

Directorate of Town and Country Planning, Haryana,  
SCO No. 71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No: -ZP-173/AD (RA)/2019/ 4403 Date:- 14-02-19

To,  
Parsvnath Developers Ltd.,  
Parsavnath Metro Tower,  
Near Shahadara Metro Station, Shahdara,  
New Delhi-110032.

Subject:-Approval of standard design of SCO's falling in Commercial site for an area measuring 4.34 acres falling in the residential plotted colony over an area measuring 118.312 acres (Licence No. 878 to 894 of 2006 dated 25.04.2006) in Sector-9, 10 & 17, Sonipat being developed by Parsvnath Developers Ltd.

Please find enclosed a copy of approved standard design of SCO's in Commercial site area measuring 4.34 acres falling in the residential plotted colony bearing Drg. No. DTCP-6819-(i-vi) dated 13.02.2019.

DA/As above

  
(Hitender Singh)  
Architect (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.

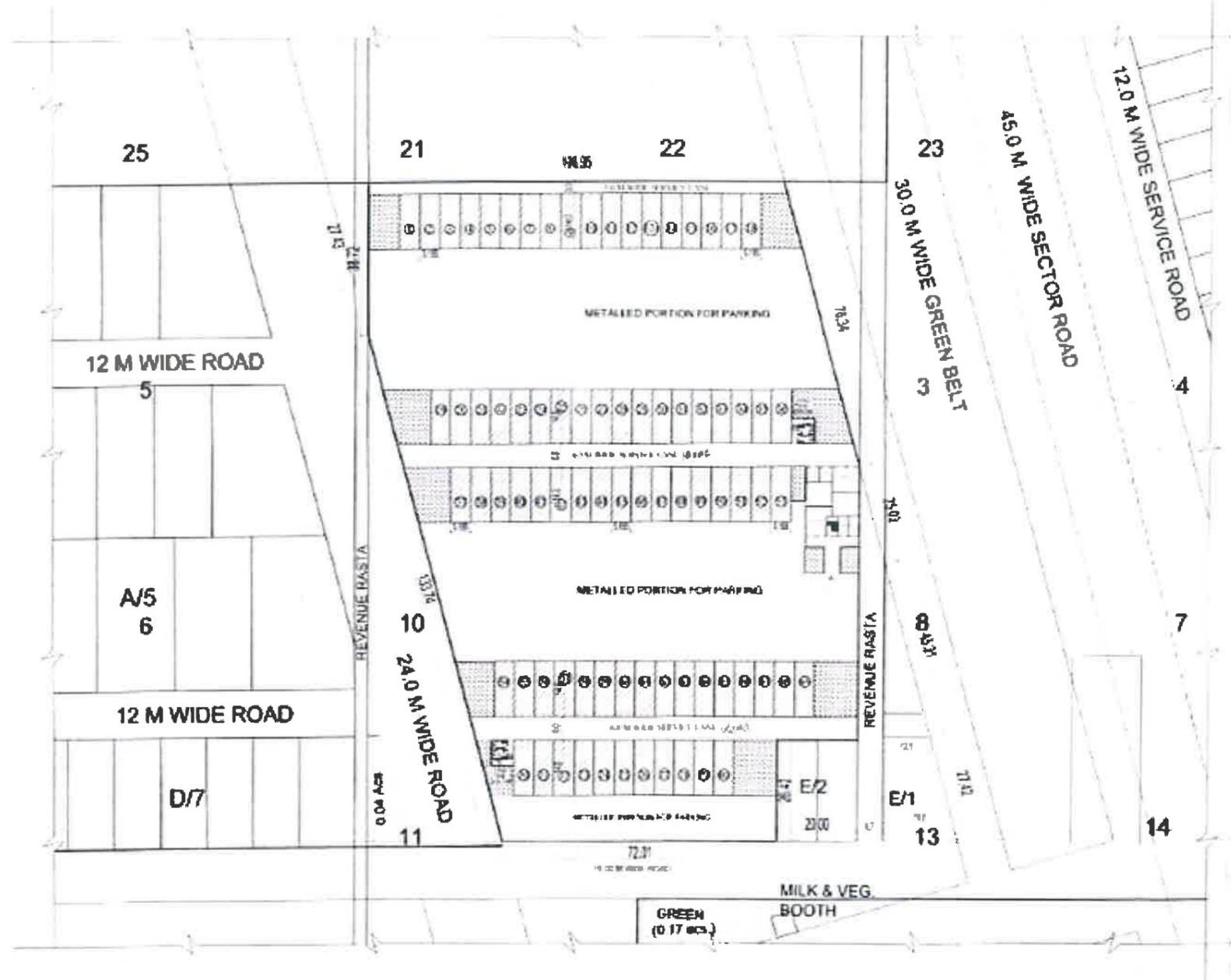
Endst. No. ZP-173/AD (RA)/2019/ \_\_\_\_\_ Dated \_\_\_\_\_

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

1. The Senior Town Planner, Rohtak along with a copy of approved Standard Design of SCO's in the Commercial Colony.
2. The District Town Planner, Sonipat along with a copy of approved Standard Design of SCO's in the Commercial Colony.
3. Nodal Officer, Website Updation along with a copy of approved Standard Design of SCO's in the Commercial Colony.

DA/As above

/  
(Hitender Singh)  
Architect (HQ),  
For Director, Town & Country Planning,  
Haryana, Chandigarh.



**AREA STATEMENT**  
 COMMERCIAL AREA AS PER APPROVED DEMARCATION= 4.34 ACRES  
 COMMERCIAL AREA = 4.34 ACRES  
 = 17563.372 SQ M CONVERTED IN TO SCOS

**PERMISSIBLE GROUND COVERAGE**  
 PERMISSIBLE GROUND COVERAGE = 35% OF PLOT AREA  
 = 0.35 X 17563.372 SQ M = 6147.180 SQ M

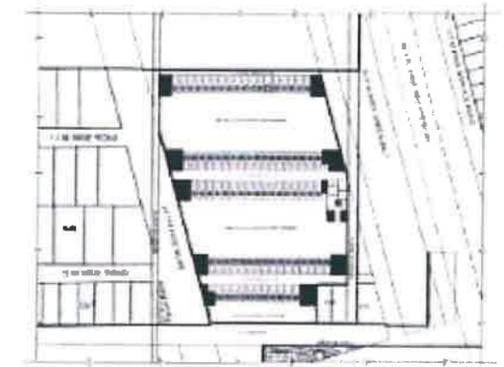
**PROPOSED GROUND COVERAGE**  
 AREA OF ONE SCO ON GROUND FLOOR = 63.370 SQ M  
 AREA OF PUBLIC CORRIDOR ON GR FL = 3.301 SQ M  
 TOTAL GR COVERAGE OF ONE SCOS = 72.730 SQ M  
 NO OF SCOS = 80 NOS

TOTAL GR COVERAGE OF SCOS = 72.730 X 80nos = 5818.40 SQ M  
 Ground Coverage Of ATM + Multipurpose Booth  
 + Clinic + Beauty Parlour + Sub Post office 2 nos each = 750.00 SQ M  
 GROUND COVERAGE OF PUBLIC TOILET = 78.00 SQ M  
 TOTAL GROUND COVERAGE ACHIEVED = 6146.40 SQ M  
 = 6146.40 SQ M / 17563.372 SQ M = 34.85%

**PERMISSIBLE FAR**  
 PERMISSIBLE FAR = 1.05 OF PLOT AREA  
 = 1.05 X 17563.372 = 18441.540 SQ M

**PROPOSED FAR**  
 FAR OF ONE SCOS ON GROUND FLOOR = 72.730 SQ M  
 FAR OF ONE SCOS ON FIRST FLOOR = 72.730 SQ M  
 FAR OF ONE SCOS ON SECOND FLOOR = 72.730 SQ M  
 TOTAL FAR OF ONE SCOS = 218.190 SQ M  
 NO OF SCOS = 80 NOS

PROPOSED FAR FOR 80 SCOS = 218.190 X 80 SQ M = 17455.20 SQ M  
 PROPOSED FAR OF ATM + Multipurpose Booth  
 + Clinic + Beauty Parlour + Sub Post office 2 nos each = 250.00 SQ M  
 FAR ON GROUND FLOOR = 250.00 SQ M  
 FAR ON FIRST FLOOR = 250.00 SQ M  
 FAR ON SECOND FLOOR = 250.00 SQ M  
 FAR OF PUBLIC TOILET ON GROUND FLOOR = 78.00 SQ M  
 TOTAL PROPOSED FAR = 17983.20 SQ M (1.01 DET)



LOCATION PLAN

 <b>OWNER SIGN.</b>	 <b>ARCHITECT SIGN.</b>
<b>SUBMISSION DRAWING</b>	
<b>PROJECT TITLE:</b> Architectural Controlled sheet of Standard Design of SCOs on Commercial Plot measuring (4.34 Acr.) Part of Residential Plotted Colony measuring (118.312 Acres) Falling under Licence no. 878 to 894 of 2006 Dated 25-04-2006 in Sector- 09,10 & 17 Kundli, Sonapat (HARYANA)	
<b>DRAWING TITLE:</b> <b>LAYOUT PLAN &amp; AREA DETAILS OF SCOS</b>	
<b>PARSVNATH DEVELOPERS LIMITED,</b> 6 TH FLOOR "ARUNACHAL BUILDING" 19, BARAKHAMBHA ROAD NEW DELHI - 110001	
<b>DRG NO. SCO/A/01</b>	
<b>DATED : 11-02-18</b>	
<b>SCALE 1:1000</b>	

1:1000 Scale of drawing (Sheet - 13 of 14)

P. E. (10/01/2018)

ARCHITECT (10/01/2018)

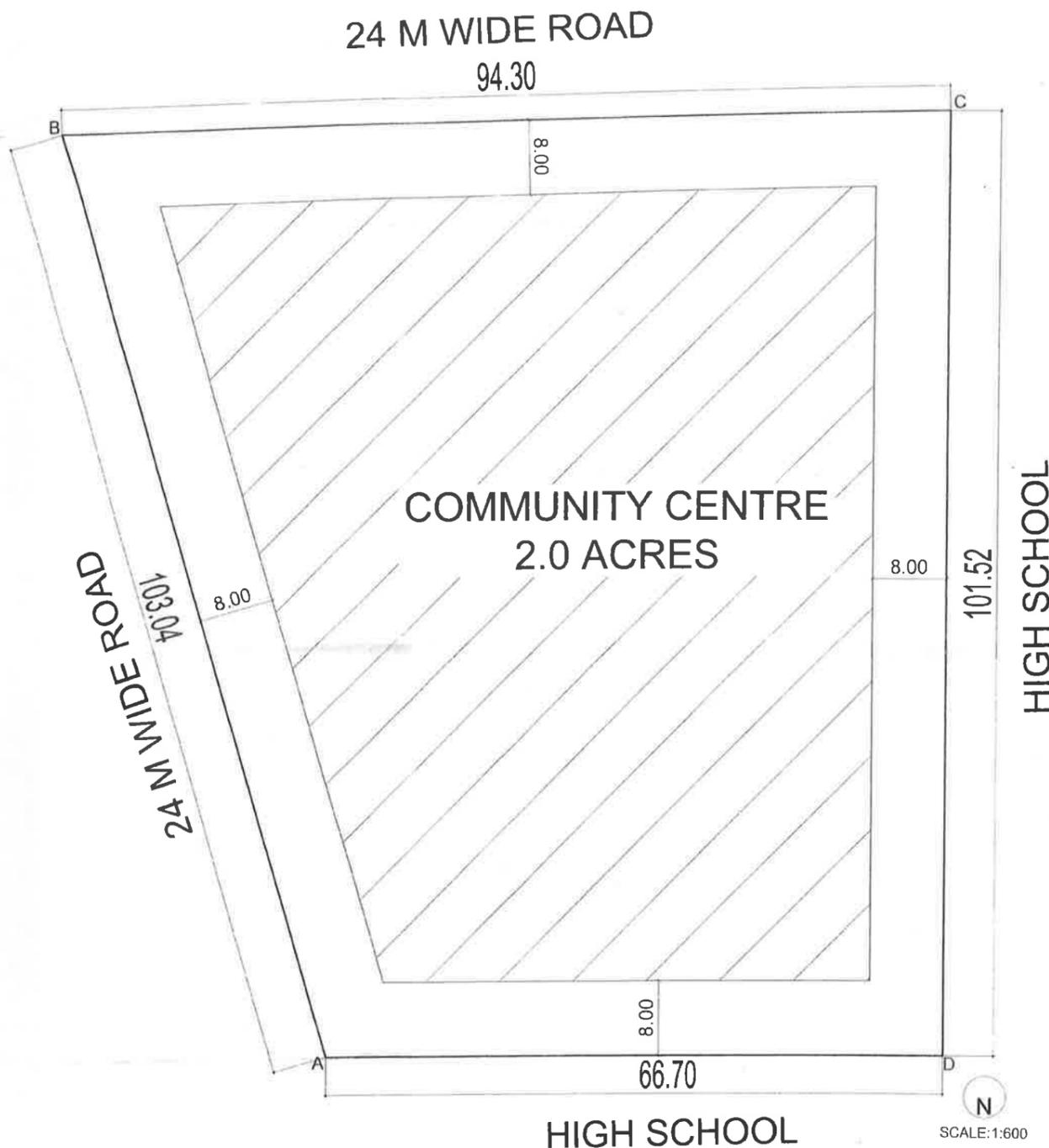
P. E. (10/01/2018)

P. E. (10/01/2018)

P. E. (10/01/2018)



**ZONING PLAN OF COMMUNITY CENTRE SITE, MEASURING 2.0 ACS FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACS( LICENCE NO. 878 TO 894 OF 2006 ,DATED 25.04.2006)IN SECTOR-9,10 & 17,SONIPAT, BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.**



ZONED AREA = 5431.76 SQ.M, OR 1.34 ACRE  
ALL DIMENSIONS ARE IN METERS

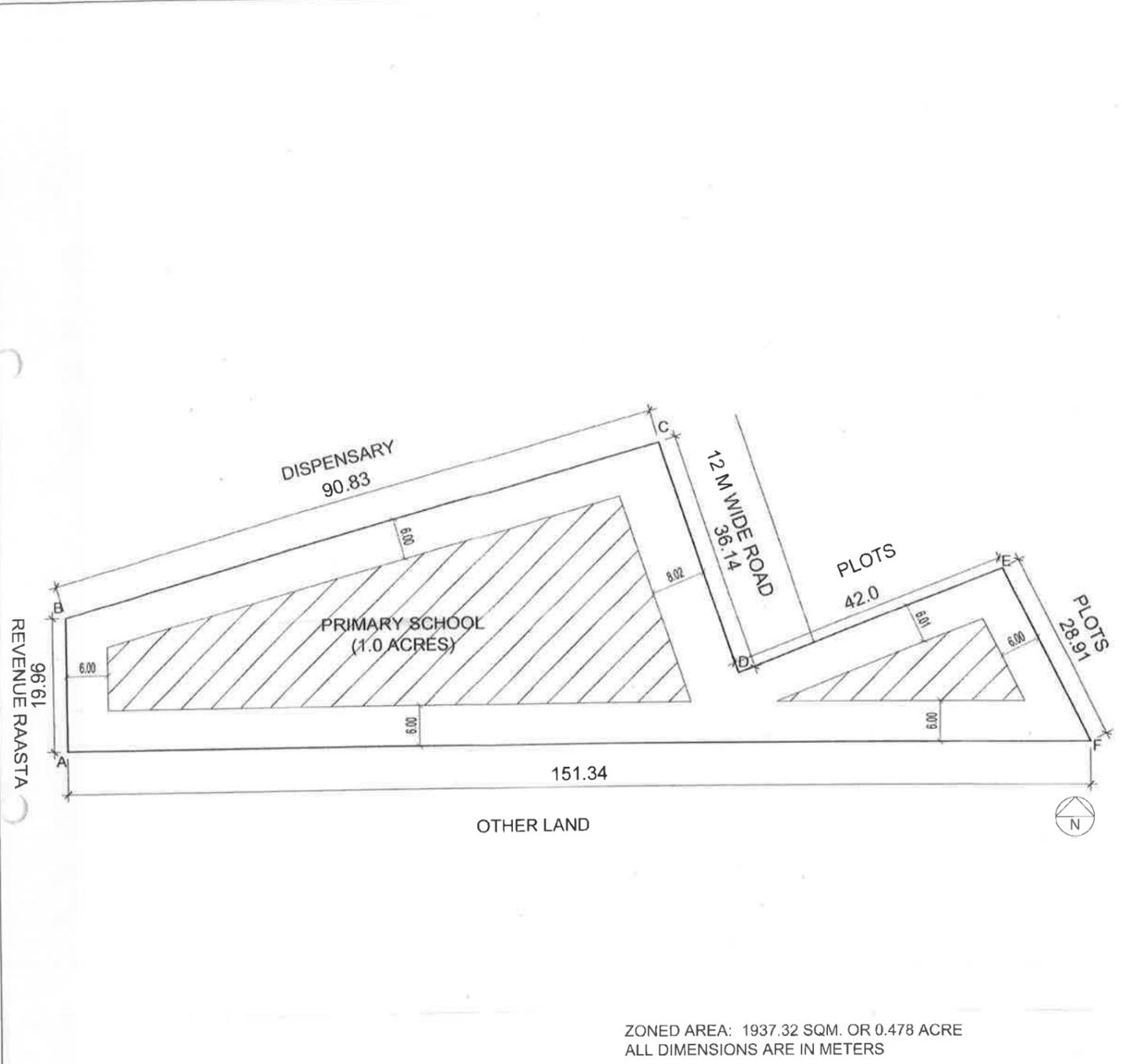
- i. For purpose of Code 1.2 (xcvi) & 8.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- ii. **SHAPE & SIZE OF SITE :**  
The shape and size of the Community Centre Site is in accordance to the demarcation plan verified by DTP Sonapat vide Memo No. ST / DTP-P / 5918 Dated 4-10-2017 shown as A to D on the zoning plan.
- iii. **LAND USE :**  
The type of buildings use permissible is Community Centre 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 "Assembly Buildings" (Refer Code 1.2 xxx(a)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
  - (a) The type of building permitted on this site shall be building for Community Building. It shall include buildings designated and intended to be used either wholly or partly for congregation, amusement, recreation and social purposes and shall include any such component buildings as suites (guest rooms) /Manager's residence/residence for Chowkidar which if built shall not exceed 10% of the permissible FAR. The above suites, if constructed, shall only be used for the residents of the colony and their guests and not for commercial venture.
  - (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-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 the site area.
  - (c) Maximum permissible FAR shall be 150% on the site area.
- 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)(ii) 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) (Refer: 100' and sides in 2008 plan)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	33	11
9	36	12
10	40	13
11	45	14
12	50 and above	15
- vii. **PARKING:**
  - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site @ rate of 1.0 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, 1963, 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 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, 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 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 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 62.00 DATED 21-01-2018

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



**ZONING PLAN OF PRIMARY SCHOOL SITE, AREA MEASURING 1.00 ACRES FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACRES (LICENCE NO. 878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.**

- 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, Sonapat vide Memo no. ST/DTP-P/5918 dated 04.10.2017 shown as A to F on the zoning plan.
- iii. **LAND USE:**  
The type of buildings use permissible is Primary 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-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 the site area.
  - (c) Maximum permissible FAR shall be 150% on the site area.
- 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.	Along of D. (in meters)	Exterior open spaces to be left on all sides of building blocks (in meters)
1	10	5
2	15	8
3	18	8
4	21	7
5	24	8
6	27	8
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 and above	18

  - (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 @ rate of 1.0 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.
- ix. **BAR ON SUB-DIVISION OF SITE:**  
Sub-division of the site shall not be permitted, in any circumstances.

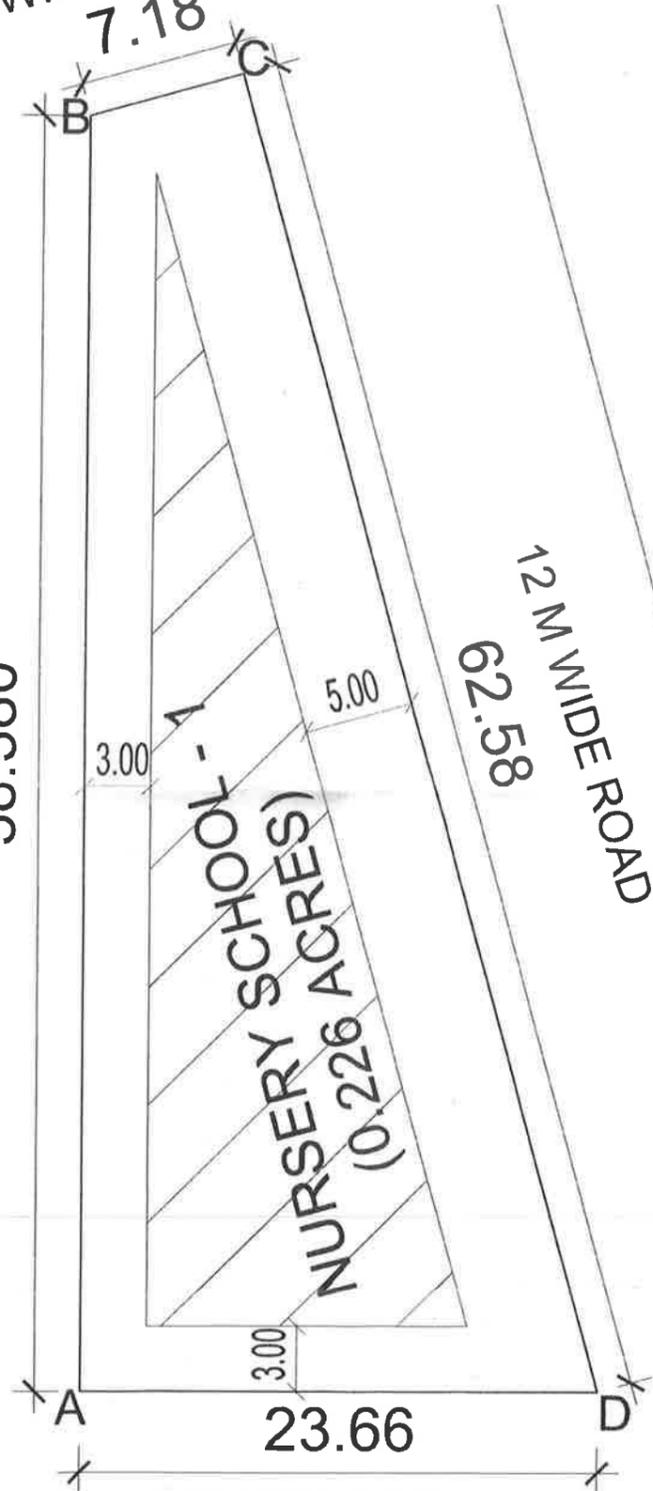
- x. **APPROVAL OF BUILDING PLANS:**  
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
- xi. **BASEMENT:**  
Upper level basements within the building zone of the site are allowed as per Code 6.3(3)(ii) 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, grits, 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 storied 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 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 6203 DATED 09.01.2018

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALCH KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

12 M WIDE SER. ROAD  
7.18

OTHER LAND  
58.380



OTHER LAND

ZONED AREA:- 386.05 SQM. OR 0.095 ACRE  
ALL DIMENSIONS ARE IN METERS

**ZONING PLAN OF NURSERY SCHOOL SITE-I AREA MEASURING 0.226 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACRES (LICENCE NO. 878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD .**

- i. For purpose of Code 1.2 (xcvii) & 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, Sonipat vide Memo. no. S7/DTP-P/5918 dated 04.10.2017 shown as A to D on the zoning plan.
- iii. **LAND USE :**  
The type of buildings use permissible is Nursery School (NS-1) 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 xxiii(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:

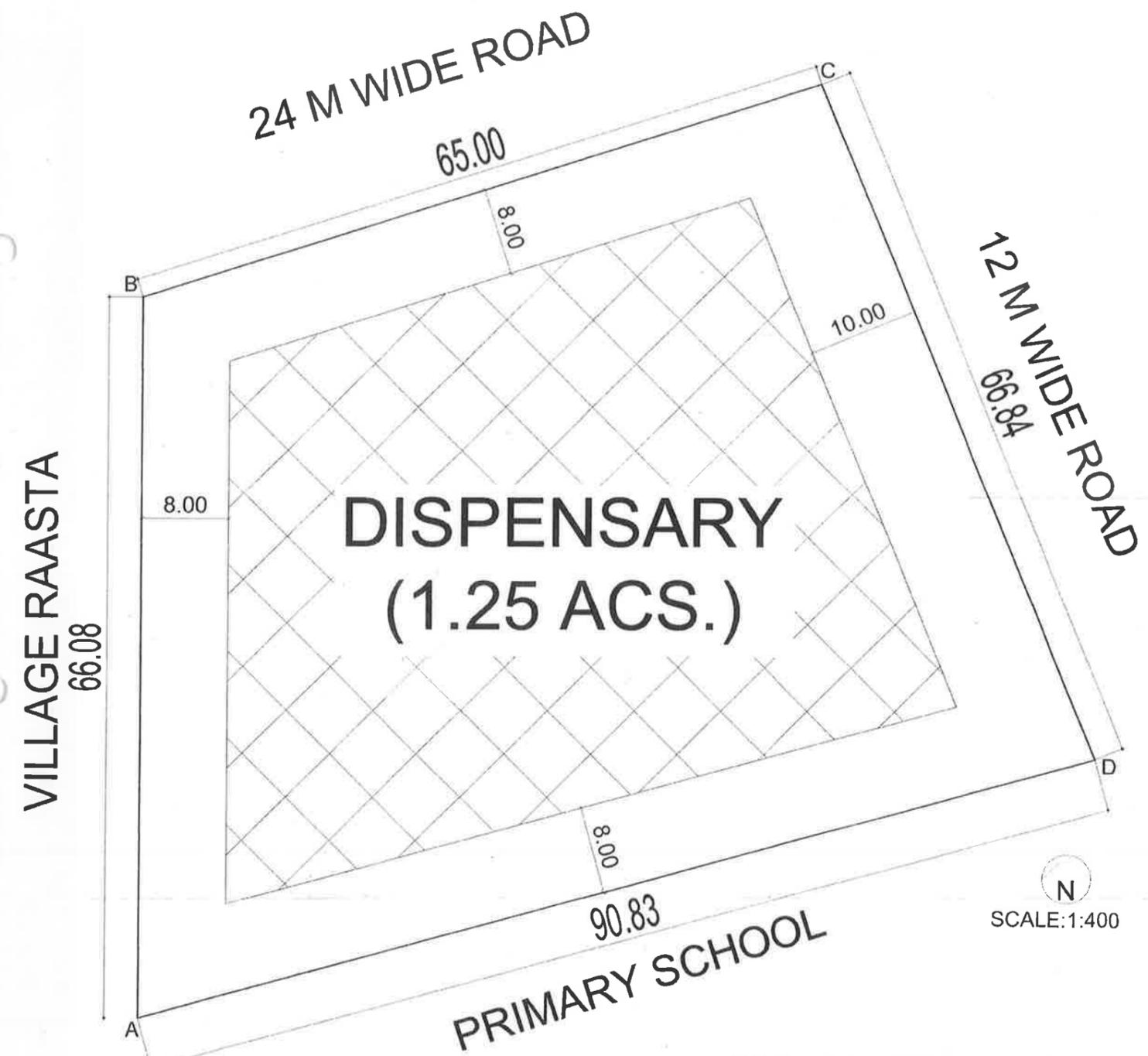
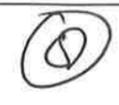
Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND 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 site area.
  - (c) Maximum permissible FAR shall be 150% on the site area.
- 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 @ rate of 1.0 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.
- 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, 1963, 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 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, grits, 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 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 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 6212 DATED 09-01-2018

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



**DISPENSARY  
(1.25 ACS.)**

**VILLAGE RAASTA  
66.08**

**24 M WIDE ROAD**

**12 M WIDE ROAD**

**PRIMARY SCHOOL**

**N  
SCALE: 1:400**

**ZONED AREA = 2910.78 SQ.M, OR 0.71 ACRE  
ALL DIMENSIONS ARE IN METERS**

**ZONING PLAN OF DISPENSARY SITE, MEASURING 1.25 ACS FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACS( LICENCE NO. 878 TO 894 OF 2006 ,DATED 25.04.2006)IN SECTOR-9,10 & 17,SONIPAT, BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.**

- i. For purpose of Code 1.2 (xvii) & 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 Dispensary Site is in accordance to the demarcation plan verified by DTP Sonapat, vide Memo No. STD/TP-P/8918 Dated 4-10-2017. A to D on the zoning 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 xvii (g)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**  
(a) The 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, abandoned 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:  

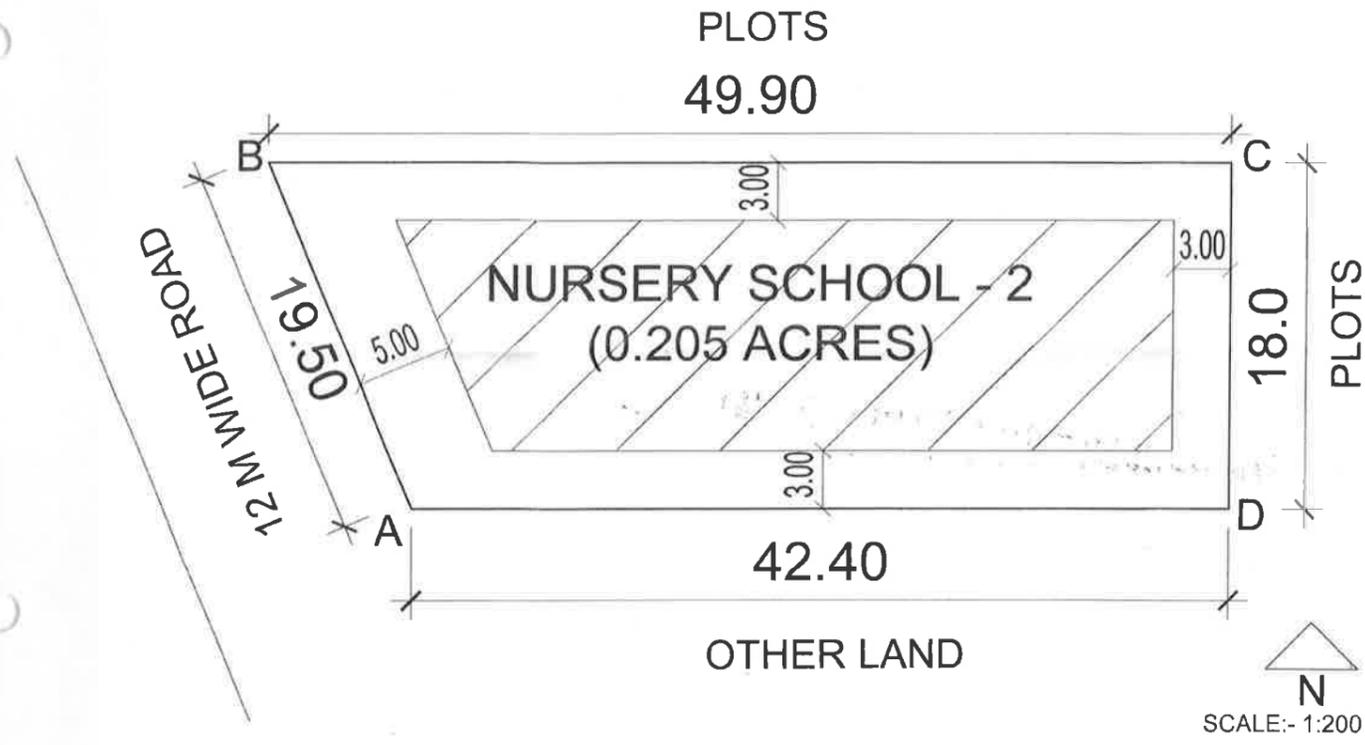
Notation	Land Use Zone	Type of Building permitted/permissible structure.
Open Space Zone	Open parking, garden, landscaping features, under ground services etc.	
Building Zone	Building as per permissible land use in clause-ii above and uses permissible in the open space zone.	
- v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :**  
(a) The building or buildings shall be constructed only within 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 site area.  
(c) Maximum permissible FAR shall be 150% on the site area.
- 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)(ii) and further subject to clearance as prescribed in Code 6.3(3)(iii) 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-site distance as per Code 7.11(b) of the Haryana Building Code, 2017.  

Sl. No.	Height of Building (in metres) upto	Minimum open spaces to be left out, all sides of building blocks (in metres) (front, rear and side to each side)
1.	3	3
2.	4	4
3.	5	5
4.	6	6
5.	7	7
6.	8	8
7.	9	9
8.	10	10
9.	11	11
10.	12	12
11.	13	13
12.	14	14
13.	15	15
14.	16	16
15.	17	17
16.	18	18
17.	19	19
18.	20	20
19.	21	21
20.	22	22
21.	23	23
22.	24	24
23.	25	25
24.	26	26
25.	27	27
26.	28	28
27.	29	29
28.	30	30
29.	31	31
30.	32	32
31.	33	33
32.	34	34
33.	35	35
34.	36	36
35.	37	37
36.	38	38
37.	39	39
38.	40	40
39.	41	41
40.	42	42
41.	43	43
42.	44	44
43.	45	45
44.	46	46
45.	47	47
46.	48	48
47.	49	49
48.	50	50
49.	51	51
50.	52	52
51.	53	53
52.	54	54
53.	55	55
54.	56	56
55.	57	57
56.	58	58
57.	59	59
58.	60	60
59.	61	61
60.	62	62
61.	63	63
62.	64	64
63.	65	65
64.	66	66
65.	67	67
66.	68	68
67.	69	69
68.	70	70
69.	71	71
70.	72	72
71.	73	73
72.	74	74
73.	75	75
74.	76	76
75.	77	77
76.	78	78
77.	79	79
78.	80	80
79.	81	81
80.	82	82
81.	83	83
82.	84	84
83.	85	85
84.	86	86
85.	87	87
86.	88	88
87.	89	89
88.	90	90
89.	91	91
90.	92	92
91.	93	93
92.	94	94
93.	95	95
94.	96	96
95.	97	97
96.	98	98
97.	99	99
98.	100	100
99.	101	101
100.	102	102
101.	103	103
102.	104	104
103.	105	105
104.	106	106
105.	107	107
106.	108	108
107.	109	109
108.	110	110
109.	111	111
110.	112	112
111.	113	113
112.	114	114
113.	115	115
114.	116	116
115.	117	117
116.	118	118
117.	119	119
118.	120	120
119.	121	121
120.	122	122
121.	123	123
122.	124	124
123.	125	125
124.	126	126
125.	127	127
126.	128	128
127.	129	129
128.	130	130
129.	131	131
130.	132	132
131.	133	133
132.	134	134
133.	135	135
134.	136	136
135.	137	137
136.	138	138
137.	139	139
138.	140	140
139.	141	141
140.	142	142
141.	143	143
142.	144	144
143.	145	145
144.	146	146
145.	147	147
146.	148	148
147.	149	149
148.	150	150
- vii. **PARKING :**  
(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site @ rate of 1.0 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.
- 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 ordinary 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 urinal 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 storied 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 DGI 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 according to scale as mentioned in the Haryana Building Code-2017.  
(b) No applied description 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, being which the said site shall vest with the Government.

DRG NO. DTCP 6243 DATED 01-01-2018

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

**ZONING PLAN OF NURSERY SCHOOL SITE-II AREA MEASURING 0.205 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACRES (LICENCE NO. 878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD .**



**ZONED AREA:- 452.76 SQM. OR 0.11 ACRE  
ALL DIMENSIONS ARE IN METERS**

- i. For purpose of Code 1.2 (xcv) & 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, Sonapat vide Memo. no. ST/DTP-PI5918 dated 04.10.2017 shown as A to D on the zoning plan.
- iii. **LAND USE :**  
The type of buildings use permissible is Nursery School (NS-2) 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:

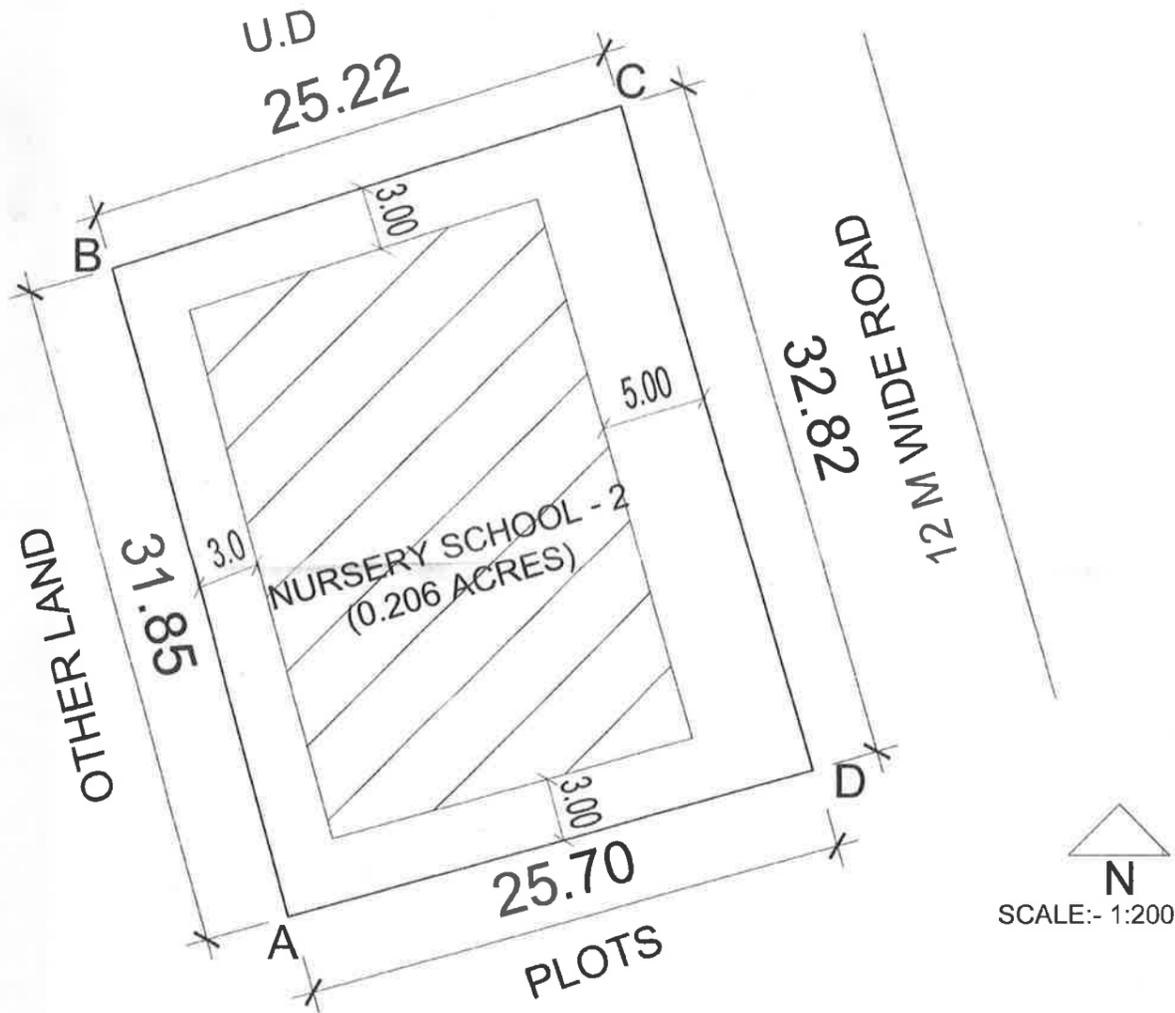
Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-ii above and uses permissible in the open space zone.
- v. **SITE COVERAGE AND 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 the site area.
  - (c) Maximum permissible FAR shall be 150% on the site area.
- 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:
 

Sr. No.	Height of Building (in meters) upto	Exterior open spaces to be left on all sides of building blocks (in meters) (front, rear and sides as applicable)
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	15
- (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 @ rate of 1.0 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.
- 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, 1963, 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 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, grits, 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 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 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. DTPC 62441 DATED 01.01.2019

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



ZONED AREA:- 459.0 SQM. OR 0.11 ACRE  
ALL DIMENSIONS ARE IN METERS

**ZONING PLAN OF NURSERY SCHOOL SITE-III AREA MEASURING 0.206 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACRES (LICENCE NO. 878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD .**

- 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, Sonapat vide Memo. no. ST/DTP-PS/5918 dated 04 10 2017 shown as A to D on the zoning plan.
- iii. **LAND USE :**  
The type of buildings use permissible is Nursery School (NS-3) 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 xxiii(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 site area.
  - (c) Maximum permissible FAR shall be 150% on the site area.
- 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.

Gr. 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 @ rate of 1.0 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.
- 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, 1963, 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 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, grits, 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 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 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 62US DATED 04-01-2018

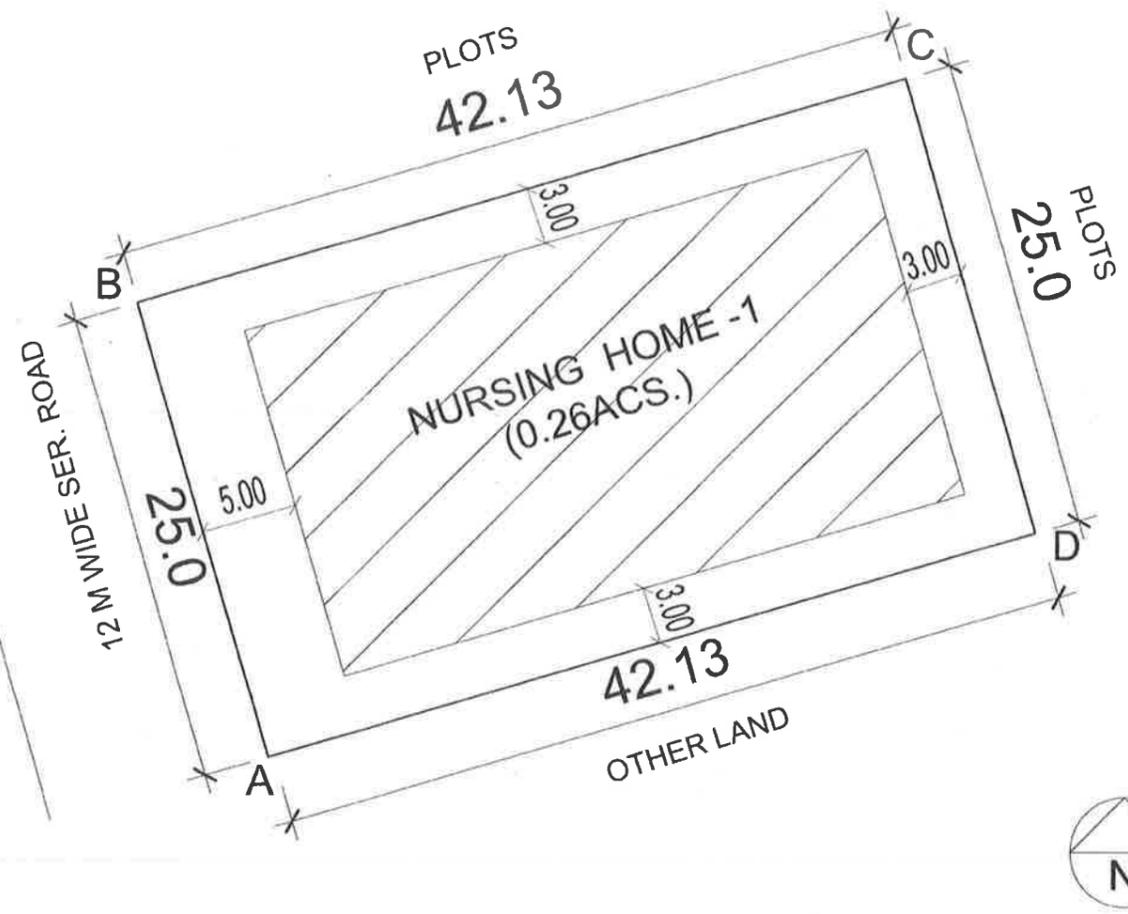
(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

**ZONING PLAN OF NURSING HOME SITE - I AREA MEASURING 0.26 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY MEASURING 118.312 ACRES (LICENCE NO.878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.**

- i. FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (xcvi) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.
- ii. **SHAPE & SIZE OF SITE :-**  
The shape and size of the Nursing Home Site is in accordance to the demarcation plan verified by DTP, Sonapat vide Memo no. ST/DTP-P/5818 dated 4-10-2017 shown as A to D on the zoning plan.
- iii. **LAND USE :-**  
The type of buildings use permissible is Nursing Home 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 "Mixed land use building" (Refer Code 1.2 xxi(h)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
- a). The type of building permitted on this site shall be buildings designated and intended to be used of one or more confirming uses /activities duly allowed by competent authority.
- 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 structures.  |
|----------|-----------------|---|
|          | Open space zone | Open parking, garden, landscaping features, underground services etc.                               |
|          | Building zone   | Building as per permissible land use in clause-2 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 within 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%.
- c) Maximum permissible FAR shall be 150%.
- 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                        | 15   |
- 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 (d) 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 Competent Authority.
- b) The approach to the site shall be shown on the zoning plan.
- ix. **BAR ON SUB-DIVISIONS OF SITE :-**  
Sub-division of the site shall not be permitted, in any circumstances.

- x. The building plans of the building to be constructed at site shall have to be got approved from the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before starting the construction.
- xi. **BASEMENT :-**  
Upto Four level Basements within the building zone of the site shall be permitted and maintained as per Code 7.16.
- xii. **PLANNING NORMS.**  
The building/buildings 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 DTCP, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES.**  
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
- x. **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, 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.
- 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 National Building Code, 2017.
- 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 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 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 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.
- (f) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
- (g) No advertisement shall be permitted.

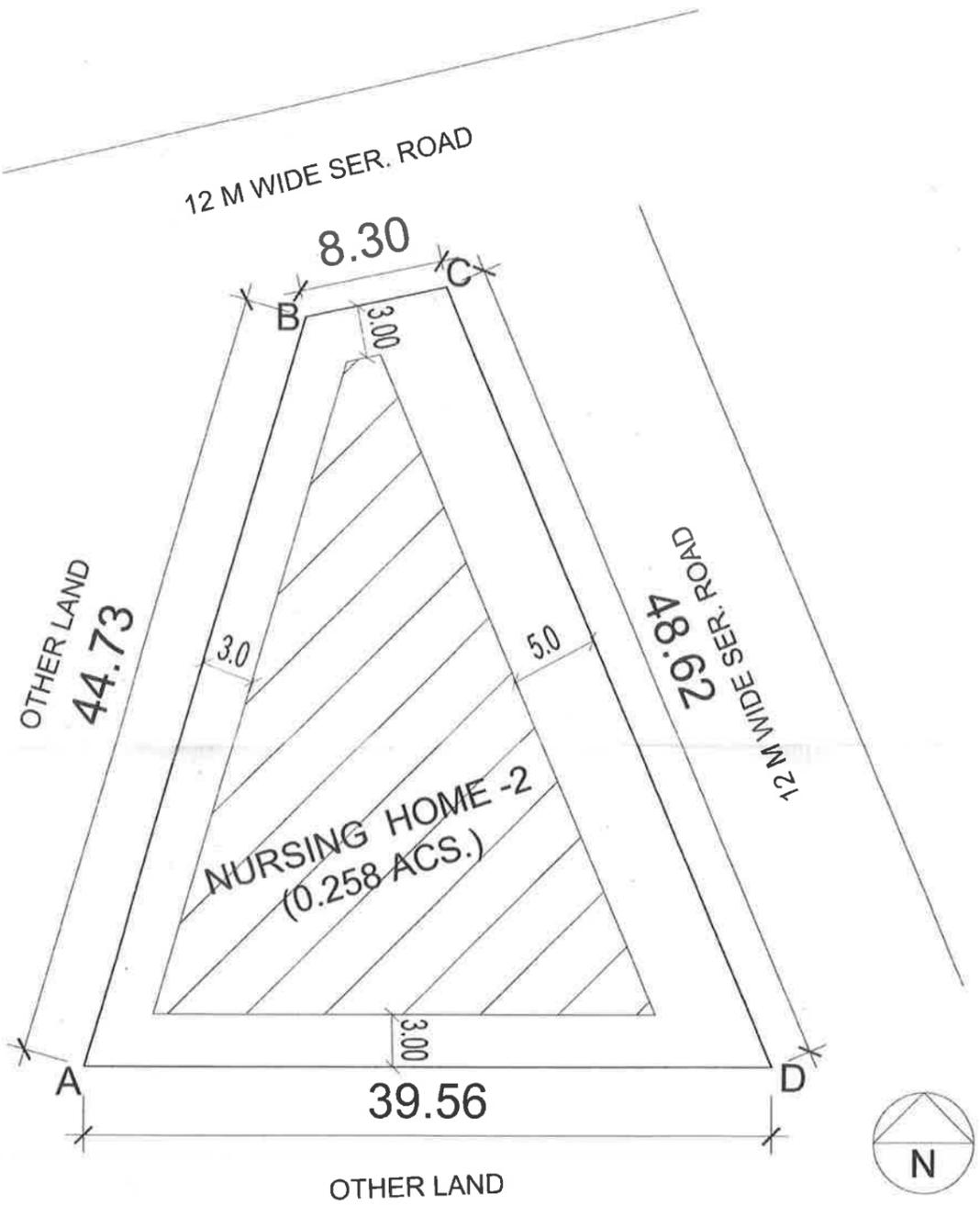
DRG. NO. DTCP 6246 DATED 09-01-2018



**ZONED AREA: 648.47 SQM. OR 0.16 ACRE  
ALL DIMENSIONS ARE IN METERS**

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

**ZONING PLAN OF NURSING HOME SITE - II AREA MEASURING 0.258 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY MEASURING 118.312 ACRES (LICENCE NO.878 TO 894 OF 2006 DATED 25.04.2006) IN SECTOR-9,10 & 17 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD .**



**ZONED AREA: 578.86 SQM. OR 0.14 ACRE  
ALL DIMENSIONS ARE IN METERS**

- i. FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (xcvi) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.
- ii. **SHAPE & SIZE OF SITE :-**  
The shape and size of the Nursing Home Site is in accordance to the demarcation plan verified by DTP, Sonapat vide Memo no. ST/DTP-P/5918 dated 4-10-2017 shown as A to D on the zoning plan.
- iii. **LAND USE :-**  
The type of buildings use permissible is Nursing Home 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 "Mixed land use building" (Refer Code 1.2 xxii(h)).
- iv. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
  - a). The type of building permitted on this site shall be buildings designated and intended to be used of one or more confirming uses /activities duly allowed by competent authority.
  - 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 structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in the open space zone.

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

Sr. No.	Height of Building (in metres) up to	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	15

  - 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 (d) 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 Competent Authority.
  - b) The approach to the site shall be shown on the zoning plan.
- ix. **BAR ON SUB-DIVISIONS OF SITE :-**  
Sub-division of the site shall not be permitted, in any circumstances.

- x. The building plans of the building to be constructed at site shall have to be got approved from the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before starting the construction
- xi. **BASEMENT :-**  
Upto Four level Basements within the building zone of the site shall be permitted and maintained as per Code 7.16.
- xii. **PLANNING NORMS.**  
The building/buildings 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 DTCP, Haryana.
- xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES.**  
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
- x. **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, 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.
  - 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 National Building Code, 2017.
- 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 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 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 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.
  - (f) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017
  - (g) No advertisement shall be permitted.

DRG. NO. DTCP/247 DATED 09-01-2018

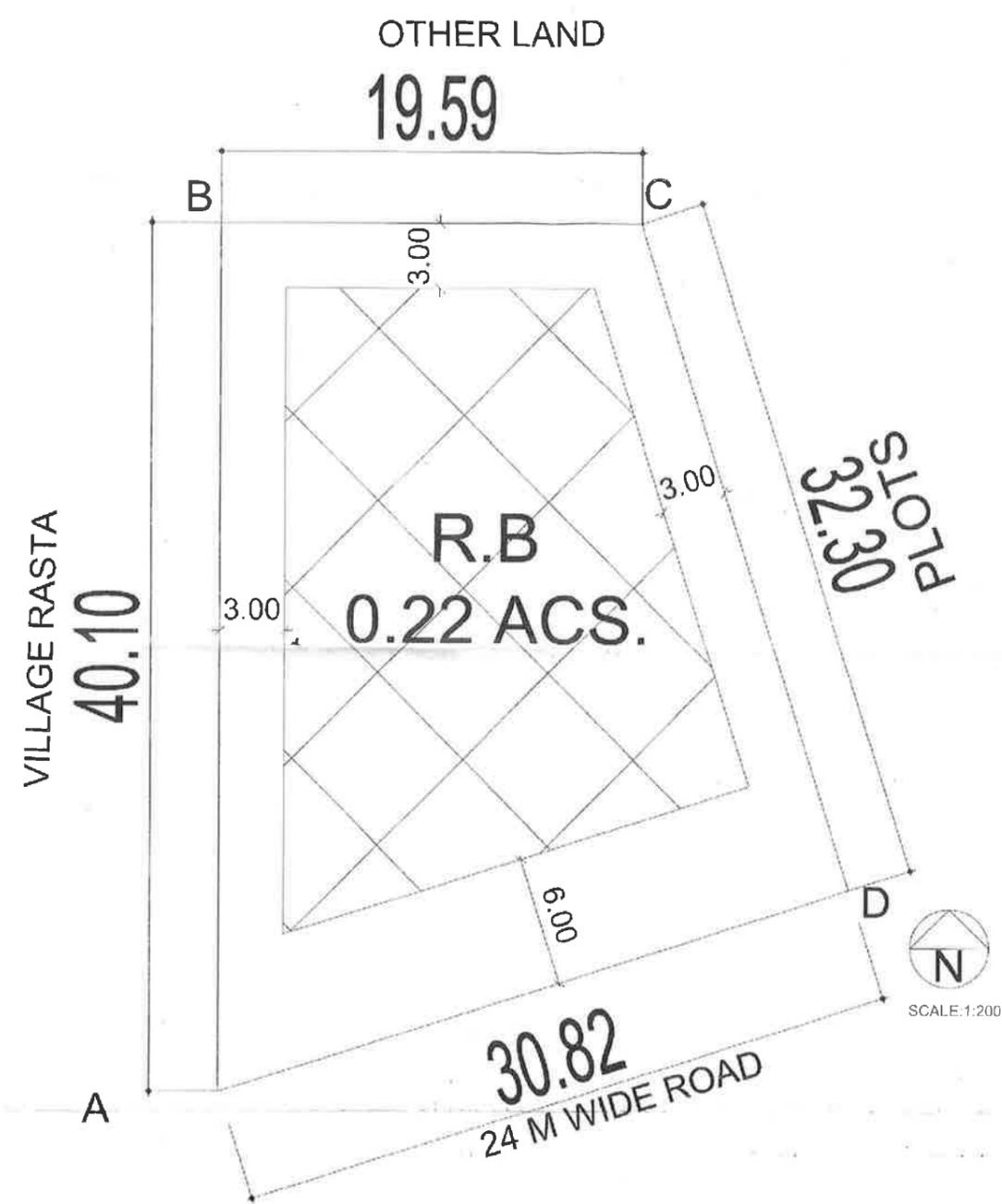
(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



# ZONING PLAN OF RELIGIOUS BUILDING SITE, MEASURING 0.22 ACS FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 118.312 ACS ( LICENCE NO. 878 TO 894 OF 2006 ,DATED 25.04.2006)IN SECTOR-9,10 & 17,SONIPAT,BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.

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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ZONED AREA = 489.256 SQ.M, OR 0.12 ACRE  
ALL DIMENSIONS ARE IN METERS

- i. For purpose of Code 12 (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 Religious Building Site is in accordance to the demarcation plan verified by DTP Sonapat vide Memo No ST/DTP/P/5918, Dated 4-10-2017 shown as A to D on the zoning plan.
  - iii. **LAND USE**  
The type of bulcings use permissible is Religious Building 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 "Assembly Building" (Refer Code 12 xoi(a)).
  - iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES**  
(a) The type of buildings permitted on site shall be buildings for religious purposes only and their use for any other purpose is prohibited. 10% of the permissible FAR could be allowed to be used for priests/care-taker's residence  
(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-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 bulcings on the ground floor and subsequent floors shall be 35% on the site area  
(c) Maximum permissible FAR shall be 150% on the site area.
  - 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)(vii) 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(6) of the Haryana Building Code, 2017.
- | St. No | Height of Building (In meters) | Exterior open spaces to be left on all sides of building blocks (in meters) (Floor, rear and sides in each plot) |
|--------|--------------------------------|--|
| 1.     | 10                             | 3  |
| 2.     | 15                             | 5  |
| 3.     | 16                             | 6  |
| 4.     | 21                             | 7  |
| 5.     | 24                             | 8  |
| 6.     | 28                             | 9  |
| 7.     | 30                             | 10   |
| 8.     | 35                             | 11   |
| 9.     | 40                             | 12   |
| 10.    | 45                             | 13   |
| 11.    | 50                             | 14   |
| 12.    | 55 and above                   | 15   |
- (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.
  - (e) Structures like Shikhara, Minarets, sphere which rise to 30 metres or more in height as may be allowed by DTP, if no objection certificate has been received, from the National Airport Authority
  - 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  
(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, 1963, before starting up the construction.
- xi. **BASEMENT**  
Up to 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 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, gits, 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 practices, 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 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 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 DTPC 62419 DATED 09-01-2018

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