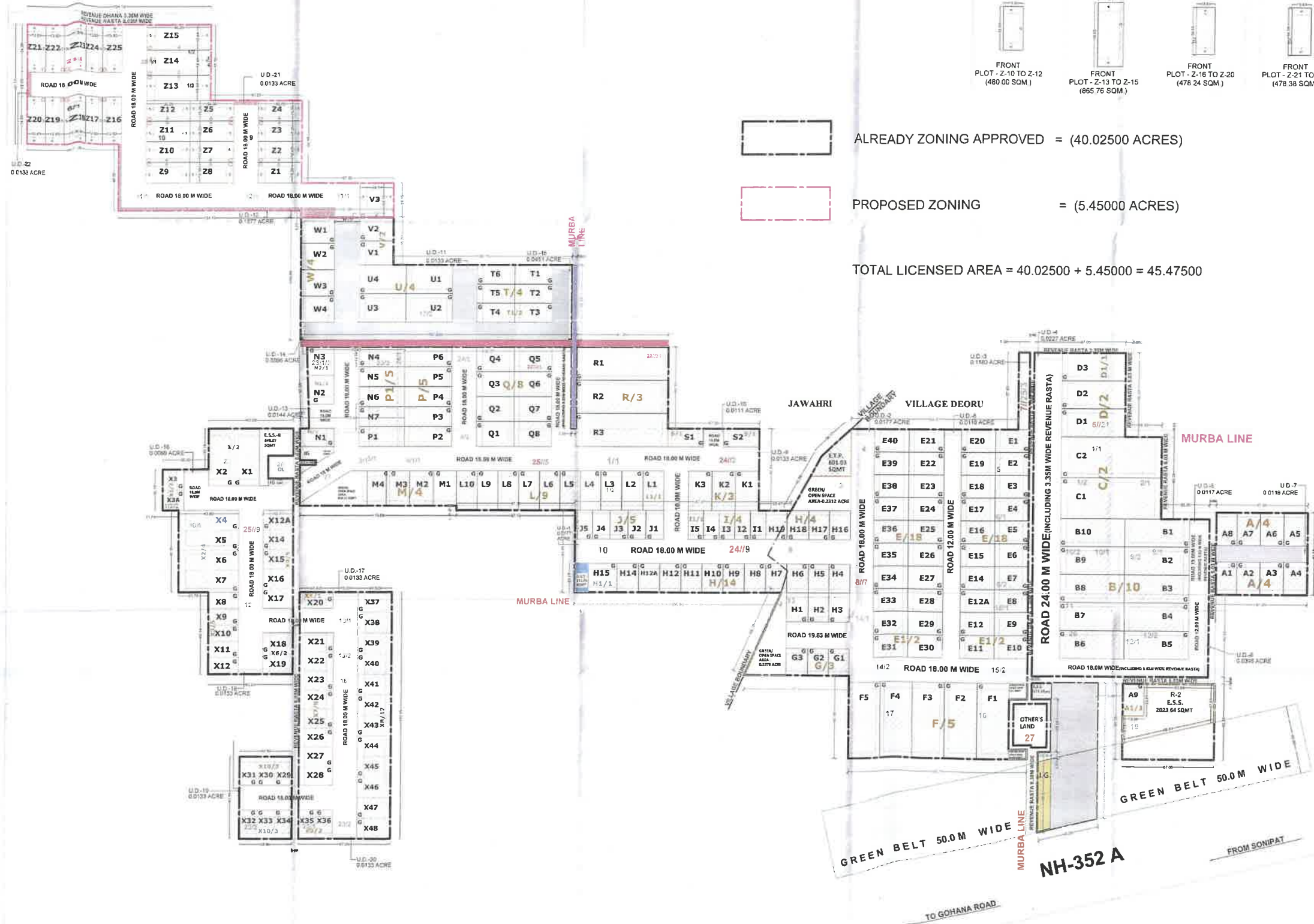




DEMARICATION - CUM - ZONING PLAN OF INDUSTRIAL PLOTTED COLONY FOR AN ADDITIONAL AREA MEASURING 5.45000 ACRES (LICENSE NO.94 OF 2025 DATED 14.05.2026) ADJACENT TO LICENSE NO. 34 OF 2021 DATED 09.07.2021 AREA MEASURING 21.14375 ACRES, LICENSE NO. 45 OF 2022 DATED 13.04.2022 AREA MEASURING 11.0 ACRES & LICENSE NO. 242 OF 2023 DATED 11.09.2023 AREA MEASURING 7.88125 ACRES THEREBY TOTAL AREA MEASURING 45.47500 ACRES IN THE REVENUE ESTATE OF VILLAGE DEORU & JAWAHRI, TEH. & DISTT. SONIPAT BEING DEVELOPED BY SYSCOM EDUTECH PVT. LTD.

- For purpose of code 1.2 (scv) & 6.1 (1) of the Haryana Building Code, 2017 as amended from time to time.
- 3. USE ZONE:**
The land shown in this zoning plan shall be utilized in accordance with the existing use in the area and no other use shall be permitted.
- 4. 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.
- 5. 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 taxable collection point to be provided by the collector.
- 6. ACCESS:**
No plot or public building will derive an access from less than 15 meters wide road.
- 7. THE COMMUNITY BUILDING/WORKS SHALL BE CONSTRUCTED BY THE COLONIST/OWNER AS PER PROVISIONS OF THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREAS (AMENDMENT AND VARIATION) ACT NO. 4 OF 2012, TALLING WHICH THE SAID SITES SHALL VEST WITH THE GOVERNMENT.**
- 8. APPROVAL OF BUILDING PLANS:**
The building plans of the buildings to be constructed at site shall have to be approved from the Director Town Country Planning, Haryana or any other persons or the committee authorized by him as per Haryana Building Code-2017 (as amended from time to time) before starting of the construction.
- 9. PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C and urinals provided in the buildings shall conform to the National Building Code, 2005.
- 10. EXTERNAL FINISHES:**
(a) The external wall finishes, so far as possible shall be in material of permanent type of materials like bricks, stone, concrete, etc. (b) The water storage tanks and plumbing works shall not be visible on the face of the building and shall be suitably enclosed. (c) All signs, notices and notices shall be written on the space provided in buildings as per approved building plans specifically for this purpose and in no other places, whatsoever. (d) For building services, plumbing, electrical, construction practice, building material, foundation and damp proof course Chapter 10 of the National Building Code, 2017 shall be followed.
- 11. LIFTS AND RAMP:**
(a) Lift and Ramps in building shall be provided as per Code 7.7 (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, ramp shall be provided conforming to the requirement of clause 2 of Annexure D 3 of Part 3 of National Building Code, 2005.
- 12. BUILDING BYE-LAWS:**
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017.
- 13. 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 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 D/S of 17. 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.
- 14. GENERAL:**
(i) That the colonist/owner 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. (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. Notification as applicable. (iii) That the colonist/owner shall use only Light Emitting Diode lamps (LED) for internal lighting as well as Campus lighting. (iv) That the colonist/owner shall strictly comply with the directions issued vide Notification No. 18/6/2016-SF dated 11.03.2016 issued by Haryana Government Renewable Energy Department. (v) That the colonist/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SF dated 13.03.2016 issued by Haryana Government Renewable Energy Department. (vi) Fire safety measures shall be regulated by Haryana Fire Service Act, 2005, as amended from time to time as per provisions of Haryana Building Code, 2017, Chapter 7.17(c).
- NOTES:**
Road this drawing in conjunction with the demarcation plan verified by D.T.P. Sonapat vide Encl. no. dated 25-01-26
DNG NO. DTP. 12315 DATED 25-01-26

(RAM AVAR BASSI) JD (HQ) (RAJNEEK) ATP (HQ) (SUNAY SAINI) DTP (HQ) (HYESH SHARMA) STP (HQ) (BHUVESH KUMAR) CTP (HQ) (JAYHATHI KAS) DTP (HQ)