

Memo No. ZP-329 Vol-V/AD(GK)/2024/ 20283

Dated:- 05/07/24

To

Countrywide Promoters Pvt. Ltd. & Others,
M-11, Middle Circle, Connaught Place,
New Delhi-110001.


Subject: - Approval of Zoning Plan for Nursery School (Block-L, 0.20 acre), Nursery School (Block-LM, 0.27 acre), Primary School-1 (Block-H, 1.06 acres), Police Post (Block-H, 1.0 acre), Health Centre (Block-H, 2.84 acres) and Commercial Site (Block-F, 2.47 acres) part of Residential Plotted Colony measuring 18.30625 acres in addition to 553.00 acres total area 571.30625 acres (License No. 157-193 of 2005 dated 07.10.2005, 316-346 of 2005 dated 22.12.2005, 413-442 of 2006 dated 19.11.2006, 259 of 2007 dated 19.11.2007, 59, 60 of 2010 dated 07.08.2010, 38 of 2011 dated 28.04.2011, 47 of 2011 dated 27.05.2011 & 54 of 2024 dated 15.03.2024) in Sector-82-89, Faridabad being developed by Countrywide Promoters Pvt. Ltd.

Please refer to the matter cited above.

In this regard, please find enclosed copies of approved Zoning Plan for Nursery School (Block-L), Nursery School (Block-LM), Primary School-1 (Block-H), Police Post (Block-H), Health Centre (Block-H) and Commercial Site (Block-F) part of Residential Plotted Colony bearing following details:-

Sr. No	Name of site	Drawing no.
1.	Zoning Plan of Nursery School (Block-L, 0.20 acre)	Drg. No. DTCP-10329 dated 04.07.2024.
2.	Zoning Plan of Nursery School (Block-LM, 0.27 acre)	Drg. No. DTCP-10330 dated 04.07.2024.
3.	Zoning Plan of Primary School-1 (Block-H, 1.06 acres),	Drg. No. DTCP-10331 dated 04.07.2024.
4.	Zoning Plan of Police Post (Block-H, 1.0 acre), Health	Drg. No. DTCP-10332 dated 04.07.2024.
5.	Zoning Plan of Centre (Block-H, 2.84 acres)	Drg. No. DTCP-10333 dated 04.07.2024.
6.	Zoning Plan of Commercial Site (Block-F, 2.47 acres)	Drg. No. DTCP-10334 dated 04.07.2024.

DA/As above



(Savita Jindal)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-329 Vol-V/AD(GK)/2024/ _____ Dated _____

A copy is forwarded to the following for information and further necessary action.

1. Senior Town Planner, Faridabad along with the copies of above mentioned approved Zoning Plans.
2. District Town Planner (P), Faridabad.

DA/As above

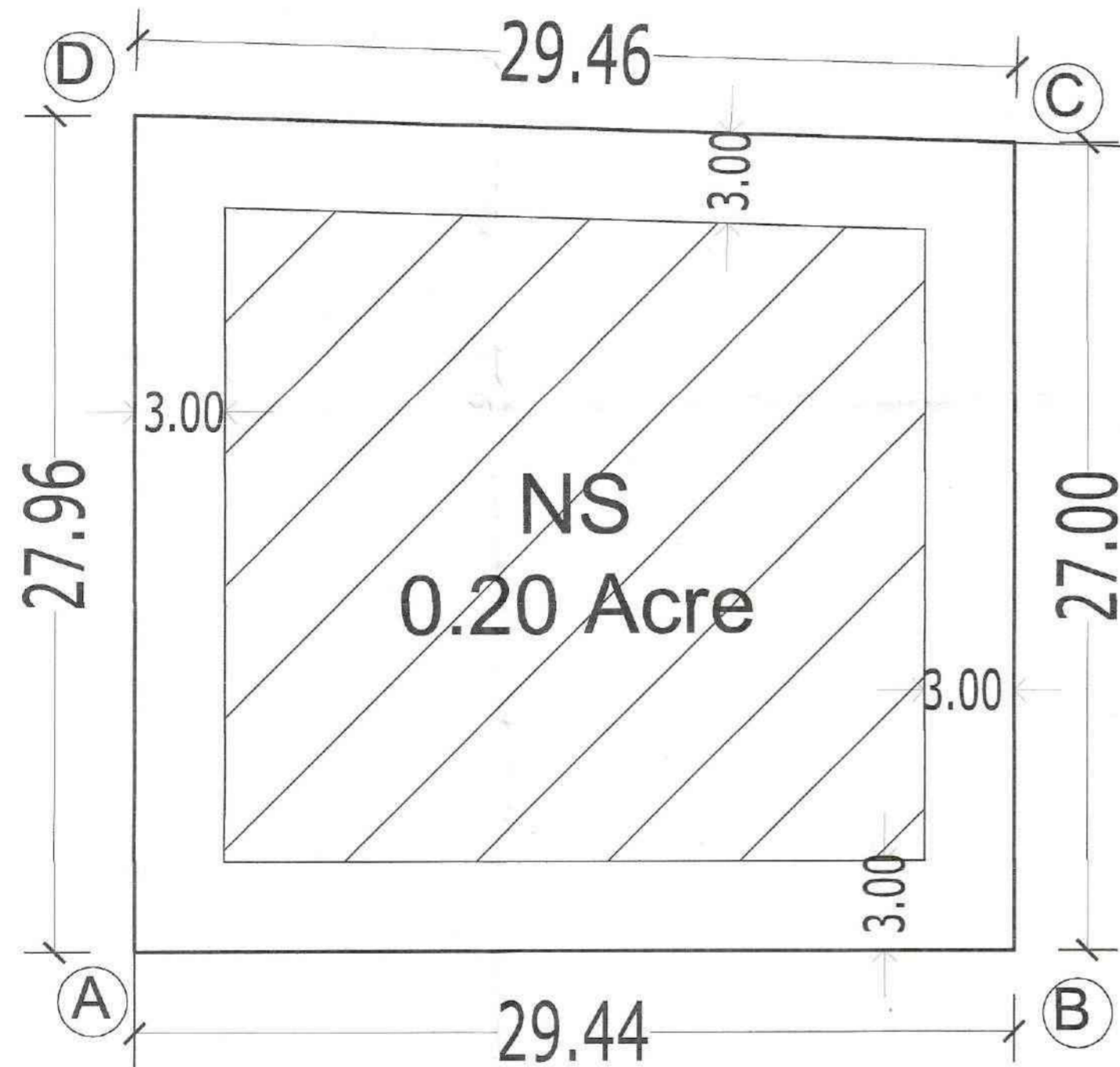

(Savita Jindal)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

ZONING PLAN OF NURSERY SCHOOL AREA MEASURING 0.20 ACRE IN BLOCK "L" FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2024 DATED 15.03.2024) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

24 MT WIDE ROAD

12 MT WIDE ROAD



i. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

ii. **SHAPE & SIZE OF SITE:**
The shape and size of the Nursery School Site is in accordance to the demarcation plan verified by DTP, Faridabad vide Endst. no. 1097 dated 21.03.2024 shown as A to D on the zoning plan plan.

iii. **LAND USE:**
The type of buildings use permissible is Nursery School in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2 xxii(c)).

iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES:**
(a) The type of building permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. No residence shall be permitted for Principal/Bursar/Warden or other teaching staff. For watch and ward staff residence may be permitted subject to a limit of 5% of the total covered area.
(b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
□	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR):**
(a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
(b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the area measuring 0.20 acre.
(c) Maximum permissible FAR shall be 150% on the area measuring 0.20 acre.

vi. **HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
(a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
(b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
(c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16

(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

vii. **PARKING:**
(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

viii. **APPROACH TO SITE:**
(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
(b) The approach to the site shall be shown on the zoning plan.

ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.

x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per provisions of Haryana Building Code-2017(as amended time to time) before starting up the construction.

xi. **BASEMENT:**
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
(1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
(2) The basement shall be constructed within the zoned area and may be put to following uses:
(i) Storage of household or other goods of ordinarily non-combustible material;
(ii) Storage rooms, bank cellars, etc.;
(iii) Air conditioning equipment and other machines used for services and utilities of the building.
(iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
(3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.

xii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the DG, TCP, Haryana.

xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

xiv. **EXTERNAL FINISHES:**
(a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
(b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
(c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
(d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

xv. **LIFTS AND RAMPS:**
(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(b) Lift shall be with 300% standby-generators along with automatic switchover along with staircase of required width and number.
(c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause 3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.

xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

xvii. **FIRE SAFETY MEASURES:**
(a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
(b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
(c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

xviii. The Rain Water Harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.

xix. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.

xxi. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.

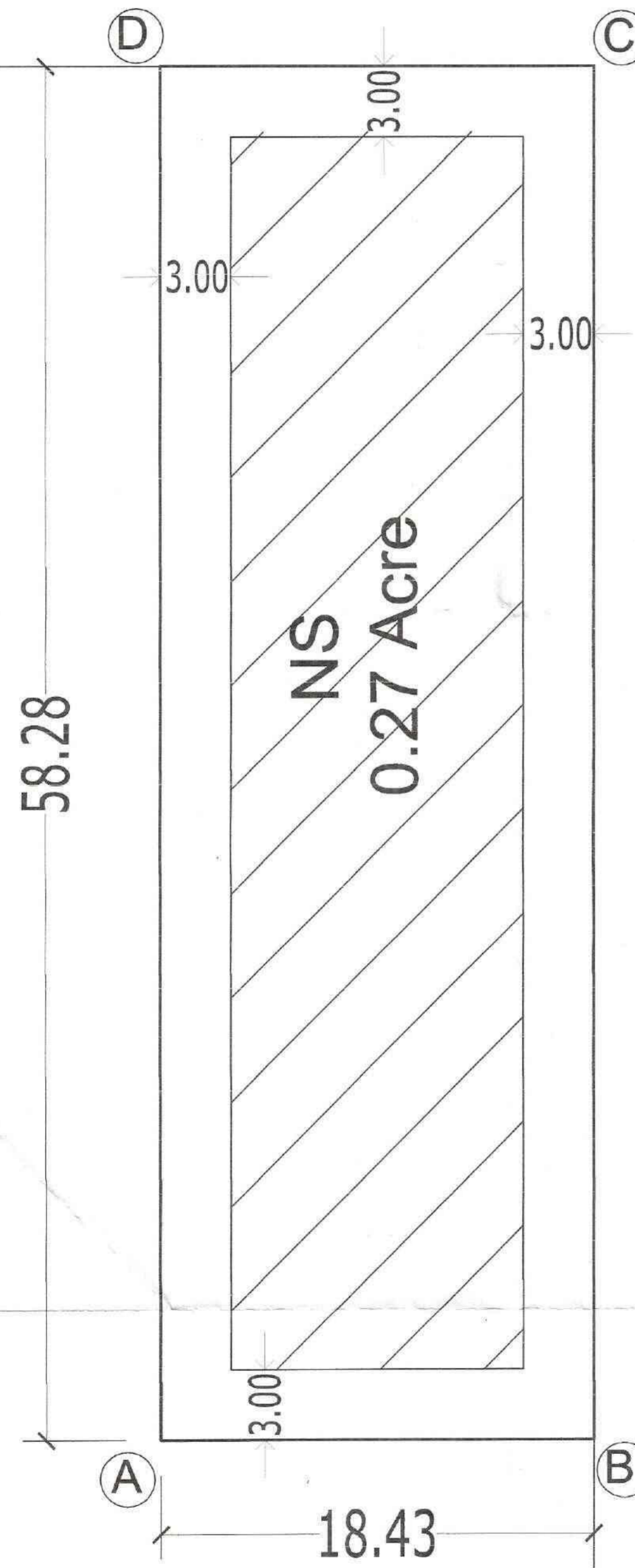
xxii. **GENERAL:**
(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
(b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
(c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
(d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
(e) No advertisement shall be permitted.
(f) The community building/buildings shall be constructed by the Colonizer/Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which the said site shall vest with the Government.

DRG. NO. DTCP 10329 DATED 04-07-24

ALL DIMENSIONS ARE IN METERS
ZONED AREA = 503.65 SQ.MT.

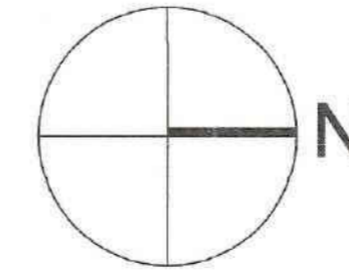
(GURPREET KHEPAR) AD(HQ) (RAJAT CHAUHAN) ATP(HQ) (SAVITA JINDAL) DTP(HQ) (SUNITA SETHI) STP(HQ) (P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)

18 MT WIDE ROAD



12 MT WIDE SERVICE ROAD

45 MT WIDE SECTOR ROAD



ALL DIMENSIONS ARE IN METERS

ZONED AREA = 650.09 SQ.MT.

ZONING PLAN OF NURSERY SCHOOL AREA MEASURING 0.27 ACRE IN BLOCK "LM" FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2024 DATED 15.03.2024) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

- i. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- ii. **SHAPE & SIZE OF SITE :**
The shape and size of the Nursery School Site is in accordance to the demarcation plan verified by DTP, Faridabad vide Endst. no. 1097 dated 21.03.2024 shown as A to D on the zoning plan plan
- iii. **LAND USE :**
The type of buildings use permissible is Nursery School in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2.xxii(c)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
 - (a) The type of building permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. No residence shall be permitted for Principal/Bursar/Warden or other teaching staff. For watch and ward staff residence may be permitted subject to a limit of 5% of the total covered area.
 - (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :**
 - (a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
 - (b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the area measuring 0.27 acre.
 - (c) Maximum permissible FAR shall be 150% on the area measuring 0.27 acre.
- vi. **HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
 - (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
 - (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
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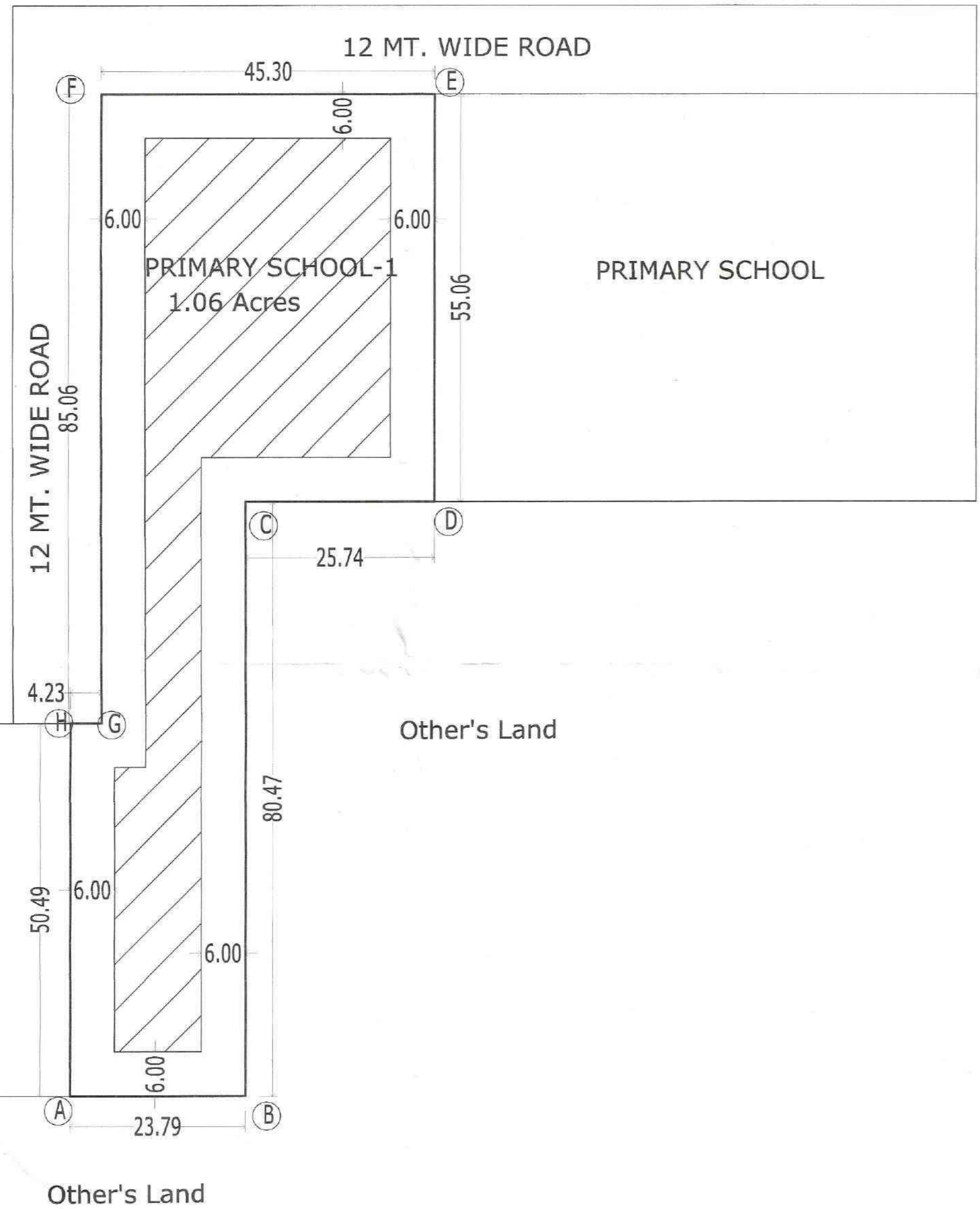
 - (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. **PARKING:**
 - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
 - (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- viii. **APPROACH TO SITE:**
 - (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
 - (b) The approach to the site shall be shown on the zoning plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
- x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per provisions of Haryana Building Code-2017(as amended time to time) before starting up the construction.
- xi. **BASEMENT:**
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
 - (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of household or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 - (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
- xii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the DG, TCP, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.
- xiv. **EXTERNAL FINISHES:**
 - (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, gills, marble, chips, glass metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
 - (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
- xv. **LIFTS AND RAMPS:**
 - (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
- xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- xvii. **FIRE SAFETY MEASURES:**
 - (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
 - (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The Rain Water Harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- xix. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- xxi. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xxii. **GENERAL:**
 - (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
 - (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
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 - (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (e) No advertisement shall be permitted.
 - (f) The community building/buildings shall be constructed by the Colonizer/Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. DTCP 10320 DATED 07-07-2024

(GURPREET KHEPAR) AD(HQ) (RAJA CHAUHAN) ATP(HQ) (SAVITA JINDAL) DTP(HQ) (SUNITA SETHI) STP(HQ) (RISHINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)

ZONING PLAN OF PRIMARY SCHOOL-I AREA MEASURING 1.06 ACRE IN BLOCK "H" FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2024 DATED 15.03.2024) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



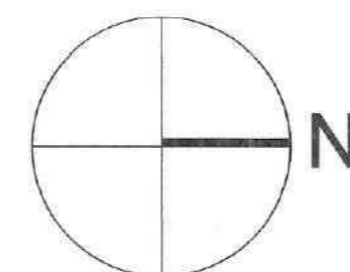
Other's Land

Other's Land

Other's Land

POLICE POST

Other's Land



ALL DIMENSIONS ARE IN METERS

ZONED AREA = 2203.85 SQ.MT.

- i. **For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**
- ii. **SHAPE & SIZE OF SITE :**
The shape and size of the Primary School Site is in accordance to the demarcation plan verified by DTP, Faridabad vide Endst. no. 1097 dated 21.03.2024 shown as A to H on the zoning plan plan
- iii. **LAND USE :**
The type of buildings use permissible is Nursery School in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2 xxii(c)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
 - (a) The type of building permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. No residence shall be permitted for Principal/Bursar/Warden or other teaching staff. For watch and ward staff residence may be permitted subject to a limit of 5% of the total covered area.
 - (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

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□	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :**
- w. The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
 - (a) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the area measuring 1.06 acre.
 - (b) Maximum permissible FAR shall be 150% on the area measuring 1.06 acre.
- vi. **HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
 - (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
 - (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
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2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16

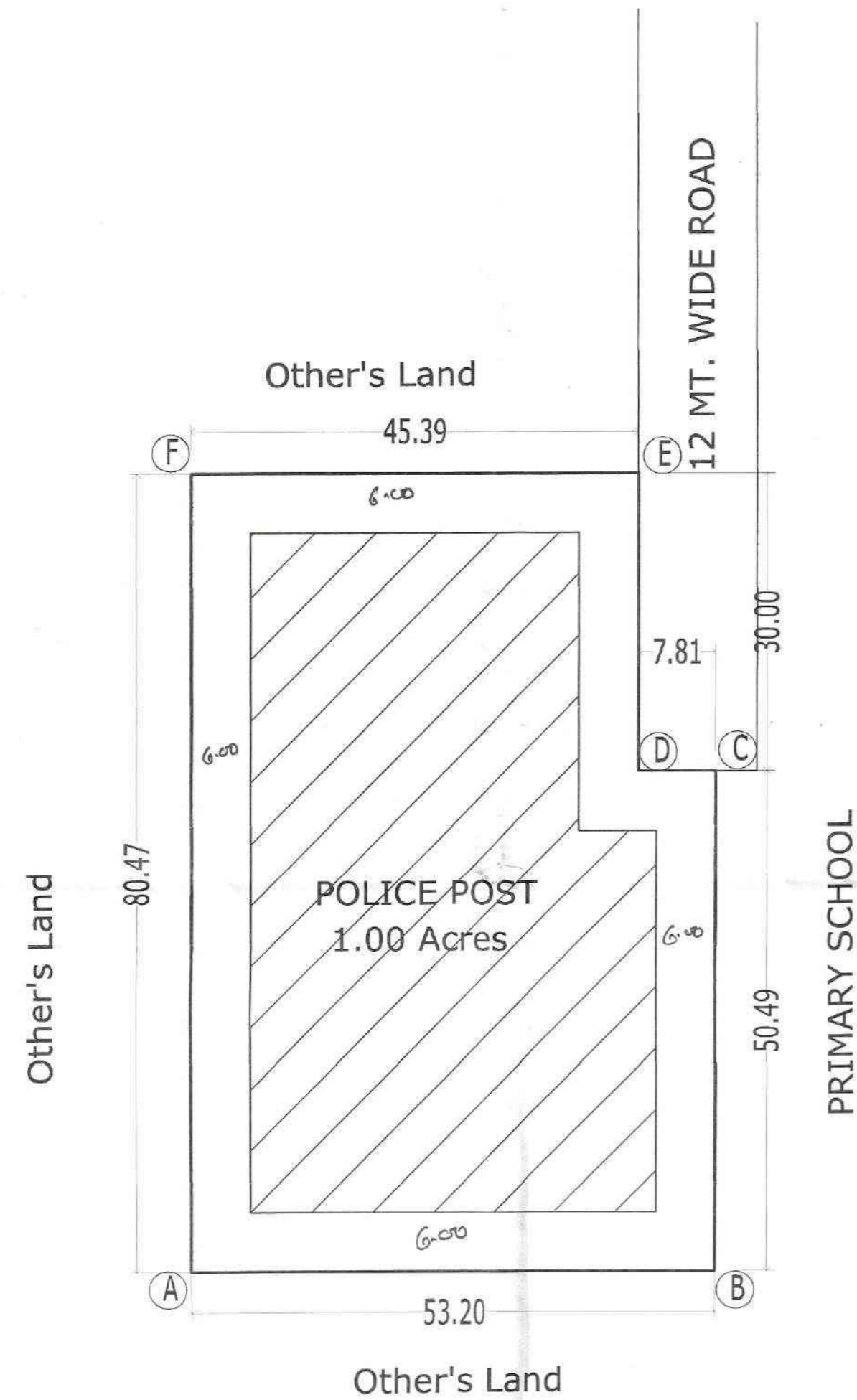
 - (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. **PARKING:**
 - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
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- viii. **APPROACH TO SITE:**
 - (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
 - (b) The approach to the site shall be shown on the zoning plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
- x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per provisions of Haryana Building Code-2017(as amended time to time) before starting up the construction.
- xii. **BASEMENT:**
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
 - (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of household or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 - (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
- xiii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the DG, TCP, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.
- xiv. **EXTERNAL FINISHES:**
 - (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
 - (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
- xv. **LIFTS AND RAMPS:**
 - (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
- xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- xvii. **FIRE SAFETY MEASURES:**
 - (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
 - (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The Rain Water Harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- xix. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- xxi. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xxii. **GENERAL:**
 - (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
 - (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (e) No advertisement shall be permitted.
 - (f) The community building/buildings shall be constructed by the Colonizer/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which the said site shall vest with the Government.

DRG. NO. DTCP 10331 DATED 04-07-2024

(GURPREET KHEPAR) AD(HQ) (RAJAT CHAUHAN) ATP(HQ) (SAVITA JINDAL) DTP(HQ) (SUNITA SETHI) STP(HQ) (P. P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)

ZONING PLAN OF POLICE POST AREA MEASURING 1.00 ACRE IN BLOCK "H" FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2024 DATED 15.03.2024) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



ALL DIMENSIONS ARE IN METERS

ZONED AREA = 2585.34 SQ.MT.

- i. **For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**
- ii. **SHAPE & SIZE OF SITE :**
The shape and size of the Primary School Site is in accordance to the demarcation plan verified by DTP, Faridabad vide Enst. no. 1097 dated 21.03.2024 shown as A to H on the zoning plan plan
- iii. **LAND USE :**
The type of buildings use permissible is Nursery School in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2.xvii(c)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
 - (a) The type of building permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. No residence shall be permitted for Principal/Bursar/Warden or other teaching staff. For watch and ward staff residence may be permitted subject to a limit of 5% of the total covered area.
 - (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :**
- w. The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
 - (a) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the area measuring 1.06 acre.
 - (b) Maximum permissible FAR shall be 150% on the area measuring 1.06 acre.
- vi. **HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
 - (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
 - (c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres) upto	External open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16

 - (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. **PARKING:**
 - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code, 2017.
 - (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- viii. **APPROACH TO SITE:**
 - (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
 - (b) The approach to the site shall be shown on the zoning plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
- x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per provisions of Haryana Building Code-2017(as amended time to time) before starting up the construction.
- xii. **BASEMENT:**
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
 - (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of households or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 - (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
- xiii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the DG, TCP, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.
- xiv. **EXTERNAL FINISHES:**
 - (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, glass metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
 - (d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
- xv. **LIFTS AND RAMPS:**
 - (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
- xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- xvii. **FIRE SAFETY MEASURES:**
 - (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
 - (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The Rain Water Harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- xix. That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- xxi. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xxii. **GENERAL:**
 - (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
 - (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (e) No advertisement shall be permitted.
 - (f) The community building/buildings shall be constructed by the Colonizer/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. DTCP 16332 DATED 04-07-24

(GURPREET KHEPAR) AD(HQ)
 (RAJAT CHAUHAN) ATP(HQ)
 (SAVITA JINDAL) DTP(HQ)
 (SUNITA SETHI) STP(HQ)
 (P.P. SINGH) CTP(HR)
 (AMIT KHATRI, IAS) DTCP(HR)

30 MT WIDE SECTOR ROAD

12 MT WIDE SERVICE ROAD

58.30

12 MT. WIDE ROAD - H22

VILLAGE ROAD
47.38

HEALTH CENTRE
2.84 Acres

Other's Land

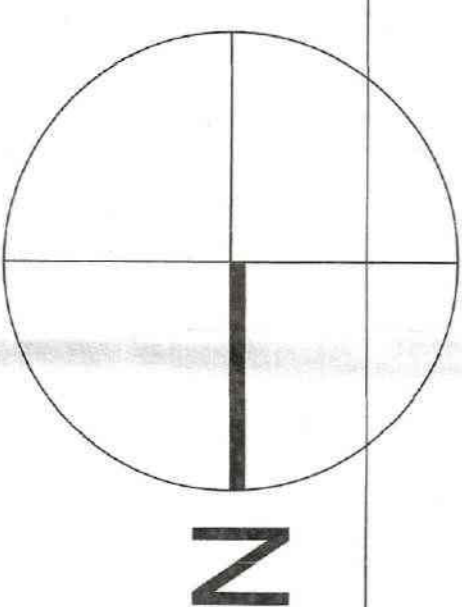
12 MT. WIDE ROAD - H13

12 MT. WIDE ROAD - H14

Irrigation Land

Plots

Plots



ALL DIMENSIONS ARE IN METERS

ZONED AREA = 8250.69 SQ.MT.

ZONING PLAN OF HEALTH CENTRE AREA MEASURING 2.84 ACRE IN BLOCK "H" FORMING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2024 DATED 15.03.2024) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

- i. For purpose of Code 1.2 (kxvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- ii. **SHAPE & SIZE OF SITE:**
The shape and size of the Health Centre Site is in accordance to the demarcation plan verified by DTP, Faridabad vide Encl. no. 1097 dated 21.03.2024 shown as A to M on the zoning plan plan.
- iii. **LAND USE:**
The type of buildings use permissible is Dispensary site in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is Institutional (refer Code 1.2 xviii (g)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES:**
 - (a) This type of buildings permitted on this site shall be buildings designated and intended to be used for medical or other treatment and care for persons suffering from physical or mental illness, disease or infirmity, care of orphans, differently-abled persons and for women, children and infants, convalescents, destitute old aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation as may be permitted by Director, Town & Country Planning, Haryana, subject to maximum limit of 15% of the Permissible FAR.
 - (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
□	Open Space Zone	Open parking, garden, landscaping features, under ground service etc.
▨	Building Zone	Building as per permissible land use in clause ii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR):**
 - (a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
 - (b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on 2.84 acres.
 - (c) Maximum permissible FAR shall be 150% on 2.84 acres.
- vi. **HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - (a) The height of the buildings shall be unrestricted as provided in Code 6.3(i)(iii) and further shall be governed by the following:-
 - (b) The height of the buildings shall be as prescribed in Code 6.3(i)(iii) of the Haryana Building Code, 2017.
 - (c) The height of the buildings shall be as prescribed in Code 7.2 of the Haryana Building Code, 2017.
 - (d) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.115(i) of the Haryana Building Code, 2017.

Sr. No.	Height of Building (in metres)	Extent of open space to be left in the nature of building blocks (in metres)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 and above	16
- (d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.
- vii. **PARKING:**
 - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site @ rate of 110 ECS for every 100 sqm of permissible FAR of plot as prescribed in Code 7.1 of the Haryana Building Code, 2017.
 - (b) In no circumstance, the vehicle(s) belonging/related to the plot/ premises shall be parked outside the plot area.
- viii. **APPROACH TO SITE:**
 - (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
 - (b) The approach to the site shall be shown on the zoning plan.
 - (c) Entry and Exit shall be permitted as indicated/ marked on the plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
- x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1953, before starting up the construction.
 - (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of household or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 - (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
- xi. **BASEMENT:**
Up to four level basements within the building zone of the site are allowed as per Code 6.3(i)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
 - (1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (2) The basement shall be constructed within the zoned area and may be put to following uses:
 - (i) Storage of household or other goods of ordinarily non-combustible material;
 - (ii) Strong rooms, bank cellars, etc.;
 - (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 - (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 - (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
- xii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.
- xiv. **EXTERNAL FINISHES:**
 - (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - (c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
 - (d) For building services, plumbing services, construction practice, foundation and Damp Proof Course Chapter-10 of the Haryana Building Code, 2017 shall be followed.
- xv. **LIFTS AND RAMPS:**
 - (a) Lift and ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - (c) If fit cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
- xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- xvii. **FIRE SAFETY MEASURES:**
 - (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified from the Competent Authority.
 - (b) Electric sub Station/ generator room If provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana.
 - (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- xviii. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- xxii. **GENERAL:**
 - (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn and submitted to the Director, Town & Country Planning, Haryana.
 - (b) No applied decoration, crosses, names of persons or buildings are permitted on any external face of the building.
 - (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (e) No advertisement shall be permitted.
 - (f) The community building/buildings shall be constructed by the Colortize/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said site shall vest with the Government.

DRG. NO. DTCP 10333 DATED 04-07-24

(GURPREET KHEPAR)
ADP(HO)

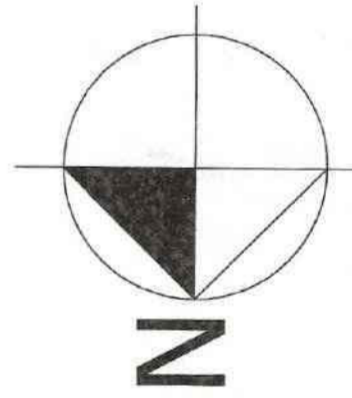
(RAJAT CHAUHAN)
ATP(HO)

(SAVITA JINDAL)
DTP(HO)

(SUNITA SETHI)
STP(HO)

(RUP SINGH)
CTP(HR)

(AMIT KHATRI, IAS)
DTP(HR)



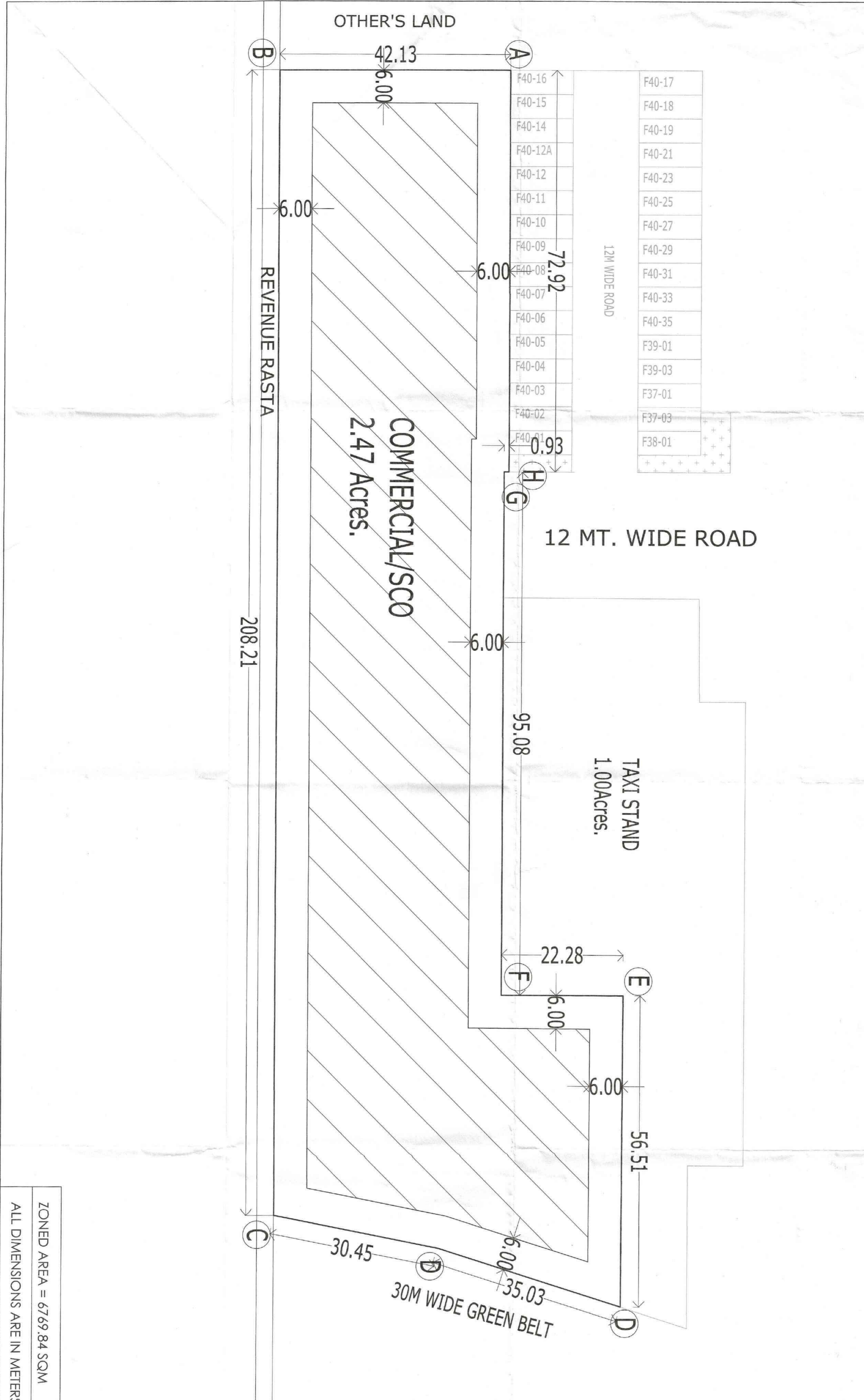
ZONING PLAN OF COMMERCIAL SITE AREA MEASURING 2.47 ACRES IN BLOCK "F" IN RESIDENTIAL COLONY MEASURING 571.30625 ACRES IN SECTORS 82 TO 89 (LICENSE NO 157-193 OF 2005 DATED 7.10.2005, 316-346 OF 2005 DATED 22.12.2005, 413-442 OF 2006 DATED 18.01.2006, 259 OF 2007 DATED 19.11.2007, 59 & 60 OF 2010 DATED 07.08.2010, 38 OF 2011 DATED 28.04.2011, 47 OF 2011 DATED 27.05.2011 & 54 OF 2012 DATED 15.03.2012) FARIDABAD BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PRIVATE LIMITED AND OTHERS.

F40-17	F40-18	F40-19	F40-21	F40-23	F40-25	F40-27	F40-29	F40-31	F40-33	F40-35	F39-01	F39-03	F37-01	F37-03	F38-01
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12M WIDE ROAD

12 MT. WIDE ROAD

TAXI STAND
1.00 Acres.



ZONED AREA = 6769.84 SQM
ALL DIMENSIONS ARE IN METERS

1. **SHAPE & SIZE OF SITE**
The shape and size of site is in accordance with the demarcation plan shown as A to F as confirmed by DTP published vide Encls No.1097 dated 21.03.2024
2. **LAND USE**
The proposed building is permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Fardabad 2021, as amended from time to time, as applicable.
3. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES**
The type of building permitted in this site is Shopping Mall, Multiple Department Store, Integrated Commercial, Service Apartment, Standard Hotel, District Head Offices & other allied uses etc.
4. **SITE COVERAGE AND ZONED AREA (S/Z) (FAR)**
(a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
(b) The maximum coverage on ground floor shall be 60% on the area of 2.47 acres.
(c) Maximum permissible FAR shall be 150 on the area of 2.47 acres. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.
5. **HEIGHT OF BUILDING**
The height of the building/blocks subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
(a) The maximum height of the buildings shall be as Chapter 6.3 (B) and Chapter 6.3 (B) (ii)
(b) The maximum height shall be as per Chapter 7.2
(c) All building heights shall be measured from the ground level up to the top of the roof or to the level of the roof if the building has a flat roof.
(d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open or space shall be the one specified for the tallest building as specified in (c) above.
6. **PARKING**
(a) Adequate parking space, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site as per Chapter 7.1.
(b) In circumstances, the vehicle(s) belonging/ values of the park premises shall be placed outside the plot area.
7. **APPROACH TO SITE**
(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
(b) The approach to the site shall be shown on the zoning plan.
8. **BULK ON SUB-DIVISION OF SITE**
Sub-division of the site shall not be permitted, in any circumstances.
9. **APPROVAL OF BUILDING PLANS**
The building plan of this building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee constituted by him, as per provision of Haryana Building Code- 2017 (as amended from time to time) before signing of the construction.
10. **BASEMENT**
(a) The number of basement stories within building zone of site shall be as per Chapter 6.3(B)(ii).
(b) The basement shall be constructed, used and maintained as per Chapter 7.15.
11. **PLANNING NOTES**
The construction of this building shall be planned and designed to the norms and standards as per Chapter 7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.
12. **PROVISIONS OF PUBLIC HEALTH FACILITIES**
The W.C and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
13. **EXTERNAL FINISHES**
(a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, glaze, marble, chips, glass tiles or any other finish which may be allowed by the Competent Authority.
(b) All sign boards and names shall be written on the spaces provided on building as per approved buildings plans specifically for this purpose and as in other places, whatsoever.
(c) For building services, plumbing services, construction practices, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
14. **LIFTS AND RAMPS**
(a) Lift and ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
(b) Lift shall be provided with 100% standby generators along with automatic water/over along with staircase of required width and number.
(c) Ramps shall also be provided as per the provision of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
15. **BUILDING BYE-LAWS**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
16. **FIRE SAFETY MEASURES**
(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be certified from the Competent Authority.
(b) Electric sub station/ generator room if provided should be on solid ground floor DG/LT/ Control panel on ground floor or in upper basement and should be located on outer periphery of the building, the same should be got approved from the competent authority.
(c) The fire fighting facilities shall be provided in the building as per the Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
(d) The fire fighting facilities shall be provided for to satisfy the service station work as the Urban Local Bodies, Haryana. The approval shall be obtained prior to starting the construction work as the.
(e) That the contractor/owner shall obtain the clearance/NOC as per the provision of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India, before starting the construction, if applicable.
(f) The fire water retreating system shall be provided as per Central Ground Water Authority /com/Haryana Government notification as that the contractor/owner shall ensure the establishment of solar photovoltaic power plant as per the provisions of order no. 2022/205- Spower dated 21-03-2015 issued by Haryana Government renewal energy department.
(g) That the contractor/owner shall strictly comply with the directions issued vide Notification No. 19/6/2015-SP dated 31.03.2015 issued by Haryana Government Renewable Energy Department.
17. **GENERAL**
(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view from any face of building but shall be suitably enclosed.
(c) No gate or entrance shall be permitted on any external face of the building.
(d) Gate/age collection center of appropriate size shall be provided within the site.
(e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.
18. **DMS No. DTP/ 10334** Dated 04-11-24

(GURPREET KHEPAR) AD(HQ)
(RAJAT CHAUHAN) ATP(HQ)
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