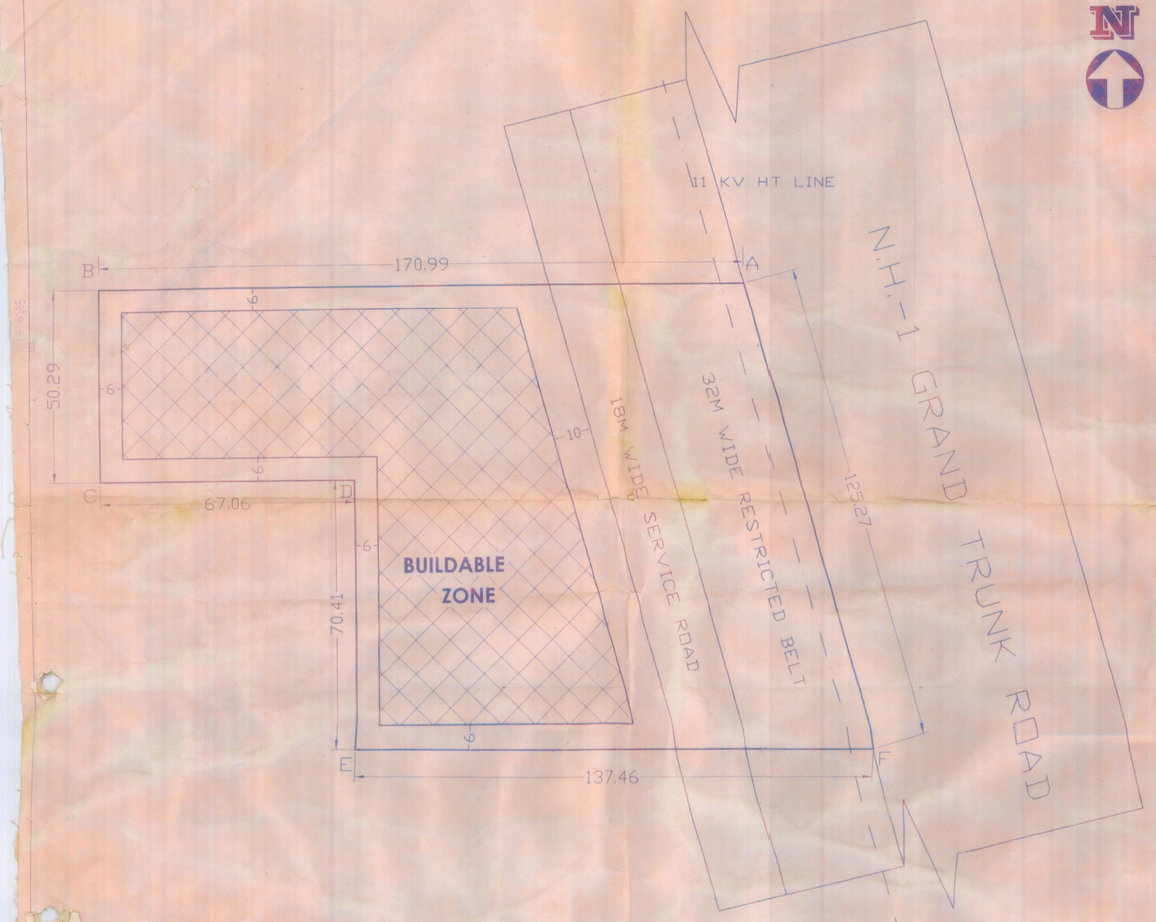


* ALL DIMENSIONS ARE IN METRES

ZONING PLAN OF 4.431ACRES SITE OF SHOPPING/ COMMERCIAL IN VILLAGE KAMASPUR, SECTOR- 19, SONIPAT, BEING DEVELOPED BY M/S INTIME PROMOTERS PVT. LID.

ZONING CLAUSES FOR COMMERCIAL SITE

FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE:
The shape and size of site is in accordance with the approved demarcation plan shown as A TO F

2. LND USE :
The ype of buildings permissible in this site shall conform to the pro vision of residential zone as proved in Appendix `B` to the Final Development Plan of Sonipat-Kundli Multifunctional Urban Complex-2021 AD iblished vide notification No. CCP (NCR) SCA/2003/1917, dated 2.9.2003, as amended from time to time.

3. TYE OFBUILDING PERMITTED AND LAND USE ZONES
The te shall be devel oped and buildings constructed thereon as indicated in and explained in the table belov

Notain	Land use zone	Type of Building permitted/permissible structures.
	Open Space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause - 2 above and uses permissible in the open space zone.

4. SITCOVERAGE AND FAR:
a) Tbuilding or buildings shall be constructed only w ithin the portion of the site marked as Buing zone as explained above, and no where else.
b) Thproportion up to which the site can be covered with building or buildings on the ground floor andbsequent floors shall not exceed 40% of the area of 13363.20 SQM.
c) Maum permissible FAR shall be 150 of the area of 13363.20SQM.

5. HEIGHOF BUILDING
The height the building block, subject of course to the provisions of the site coverage and FAR, shall be governeby the following:
a) The rimum height of the building shall not be more than 60 meters and shall not exceed 1.5 timeshe width of the roads abutting) plus the front open space. This clause shall be read in conjuion of clause no. 16 mentioned below.
b) If a bing abuts on two or more streets of different widths, the buildings shall be deemed to face u the street that has the greater width and the height of the buildings shall be regulated by thedth of that street and may be continued to this height to a depth of 24M, along the narrowreet.
c) Structs which rise to 30 meters or more in height shall be constructed if no objection certificate has beobtained from the National Airport Authority.
d) All build block(s) shall be constructed so as to maintain an interse distance not less than the set bac ed for each building according to the table Below: -

SR. No.	HEIGHT OF BUILDING (In meters)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDINGS. (In meters)
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 & above	16

e) If such rior or exterior open space is intended to be used for the benefit of more than one building onging to the same owner, then the width of such open air space shall be the one specifiedr the tallest building as specified above.

6. APPROACH) SITE
The vehicular proach to the site and parking lots shall be planned and provided giving due consideration the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, ryana. The permanent approach to the site shall be derived from the 12m wide service road.

7. BASEMENT
Three level basents within the building zone of the site provided it flushes with the groumd and is properly landsed may be allowed. The basement may in addition to parking could be utilized for generator room, t room, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toiletif they satisfy the public health requirements and for no other purposess. Area under stilts (only for king) and basement shall not be counted towards FAR. Basement shall not be used for storage purpes but will be used only for ancillary services of the main building and it is further stipulated that nther partitions of basement will be permissible for uses other than those specified above.

8. PARKING
a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
b) Atleast 20% of the parking shall be a t the street level.
c) The parking spaces for buildings shall not be less than 1P.C.U. for 75 sqm. of covered area on all floors. The area for parking per car shall be as under: -
(i) Basement =35 sq. mtrs.
(ii) Stilts =30 sq. mtrs.
(iii) Open =25 sq. mtrs.
d) Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

9. WIDTH/ SLOPE OF RAMP.
The clear width of the ramp leading to the basement floor shall be 4 mtrs. with an adequate slope not steeper than 1:10

10 PLANNING NORMS
The building/buildings to be constru cted shall be planned and designed to the norms and standards as approved by DTCP, Haryana.

11 PROVISIONS OF PUBLIC HEALTH FACILITIES.
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1963 and rules framed there under.

12 SUB DIVISIONS OF SITE
No sub-division of the Commercial site shall be permitted.

13. WIDTH OF COVERED PUBLIC CORRIDOR
A covered public corridor should have a minimum clear width of 8'- 3". However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 82 of the Rules, 1965.

14. 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, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable encased.
c) All sign boards and names shall be written on the spaces pr ovided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

15. APPROVAL OF BUILDING PLANS
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana (under section 8(2) of the Act No.41 of 1963), before taking up the construction.

16. BUILDING BYE - LAWS:
The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS code No. 4963- 1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw s issued by the ISI, and as given in the NBC shall be followed as may be approved by DTCP, Haryana.

17. 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 Rules 1965/ NBC 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.

18. SOLAR WATER HEATING SYSTEM.
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in ea ch building block, if hot water is required before applying for an occupation certificate.

19. The coloniser shall obtain the clearance/NOC as per the provisions 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/ execution of development works at site.

DRG. NO. D.T.C.P.-----1182-----DATED----27.12.06

(DEVENDRA NIMBOKAR)	(SHARE SINGH)	(S.S. DHILLON)
DTP(HQ)	CTP(HR)	D.T.C.P.(HR)