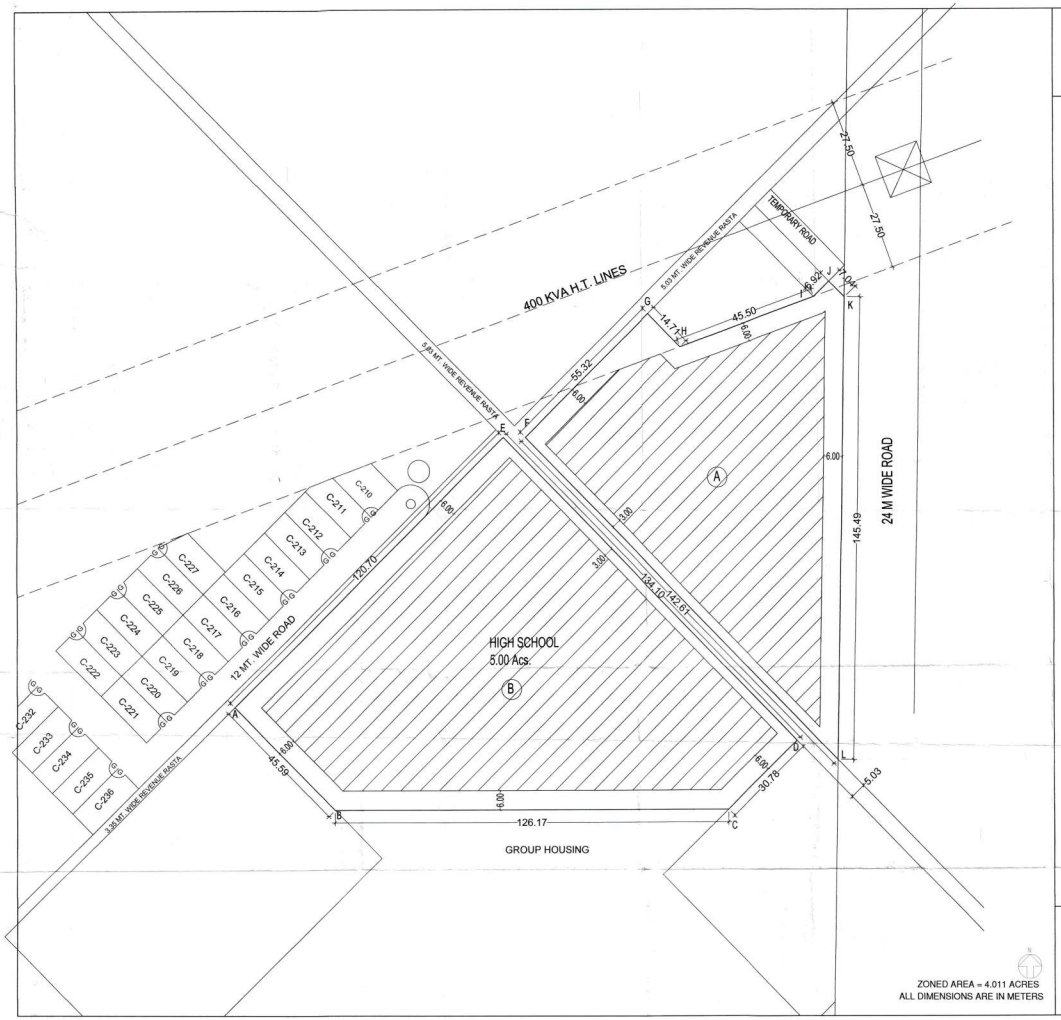
ZONING PLAN OF HIGH SCHOOL AREA MEASURING 5.00 ACRES IN RESIDENTIAL COLONY MEASURING 126.674 ACS. (LICENCE NO. 58 DATED 03-08-2010 & 45 of 2011) IN BLOCK -"A" SECTORS- 102 - 102A GURUGRAM, BEING DEVELOPED BY COUNTRYWIDE PROMOTERS PVT. LTD.



ZONED AREA = 4.011 ACRES
ALL DIMENSIONS ARE IN METERS

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

2. **SHAPE & SIZE OF SITE :**
The shape and size of site is as shown on the zoning plan.

3. **LAND USE :**
The type of buildings permissible is Institutional (High School) in accordance to permission granted by Director, Town & Country Planning, Haryana, and under no circumstance, the use of building shall be changed.

4. **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.

5. **SITE COVERAGE AND FLOOR AREA RATIO (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 proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be as per the table given below.

Area of site (in Sqmt.)	Ground Coverage (in %)
Upto 10,000 Sqmt.	35%
Above 10,000 Sqmt.	25%

(c) Maximum permissible FAR shall be 150 on the area of 5.00 acre.

6. **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 maximum height of the buildings shall be as per the Haryana Building Code, 2017.
(b) The plinth height of building shall be as per the Haryana Building Code, 2017.
(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in metres)	SET BACK (MIN SPACE TO BE LEFT AROUND BUILDING (in metres)
1.	10	3
2.	12	3
3.	16	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	36	12
9.	42	12
10.	45	13
11.	51	14
12.	54	15
13.	57	16
14.	60	18
15.	Above 60	20

(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 above.

7. **PARKING:**
(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as 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.

8. **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.

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

10. **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/ 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, 1963, before starting up the construction.

11. **BASEMENT:**
Upto four level basements within the building zone of the site shall be provided, constructed,used and maintained as per the Haryana Building Code, 2017.

12. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.

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

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 Director, Town & Country Planning, Haryana.
(b) 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.
(c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof as per the Haryana Building Code, 2017 shall be followed.

15. **LIFTS AND RAMPS:**
(a) Lift and Ramps in building shall be provided as per 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 not be provided as per (b) above, ramps shall be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016.

16. **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. On the points where such code are silent and stipulate no condition or norm, the National Building Code, 2016 shall be followed.

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 the Haryana Building Code, 2017/ National Building Code of India and the same should be got certified form 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 Competent Authority.
(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.

18. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) Dated14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
22. That colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
23. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

24. **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) The building design for the permissible covered area shall be submitted as a whole and not in parts. (e) Garbage collection center of appropriate size shall be provided within the site.
(e) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
(f) No advertisement shall be permitted.

DRG. NO. DTCP 617 DATED 13-11-2017

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