.MT.
TOTAL GREEN	32998.45 SQ.MT.	32998.45 SQ.MT.	32998.45 SQ.MT.

GREEN AREA DETAIL OF ADDITIONAL APPLIED AREA 2.90625 ACRES:-

POPULATION	PERSONS	TOTAL	NO. OF	REQUIRED	PROVIDED
ACCOMMODATED WITH	23 X 13.5	310.5	355.5	355.5	355.5
ADDITIONAL AREA	5 X 9	45	355.5	355.5	355.5

GREEN AREA DETAIL OF ADDITIONAL APPLIED AREA 2.90625 ACRES:-

TOTAL GREEN REQUIRED	ACHIEVED POPULATION X 2.5 SQ.MT.	868.75	SQ.MT.
ORGANISED GREEN	80% OF TOTAL GREEN AREA REQ. IN ACRE	0.176 ACRE	27 ACRE
ORGANISED GREEN	80% OF TOTAL GREEN AREA REQ. IN SQ.MT.	711 SQ.MT.	1085.96 SQ.MT.

PARK AREA DETAIL:-

S.NO.	PARK NO.	AREA IN SQ.MT.	AREA IN ACRE
1	PARK - 13a	1.085 96	0.27
TOTAL AREA		1.085 96	0.27

INCIDENTAL GREEN 20% OF TOTAL GREEN AREA REQ. ACRE :-

INCIDENTAL GREEN	20% OF TOTAL GREEN AREA REQ. IN SQ.MT.	177.75 SQ.MT.	412.61 sq.mt.
DETAIL OF INCIDENTAL GREEN:-			
S.NO.	GREEN NO.	AREA IN SQ.MT.	AREA IN ACRE
2	GREEN - 15	412.16	0.102

AREA STATEMENT	AREA	PROVIDED	REMARKS
ALREADY LICENSED AREA	32998.45	32998.45	
ADDITIONAL APPLIED AREA	2.90625	2.90625	
TOTAL AREA	35904.35	35904.35	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

REMARKS	AREA	PROVIDED	REMARKS
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	
AREA UNDER CONSTRUCTION	1.085 96	1.085 96	

Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

TYPE	NO.	SIZE OF EACH PLOT (IN SQYRD.)	AREA OF EACH PLOT (IN SQYRD.)	TOTAL
B	12	6.90x13.14	108.43	1301.16
C	04	6.57x16.15	126.94	507.76
C1	04	6.57x16.14	126.88	507.52
E	04	6.40x14.45	110.58	442.32
I	04	6.29x18.14	136.42	545.68
J	11	6.50x15.02	116.78	1284.58
A	10	6.60x16.50	130.24	1302.40
D	06	6.617x16.15	127.81	766.86



at Babarpur Mandi, G.T. Karnal Road, Panipat

WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP



LAYOUT PLAN CONNAUGHT ESTATE SECTOR-23, PANIPAT

- PLOTS (1000 SQ. YDS.)
- PLOTS (500 SQ. YDS.)
- PLOTS (250 SQ. YDS.)
- PLOTS (200 SQ. YDS.)
- VILLAS (300 SQ. YDS.)
- FLOORS (250 SQ. YDS.)



Uptown Properties Panipat

Insta: @panipat_properties_uptown

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50 M. GREEN BELT

50 M. GREEN BELT



BLOCK - B
SECTOR-39

LAYOUT PLAN OF

tdi city

SECTOR 39, AT PANIPAT
(केवल मार्ग दर्शन के लिए)

ROAD 60 M. WIDE

TDI CITY

- | | |
|---|---------------------|
|  | 1000 Sqr. Yrds. |
|  | 750 Sqr. Yrds. |
|  | 500 Sqr. Yrds. |
|  | 350 Sqr. Yrds. |
|  | 250 Sqr. Yrds. |
|  | 200 Sqr. Yrds. |
|  | 60 Sqr. Yrds. (EWS) |
|  | FLOORS |

Uptown Properties Panipat

Insta: @panipat_properties_uptown

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BLOCK - A1

165	RD. 12 M.	161
250 SQ/4		160
168		164
169	RD. 12 M.	182
250 SQ/4		178
172		179
RD. 12 M.		
250 SQ/6		178

ROAD 60 M.

DEVILAL
PARK

SECTOR-7

←
TO DELHI

SECTOR-13-17

ROAD 60 M. WIDE

OVER BRIDGE TO TDI CITY

PARSVNATH CITY

1000 Sqr. Yrds.

700 Sqr. Yrds.

500 Sqr. Yrds.

300 Sqr. Yrds.

240 Sqr. Yrds.

60 Sqr. Yrds.

10

ROAD 60 M. WIDE

SECTOR-8

TOLL PLAZA

G.T. ROAD (NATIONAL HIGHWAY)

SECTOR-18

ROAD 60 M. WIDE

ROAD 60 M. WIDE

LAYOUT PLAN OF

tdi city

SECTOR 39, AT PANIPAT

(केवल मार्ग दर्शन के लिए)

AND

AND Parsvnath Paliwal city

(केवल मार्ग दर्शन के लिए)

(केवल मार्ग दर्शन के लिए)

ROAD 60 M. WIDE

WE BEAR NP RESPONSIBILITY FOR INCORRECT DETAILS, PLEASE COMPARE WITH DEPTT'S MAP

ROAD 60 M. WIDE

Uptown Properties Panipat

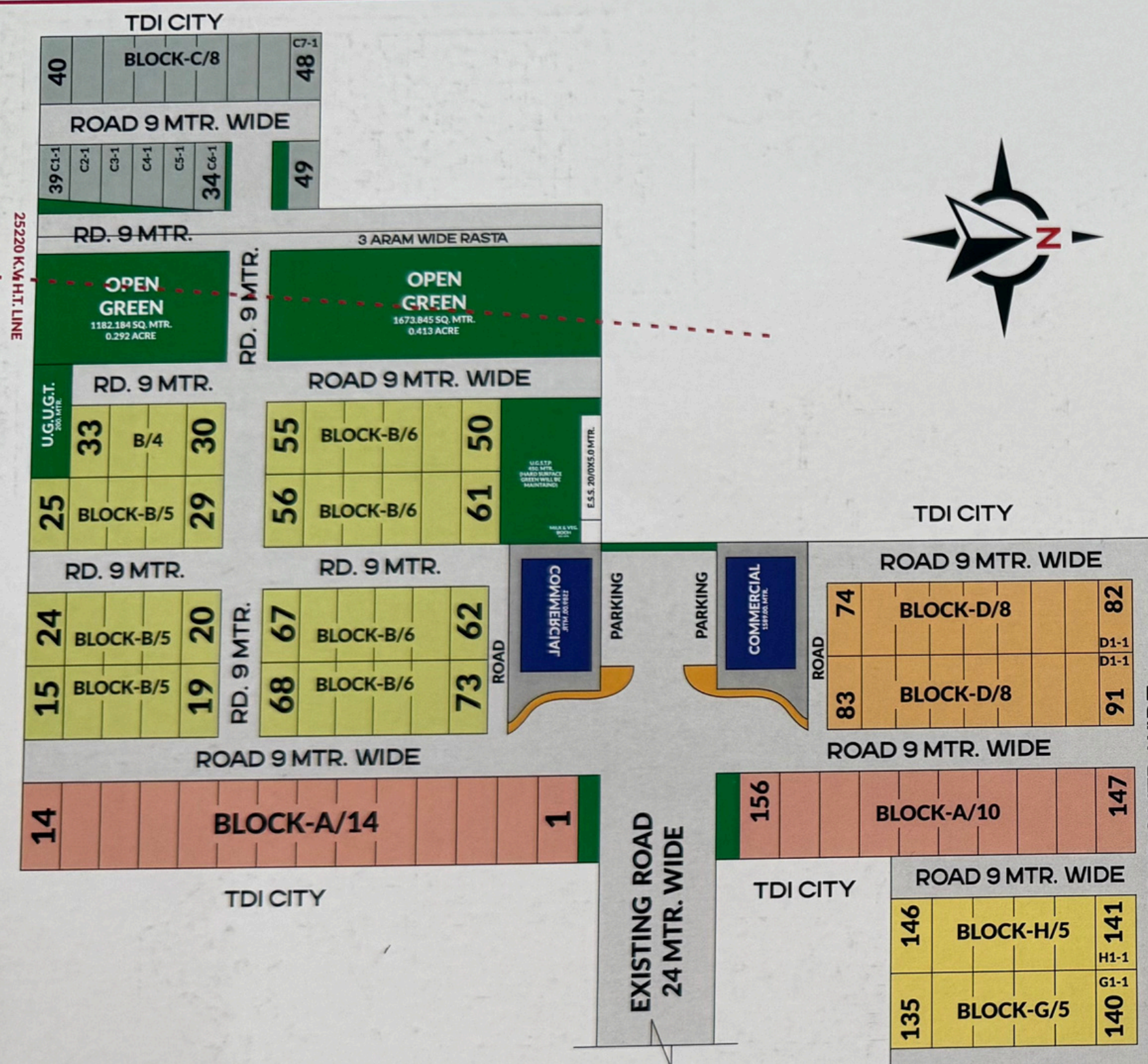
Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in



TO KARNAL →



Harmony City

THE PERFECT LIVING
AT PANIPAT

	PLOT NO.	WIDTH (IN FT.)	LENGTH (IN FT.)	AREA (IN SQ.YRDS.)
	1-14,117-128, 147-156	27'-3"	59'-0"	178.682
	15-33, 50-73	27'-1"	50'-10"	152.939
	34-49	22'-0"	48'-6"	118.529
	74-91	25'-0"	51'-0"	141.666
	92-116	26'-5"	54'-3"	159.233
	129-134	28'-3"	52'-6"	164.791
	135-146	28'-3"	51'-0"	160.083

AMENITIES

- | | |
|--|---|
|  1. 24X7 SECURITY |  7. KIDS PLAY AREA |
|  2. GATED COMPLEX |  8. JOGGING TRACK |
|  3. CCTV SURVEILLANCE |  9. BEDMINTON COURT |
|  4. POWER BACKUP/24X7 ELECTRICITY |  10. YOGA & MEDITATION |
|  5. RETAIL/COMMERCIAL/MARKET |  11. AMPHITHEATER |
|  6. PARK/GREEN AREA |  12. AROMA GARDEN |

Uptown Properties Panipat

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LAYOUT PLAN

PLOTS AREA DETAIL								
TYPE	WIDTH METER	WIDTH FEET	LENGTH METER	LENGTH FEET	AREA (SQ. MT.)	AREA (SQ. YD.)	PLOT NO.	NO. OF PLOTS
A	7.090	23.262	20.500	67.261	145.345	173.833	02-37,	36
A1	7.182	23.564	20.500	67.261	147.231	176.088	01,38	2
B	7.090	23.262	18.000	59.058	127.620	152.634	40-75,78-95	54
B1	7.182	23.564	18.000	59.058	129.276	154.614	39,76,77	3
C	7.090	23.262	15.500	50.856	109.895	131.434	96-113,	18
C1	7.182	23.564	15.500	50.856	111.321	133.140	114	1
D	7.090	23.262	15.850	52.004	112.377	134.402	116-134,	19
D1	7.182	23.564	15.850	52.004	113.835	136.146	115	1
E	7.500	24.608	10.058	33.000	75.435	90.220	135-137,	3
F	6.705	21.999	13.411	44.001	89.921	107.545	138-147,	10
G	6.750	22.147	17.000	55.777	114.750	137.241	148-157,	10
H	6.750	22.147	15.500	50.856	104.625	125.132	159-167,	9
H1	6.750	22.147	15.500	50.856	103.733	124.065	158	1
I	7.250	23.787	18.000	59.058	130.500	156.078	168-175,	8
J	7.500	24.608	20.000	65.620	150.000	179.400	177-186,	10
J1	7.750	25.428	20.000	65.620	139.000	166.244	176	1
K1	7.500	24.608	20.000	65.620	148.421	177.512	187	1
K2	7.500	24.608	16.750	54.957	125.578	150.191	188	1
K3	8.000	26.248	12.725	41.751	101.400	121.274	189	1

LEGEND:-	
	TYPE-A
	TYPE-B
	TYPE-C
	TYPE-D
	TYPE-E
	TYPE-F
	TYPE-G
	TYPE-H
	TYPE-I
	TYPE-J
	TYPE-K

SuparVesh

A TRADITION OF TRUST
SECTOR-39, PANIPAT



Uptown Properties Panipat

Insta: @panipat_properties_uptown

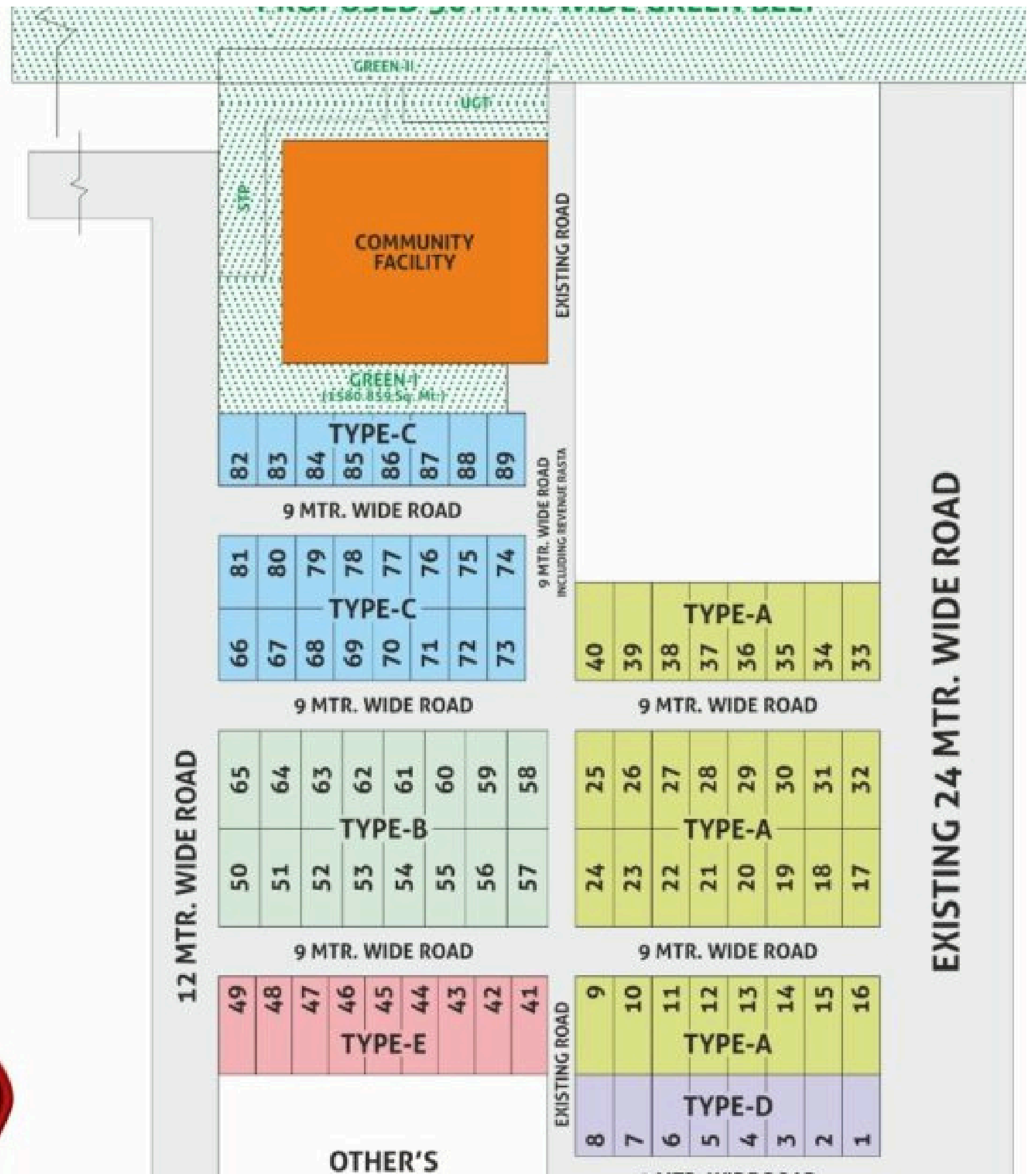
9138331357, 9710858000

web: uptownproperties.in

CATEGORY	PLOT NO.	SIZE (IN MTR.)	AREA (In Sq. Mt.)	AREA (In Syd.)
A	9-40	6.915 x 18.130	125.369	149.816
B	50-65	7.543 x 18.130	136.755	163.422
C	66-89	7.045 x 12.977	91.423	109.250
D	1-8	6.915 x 14.908	103.089	123.191
E	41-49	6.705 x 18.130	121.562	145.266



DTCP License No. 122 of 2023
Granted By : DGTCP, Chandigarh (Haryana)
HRERA Registration No.:PKL-PNP-518-2023



SUSHANT CITY

PHASE-2 at PANIPAT

Details of Plots (85,409 Acres)

S.N.	TYPE	SIZE (Sq. Mts.)	AREA	NO
1	I	5x11	55	204
2	II	8x18	144	34
3	III(a)	10x20	200	260
4	III(b)	10x25	250	57
5	IV	12x25	300	111
6	V(a)	13x28.5	376.5	40
7	V(b)	14x25	350	71
8	VI	12x29	348	28
9	VII	14x20	420	58
10	VIII	15x20	450	6
11	VIII	17x25	595	25
			TOTAL	895

LEGEND

- ROAD & RASTA
- PARK & GREEN BELT
- SCHOOLS & CRECHE
- N. HOME & CLINICS
- OTHER LAND
- UNDER DEVELOPMENT
- COMMERCIAL & SHOPPING
- COMMUNITY CENTRE
- LOTS ON HOLD
- MILK BOOTH

SUSHANT CITY

PHASE-I at PANIPAT

Details of Plots (188,824 Acres)

S.N.	TYPE	SIZE (Sq. Mts.)	AREA	NO
1	I	5x11	55	329
2	II	8x18	144	52
3	III(a)	10x14	140	23
4	III(b)	10x16.1	191	41
5	III(c)	10x20	200	311
6	III(d)	11x18.2	200.2	27
7	III	11x22.75	250.25	143
8	IV(a)	12x25	300	206
9	IV(b)	12x25	300	61
10	V	12x29.25	351	64
11	V(a)	13x28.5	376.5	12
12	V(b)	14x25	350	25
13	V(c)	13x27.5	357.5	61
14	V(d)	14x28.57	400	151
15	VI(a)	14.3x29.5	421.85	24
16	VII	15x20.88	463.20	19
17	VIII(a)	14x24	474	35
18	VIII(b)	14x24.57	483.98	25
19	VIII	17x25.3	480.10	25
20	VIII(c)	19.32x33.1	644.12	5
			TOTAL	1639

NOTE:
THE PLAN IS STRICTLY FOR INTERNAL PURPOSE ONLY &
SUBJECT TO CHANGE AFTER VERIFICATION OF DIMENSIONS
ON SITE
THE ROADS & PLOTS SHOWN IN DOTTED ARE PROPOSED &
SUBJECT TO APPROVAL FROM GOVT. AUTHORITY.

ANSAL API

Building lifestyles since 1967

115, ANSAL BHAWAN, 16-K.G. MARG, NEW DELHI-110 001

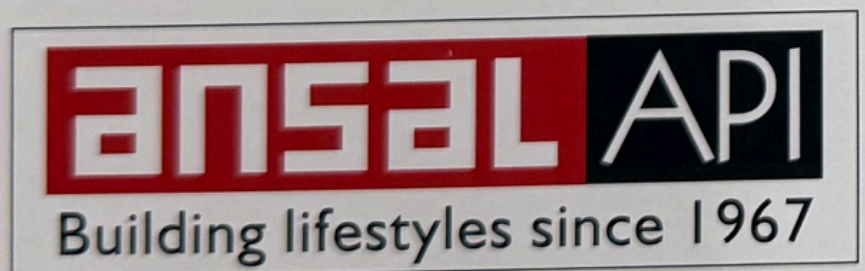
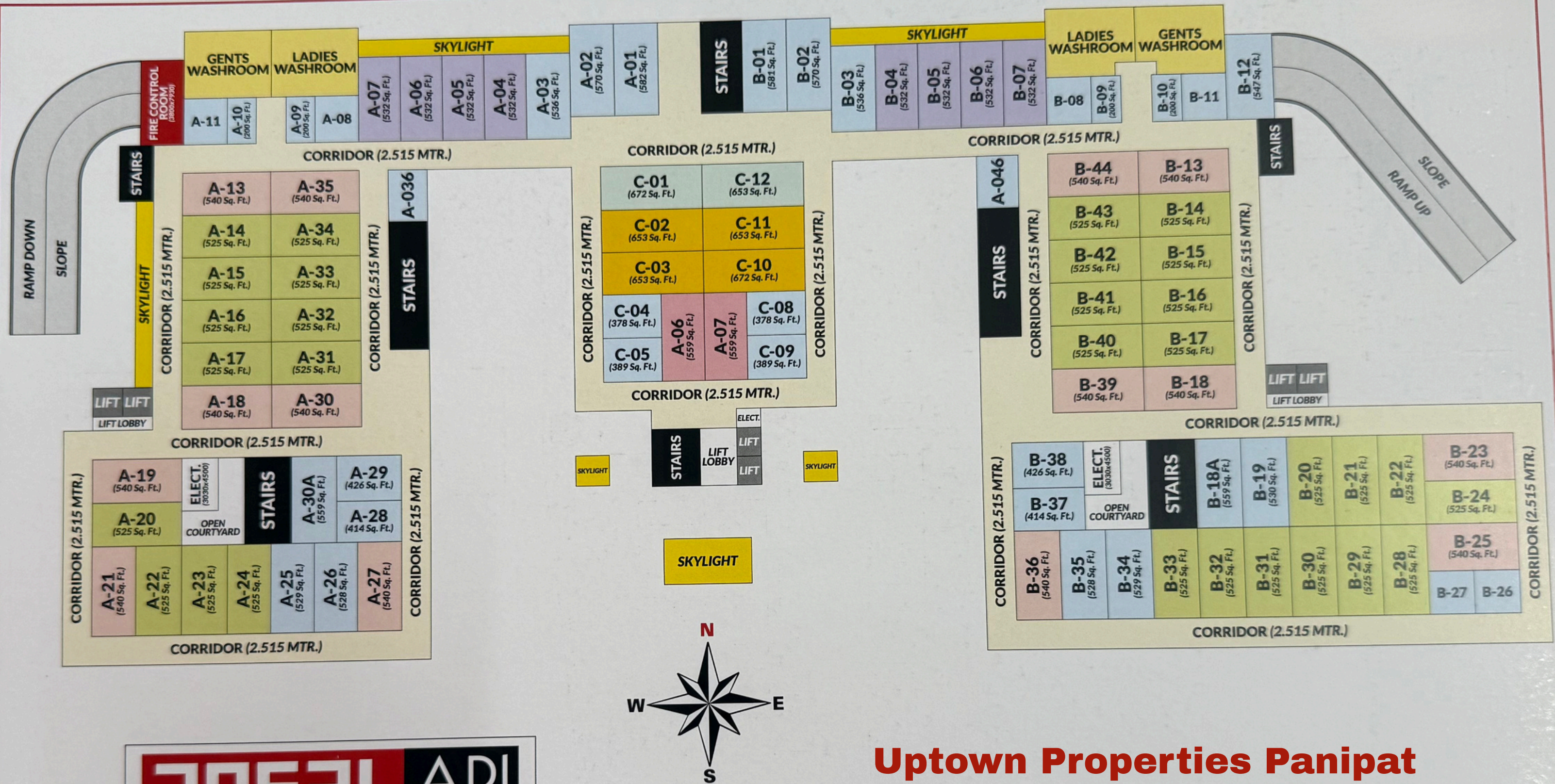
Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

PLEASE COMPARE WITH DEPT. MAP.



115, ANSAL BHAWAN, 16-K.G. MARG, NEW DELHI-110 001

COMMERCIAL GALAXY GROUND FLOOR

WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP.

Uptown Properties Panipat

Insta: @panipat_properties_uptown

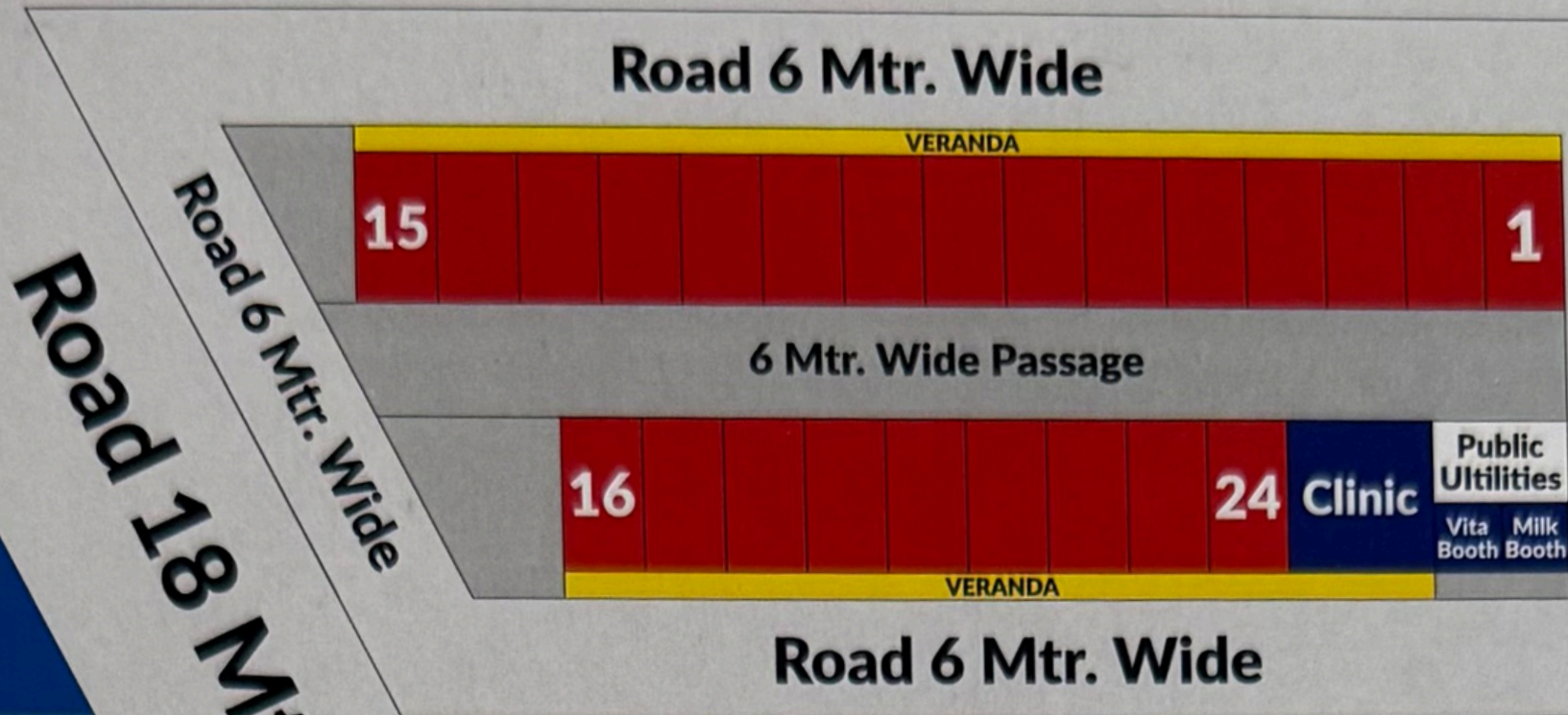
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web: uptownproperties.in

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Road 18 Mtr. Wide

Road 6 Mtr. Wide



Road 6 Mtr. Wide

Road 12 Mtr. Wide

Road 12 Mtr. Wide

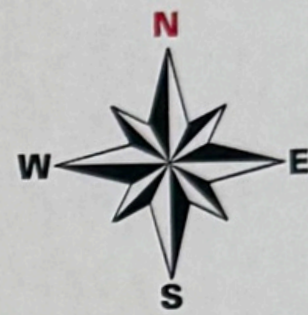


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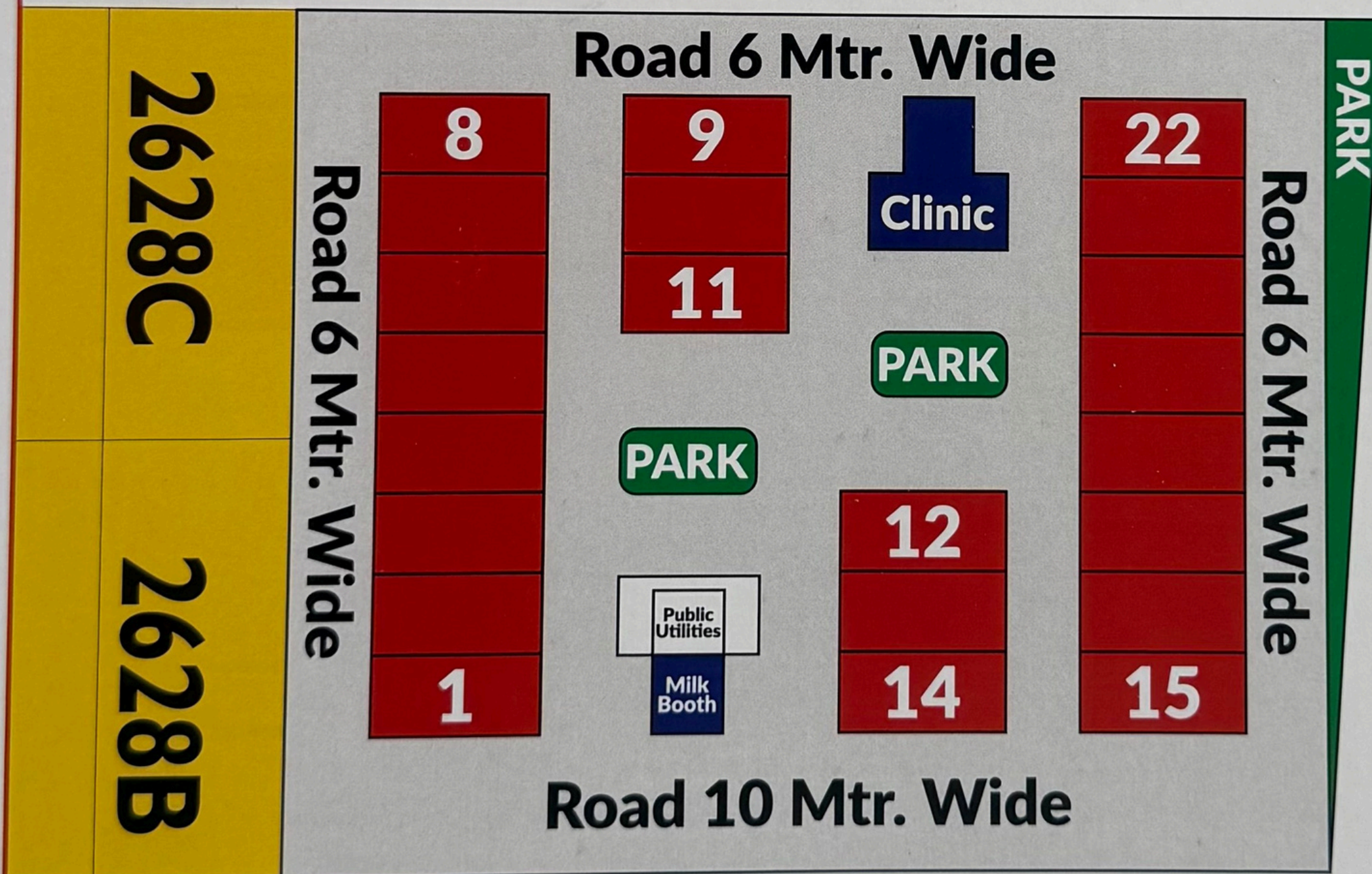
API

Building lifestyles since 1967

**BLOCK-D,
COMMERCIAL**



Uptown Properties Panipat
Insta: @panipat_properties_uptown
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3014 **3013**

ANSAL API
 Building lifestyles since 1967
 115, ANSAL BHAWAN, 16-K.G. MARG, NEW DELHI-110 001

**BLOCK-F,
 COMMERCIAL**



Uptown Properties Panipat

Insta: @panipat_properties_uptown

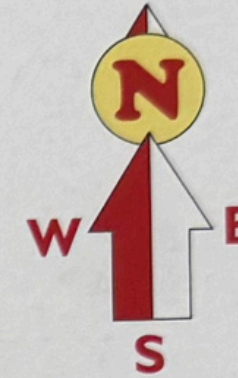
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web: uptownproperties.in

WE BEAR NO RESPONSIBILITY FOR INCORRECT DETAILS. PLEASE COMPARE WITH DEPTT.'S MAP.

DRAIN NO. 2 >>>>

45 MTR. WIDE ROAD



ansal API

Building lifestyles since 1967

115, ANSAL BHAWAN, 16-K.G. MARG, NEW DELHI-110 001

BLOCK-I

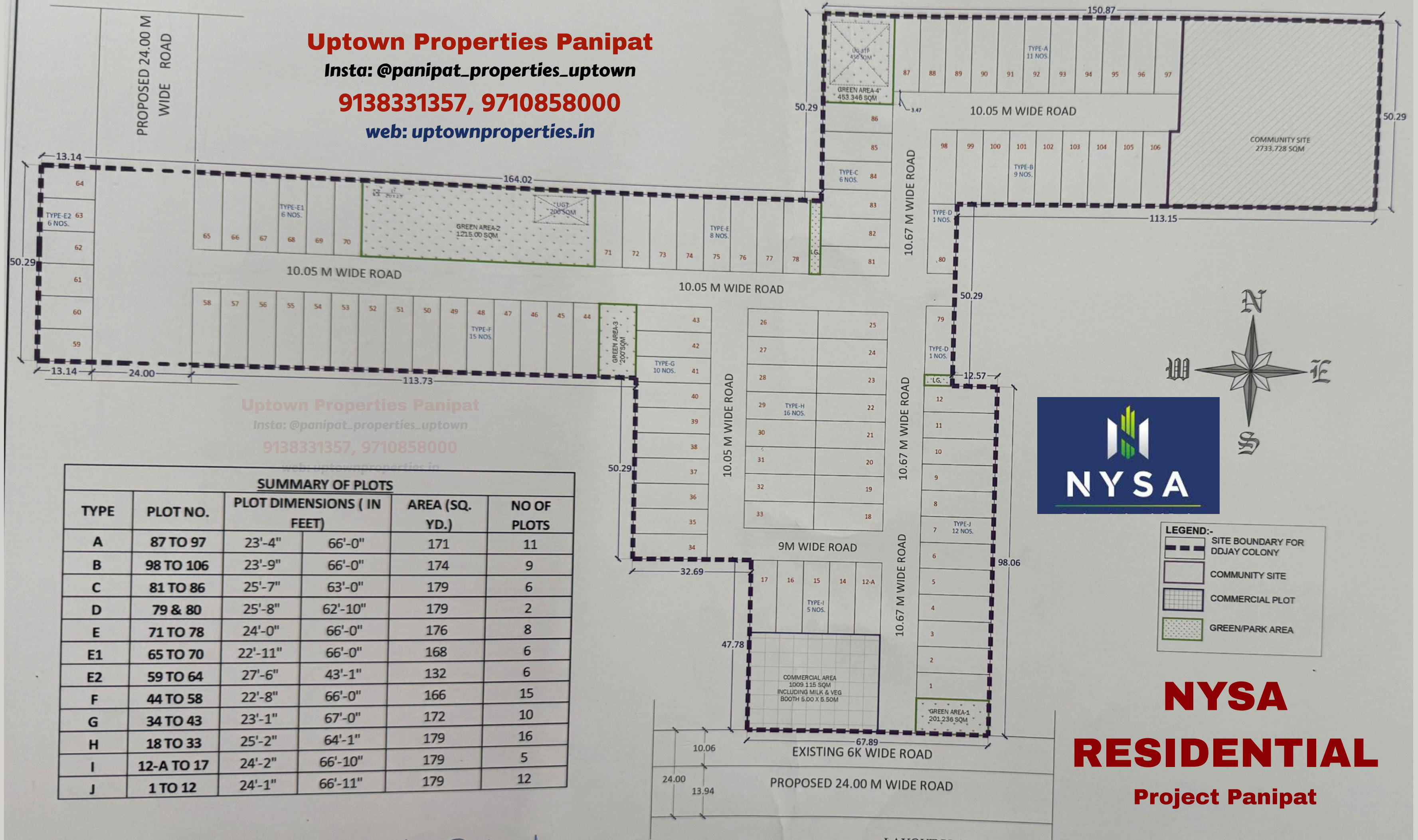
Uptown Properties Panipat

Insta: @panipat_properties_uptown

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web: uptownproperties.in

web: uptownproperties.in



SUMMARY OF PLOTS					
TYPE	PLOT NO.	PLOT DIMENSIONS (IN FEET)		AREA (SQ. YD.)	NO OF PLOTS
A	87 TO 97	23'-4"	66'-0"	171	11
B	98 TO 106	23'-9"	66'-0"	174	9
C	81 TO 86	25'-7"	63'-0"	179	6
D	79 & 80	25'-8"	62'-10"	179	2
E	71 TO 78	24'-0"	66'-0"	176	8
E1	65 TO 70	22'-11"	66'-0"	168	6
E2	59 TO 64	27'-6"	43'-1"	132	6
F	44 TO 58	22'-8"	66'-0"	166	15
G	34 TO 43	23'-1"	67'-0"	172	10
H	18 TO 33	25'-2"	64'-1"	179	16
I	12-A TO 17	24'-2"	66'-10"	179	5
J	1 TO 12	24'-1"	66'-11"	179	12

NYSA RESIDENTIAL Project Panipat

2	B	18.29	X	48.76	=	891.82	1066.62	14	=	12485.48	
3	B1	18.29	X	36.57	=	668.87	799.97	14	=	9364.18	
4	B2	24.20	X	48.76	=	1179.99	1411.27	1	=	1179.99	
5	B3	24.20	X	36.57	=	884.99	1058.45	1	=	884.99	
6	C	20.12	X	53.64	=	1079.24	1290.77	3	=	3237.72	
7	D	20.12	X	60.35	=	1214.24	1452.23	3	=	3642.72	
8	E	AS PER PLAN			=	463.69	554.57	1	=	463.69	
9	E1	AS PER PLAN			=	470.46	562.67	1	=	470.46	
10	E2	AS PER PLAN			=	477.49	571.08	1	=	477.49	
11	E3	AS PER PLAN			=	484.53	579.50	1	=	484.53	
12	F	15.24	X	34.15	=	520.45	622.46	8	=	4163.60	
13	F1	12.18	X	34.15	=	415.95	497.48	1	=	415.95	
14	G	19.89	X	31.94	=	635.29	759.81	3	=	1905.87	
15	H	13.72	X	33.52	=	459.89	550.03	11	=	5058.79	
16	I	15.93	X	33.21	=	529.04	632.73	4	=	2116.16	
17	J	20.12	X	38.56	=	775.83	927.89	3	=	2327.49	
18	J1	16.45	X	52.15	=	857.87	1026.01	1	=	857.87	
19	K	30.29	X	108.96	=	3300.40	3947.28	1	=	3300.40	
20	L	15.06	X	34.14	=	514.15	614.92	1	=	514.15	
21	M	AS PER PLAN			=	736.39	880.72	1	=	736.39	
22	M1	AS PER PLAN			=	725.12	867.24	1	=	725.12	
23	M2	AS PER PLAN			=	713.85	853.76	1	=	713.85	
24	M3	AS PER PLAN			=	713.85	853.76	1	=	713.85	
25	M4	AS PER PLAN			=	725.13	867.26	1	=	725.13	
26	M5	AS PER PLAN			=	735.66	879.85	1	=	735.66	
27	N	20.12	X	36.57	=	735.79	880.00	6	=	4414.74	
28	O	18.44	X	36.57	=	674.35	806.52	3	=	2023.05	
29	P	16.76	X	37.03	=	620.62	742.26	8	=	4964.96	
30	Q	21.33	X	60.35	=	1287.27	1539.57	4	=	5149.08	
31	Q1	20.29	X	60.35	=	1224.50	1464.50	1	=	1224.50	
32										76699.92 SQMT	
										18.9529 ACRES	65.00%

SIGMA

INDUSTRIAL PARK PANIPAT

Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

web: uptownproperties.in



For internal use only

PROPOSED SITE PLAN

COMING SOON

SIGMA

INDUSTRIAL PARK
PANIPAT - II

DETAIL OF INDUSTRIAL PLOTS						
S.NO.	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	AREA(IN SQ.YD)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	10.97 X 24.38	267.45	319.87	16	4279.20
2	A1	AS PER PLAN	320.59	383.43	1	320.59
3	A2	26.82 X 91.43	2452.15	2932.77	1	2452.15
4	B	10.97 X 21.32	233.88	279.72	10	2338.80
5	B1	AS PER PLAN	355.72	425.44	1	355.72
6	C	14.02 X 25.91	363.26	434.46	26	9444.76
7	C1	18.94 X 25.91	490.74	586.93	1	490.74
8	C2	15.08 X 25.91	390.72	467.30	3	1172.16
9	D	15.85 X 67.05	1062.74	1271.04	4	4250.96
10	D1	16.47 X 67.05	1104.31	1320.75	1	1104.31
11	E	12.20 X 22.54	274.99	328.89	34	9349.66
12	E1	12.04 X 22.54	271.38	324.57	1	271.38
13	F	12.20 X 22.86	278.89	333.55	9	2510.01
14	F1	10.98 X 22.86	251.00	300.20	1	251.00
15	G	14.63 X 38.98	570.28	682.05	6	3421.68
16	G1	14.47 X 38.98	564.04	674.59	1	564.04
17	H	18.29 X 45.86	838.78	1003.18	8	6710.24
18	I	19.52 X 71.02	1386.31	1658.03	1	1386.31
19	J	15.24 X 40.25	613.41	733.64	3	1840.23
20	J1	22.72 X 40.25	914.48	1093.72	1	914.48
21	J2	18.57 X 40.25	747.44	893.94	1	747.44
22	K	11.59 X 19.52	226.24	270.58	5	1131.20
23	L	13.11 X 31.85	417.55	499.39	5	2087.75
24	L1	14.32 X 31.85	456.09	545.48	1	456.09
25	M	12.20 X 24.38	297.44	360.89	13	3866.72
26	M1	12.37 X 24.38	301.58	360.89	1	301.58
27	N	17.38 X 71.02	1234.33	1476.26	1	1234.33
28	O	14.25 X 31.85	453.86	542.82	4	1815.44
29	P	13.11 X 31.85	417.55	499.39	7	2922.85
30	P1	14.04 X 31.85	447.17	534.82	1	447.17
31	Q	13.72 X 33.72	462.64	553.32	3	1387.92
32	Q1	AS PER PLAN	617.41	738.42	1	617.41
33	R	20.00 X 57.17	1143.40	1367.51	3	3430.20
34					175	73874.52 SQMT 18.2548 ACRES (64.736)

Uptown Properties Panipat

Insta: @panipat_properties_uptown

9138331357, 9710858000

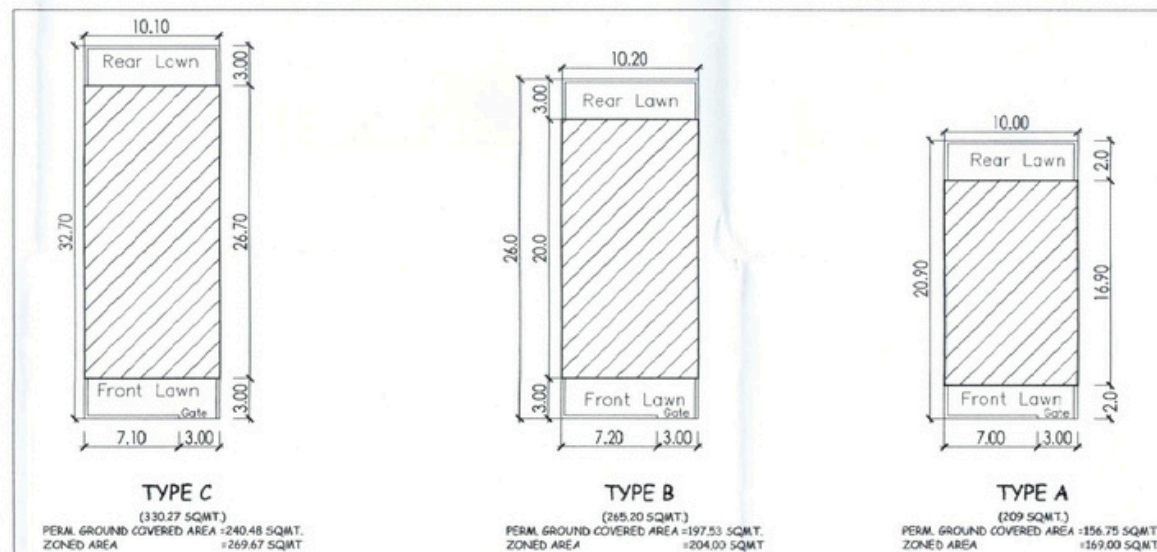
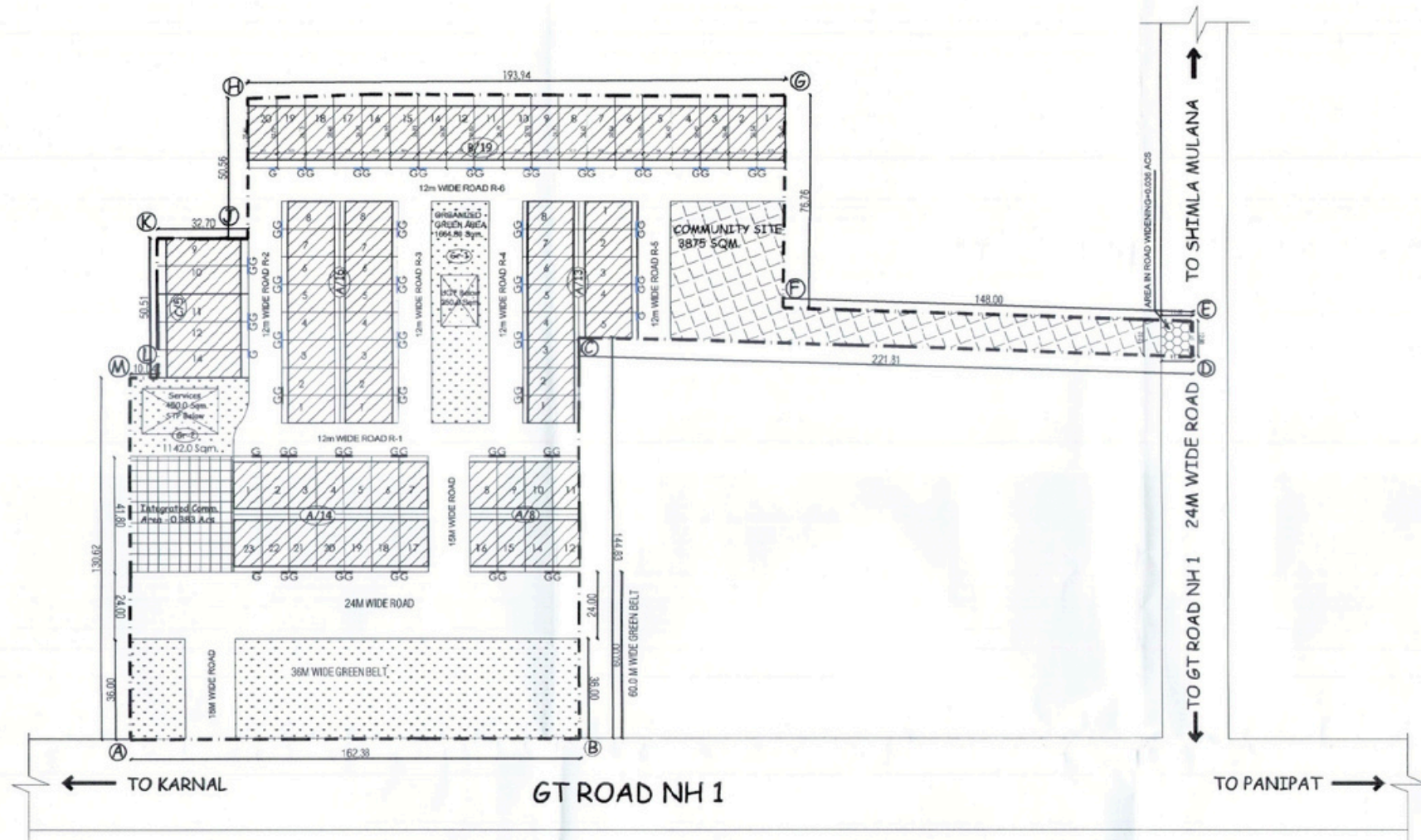
web: uptownproperties.in



PROPOSED SITE PLAN

For internal use only

Uptown Properties Panipat
Insta: @panipat_properties_uptown
9138331357, 9710858000
web: uptownproperties.in



ALL DIMENSIONS ARE IN METERS.

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NILP POLICY) MEASURING 10.77 ACERS (LICENCE NO. 170 OF 2023 DATED 23.08.2023) IN SECTOR 40, VILLAGE SHIMLA MULANA, PANIPAT (HARYANA) BEING DEVELOPED BY M/s DLF HOME DEVELOPERS LIMITED.

FOR PURPOSE OF CODE 1.2 (xvii) & 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 col. 1.	Type of building permissible on land marked in col. 1.
1.	2.	3.
ROAD		Road furniture at approved places.
Public Open Space		To be used only for landscape features and ancillary services.
Residential Building Zone		Residential building.
Commercial		As per supplementary zoning plan to be approved separately for each site.
Community Buildings		As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, F.A.R. AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING:-

- (a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The maximum permissible F.A.R. of the colony is 1.25 as per policy dated 13.05.2022.
- (c) The Maximum permissible ground coverage, basement, F.A.R. and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

Plot area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Height (Feet)	F.A.R.	THE PERMISSIBLE USE OF LAND MARKED IN COL. 1.
1	2	3	4	5	6
upto 100 Sqm.	75%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING
upto 100 to 200 Sqm.	75%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING
upto 200 to 300 Sqm.	80%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING
upto 300 to 400 Sqm.	80%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING
upto 400 to 500 Sqm.	80%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING
upto 500 to 1000 Sqm.	80%	Single Level	upto 15.00 M	2.84%	RESIDENTIAL BUILDING

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017.

- Note:-
- (a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on subsequent floor.
- (b) The additional F.A.R. is allowed on payment of charges as approved by the Government from time to time.
- (c) The stilt is permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters or with prior approval of Fire Office above 16.5 meters.

3. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EWS/NPHE plots, subject to the following condition:- The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) No. of dwelling unit permitted on each plot: 3 (Three).
- (b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of stilt+dwelling unit is invoked by the competent Authority and building plan approval for such stilt+dwelling unit is allowed, the no. of dwelling unit permitted on each plot shall stand restored to 4 (Four) dwelling unit.

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 project beyond the portion marked as residential buildable zone.

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 sites of plots. The clear height of the stilt shall be 2.40 meters 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) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupants, within the site as per Code the Haryana Building Code, 2017.
- (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 not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT

Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE 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 the Haryana Building Code, 2017.
- (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, Haryana. The boundary wall in the rear courtyard/backyard 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 L.W.S. plots.
 - iii. 1.5 meters Radius for 125 sq. meters to 420 sq. meters
 - iv. 2.0 meters. Radius for plots above 420 sq. meters
- (d) The owner/applicant if desires, is permitted to 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 widest 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 12.00 meters wide road.

17. General:-

- (a) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 2252/2005-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (c) That the colonizer/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.
- (d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
- (e) Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time.

NOTES:-

Read this drawing in conjunction with the demarcation plan verified by D.T.P. Panipat vide Enlist no.-1327 dated 29.08.2023.

DRG. NO. DGTCP/9581 DATE 11-09-2023

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