

DEVELOPERS PVT. LTD.

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF TH

1. SHAPE & SIZE OF SITE :-

The shape and size of site is in accordance with the demarcation plan shown as confirmed by DTP Gurugram, vide Endst. No. 8863 dated 25.11.2020.

LAND USE :-2.

The type of buildings use permissible is Community Center in accordance to granted by Competent Authority and under no circumstance, the use of building changed. The category of the building is "Assembly Building" {Refer Code 1.2 xxi

TYPE OF BUILDING PERMITTED AND LAND USES ZONES :

a). The type of building permitted on this site shall be buildings designated and to be used for Community Center. Not more than 10% of the permitted allow for rooms.

b). The site shall be developed and building constructed thereon as indicat explained in the table below-

Notation	Land Use Zone	Type of Building Permitted/ Permissible Structure
	Open Space Zone	Open parking, garden, landscaping features, under gr services etc.
	Building Zone	Building as per permssible land in clause-iii above and uses permissible in the open space zone.

SITE COVERAGE AND FLOOR AREA RATIO (FAR)

a) The building or buildings shall be constructed only within the portion of

b) The proportion upto which the site can be covered with building or building ground floor and subsequent floors shall be 35% on the area of 2.00 acres. c) Maximum permissible FAR shall be 150% on the area of 2.00 acres.

HEIGHT OF BUILDING :-

The height of the building block, subject of course to the provisions of the site and FAR, shall be governed by the following:a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and C

- (3) (Viii). b) The plinth height of building shall be as per Chapter 7.3.
- c) All building block(s) shall be constructed so as to maintain an inter-se distant

than the set back required for each building according to the table below:-

10	3 5
	5
15	5
18	6
21	7
24	8
27	9
30	10
35	11
40	12
45	13
50	14
55 and above	16

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

PARKING: 6.

a) Adequate parking spaces, covered, open or in the basement shall be pro vehicles of users and occupiers, within the site as per Code 7.1 of the Building Code, 2017.

b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premise parked outside the plot area.

APPROACH TO SITE:

a) The vehicular approach to the site shall be planned and provided consideration to the junctions of and the junctions with the surrounding roa 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.

BAR ON SUB-DIVISION OF SITE: 8.

Sub-division of the site shall not be permitted, in any circumstances.

9. APPROVAL OF BUILDING PLANS:

The building plans of the building to be constructed at site shall have to be got from the Director, Town & Country Planning, Haryana/ any other perso committee authorized by him, under section 8 (2) of the Punjab Scheduled Controlled Areas Restriction of the Unregulated Development Act, 1963, befo up the construction.

10. PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to the Haryan Code, 2017 and National Building Code, 2016.

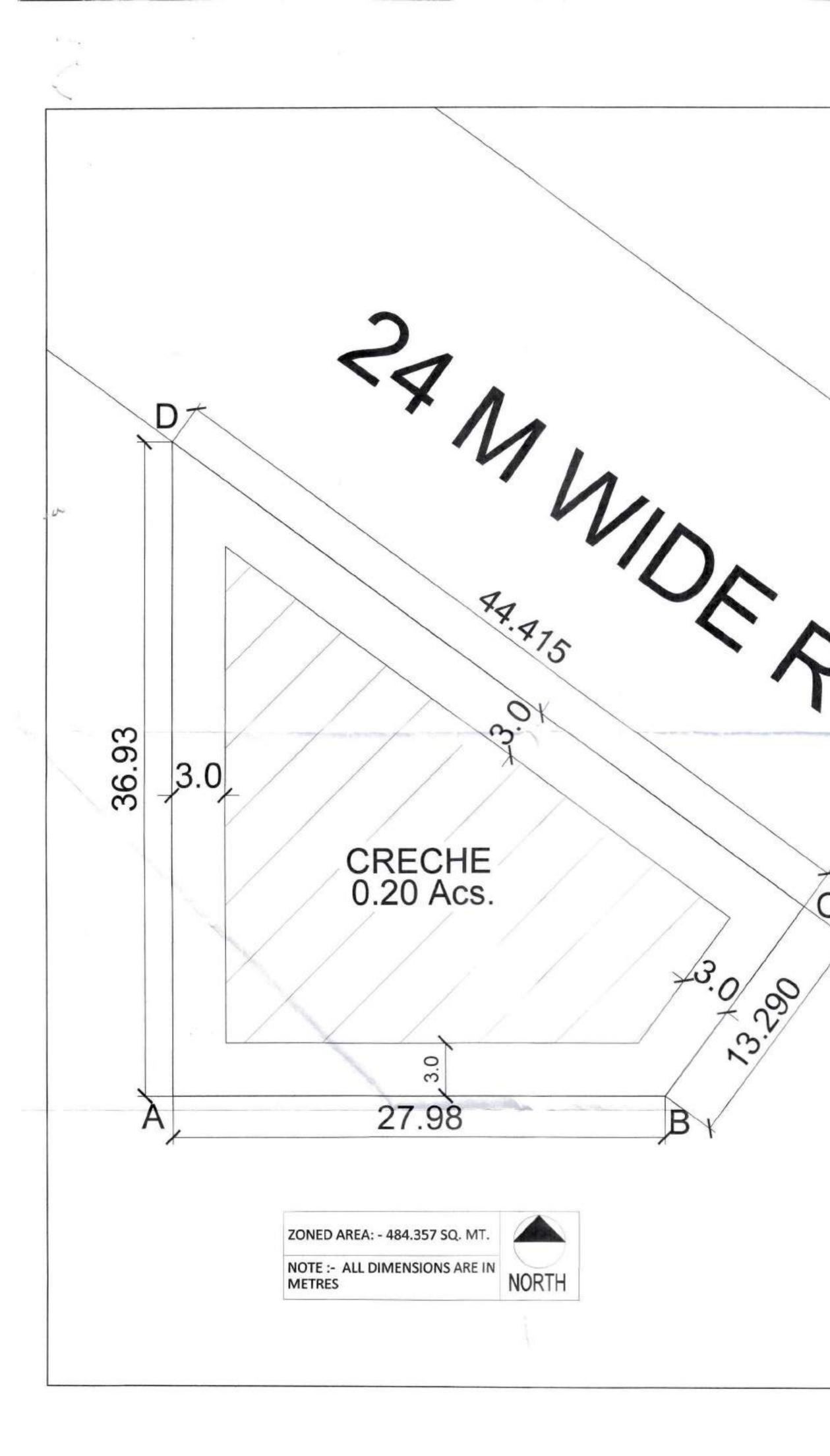






ZONING PLAN OF COMMUNITY CENTRE AREA MEASURING 2.01 ACRES IN RESIDENTIAL PLOTTED COLONY "THE WESTERLIES" ON AN AREA MEASURING 115.51255 ACRES (LICENCE NO. 57 OF 2013 DATED 11.07.2013 & LICENSE NO. 114 OF 2019 DATED 12.09.2019) IN SECTOR - 108, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SAS SERVIZIO PVT. LTD. IN COLLABORATION WITH EXPERION

AtoLas	. BASEMENT :- Upto four level basements within the building zone of the site are allowed as per Code
A LO L as	6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
	a) The construction of the basement shall be allowed by the Competent Authority in
mission shall be	accordance with the provisions of Zoning Plan. b) 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;
tended	Strong rooms, bank cellars, etc.;
R to be	(iii) Air-conditioning equipment and other machines used for services and utilities of the building.
in and	(iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
_	c) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
1	PLANNING NORMS.
nd	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 Director, Town & Country Planning, Haryana.
13	. EXTERNAL FINISHES.
	a) The external wall finishes, so far as possible shall be in natural or permanent type
he site	of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana.
on the	b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably appared.
	 building and shall be suitably encased. 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.
verage	d) For building services, plumbing services, construction practice, building material,
ter 6.3	foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.
14 I	LIFTS AND RAMPS:-
ot less	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
ing	with staircase of required width and number.
(t)	 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.
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	The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.
10	 FIRE SAFETY MEASURES :- a) The owner will ensure the provision of proper fire safety measures in the multi
	storeyed buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India and the same should be got certified form
	the Competent Authority.
	 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.
	7. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code 2017
f more r space	Building Code, 2017.
11	That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
led for 10	
aryana	 That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
hall be 20	That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the
	Haryana Building Code, 2017.
ng due 2	I. GENERAL:
to the	 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
proved	Haryana Building Code-2017 e) No advertisement shall be permitted.
or the ds and	f) The community building/buildings shall be constructed by the Colonizer/Owner as
tarting	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.
uilding	8030 000 10 11 5 00
	DRG. NO. DTCP 8032 DATED 19-11-2021.
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) (TA	HILESH SHARMA) (P.P. SINGH) (K. MAKRAND PANDURANG, IAS



ZONING PLAN OF CRECHE AREA MEASURING 0.20 ACRES IN RESIDENTIAL PLOTTED COLONY "THE WESTERLIES" ON AREA MEASURING 116.51255 ACRES (57 OF 2013 DATED 11.07.2013 FOR 100.48125 ACRES AND LICENSE NO. 114 OF 2019 DATED 12.09.2019 FOR AN AREA ADMEASURING 16.0313 ACRES IN SECTOR- 108, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SAS SERVIZIO PVT. LTD. IN COLLABORATION WITH EXPERION DEVELOPERS PVT. LTD.

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

1. SHAPE & SIZE OF SITE :

The shape and size of the Creche Site is in accordance to the demarcation plan verified by DTP, Gurugram vide Endst. no. 8863 dated 25-11-2020 shown as A to D on the zoning plan.

2. LAND USE :

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

3. 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.
<i></i>	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

SITE COVERAGE AND FLOOR AREA RATIO (FAR) :

- (a. The building or buildings shall be constructed only with in the portion of the site marked as [////// building zone as explained above, and nowhere else. (b. The proportion upto which the site can be covered with building or buildings on the
- ground floor and subsequent floors shall be 35% on the area measuring 0.20 acre.
- (c. Maximum permissible FAR shall be 150% on the area measuring 0.20 acre.

HEIGHT OF BUILDING:

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a. The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3)
- (b. The plinth height of building shall be as per Chapter 7.3.

(c. All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

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.

PARKING:

6.

(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.

APPROACH TO SITE: 7.

(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.

BAR ON SUB-DIVISION OF SITE: 8.

Sub-division of the site shall not be permitted, in any circumstances.





(S.K.Sehrawat) DTP (HQ)

10. APPROVAL OF BUILDING PLANS:

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

11. BASEMENT:

(a The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(iii). (b The basement shall be constructed, used and maintained as per Chapter 7.16.

12. PLANNING NORMS:

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

13. PROVISIONS OF PUBLIC HEALTH FACILITIES:

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

14. EXTERNAL FINISHES:

- (a. The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana. (b. The water storage tanks and plumbing works shall not be visible on any face of the building and shall
- be suitably encased. 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.

15. LIFTS AND RAMPS:

- 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.

16. BUILDING BYE-LAWS:

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

17. FIRE SAFETY MEASURES:

- (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the 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.
- 18. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- 19. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- 20. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- 21. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

22. GENERAL:

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(HITESH SHARMA)

STP (M)HQ

- (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.

(P. P. SINGH)

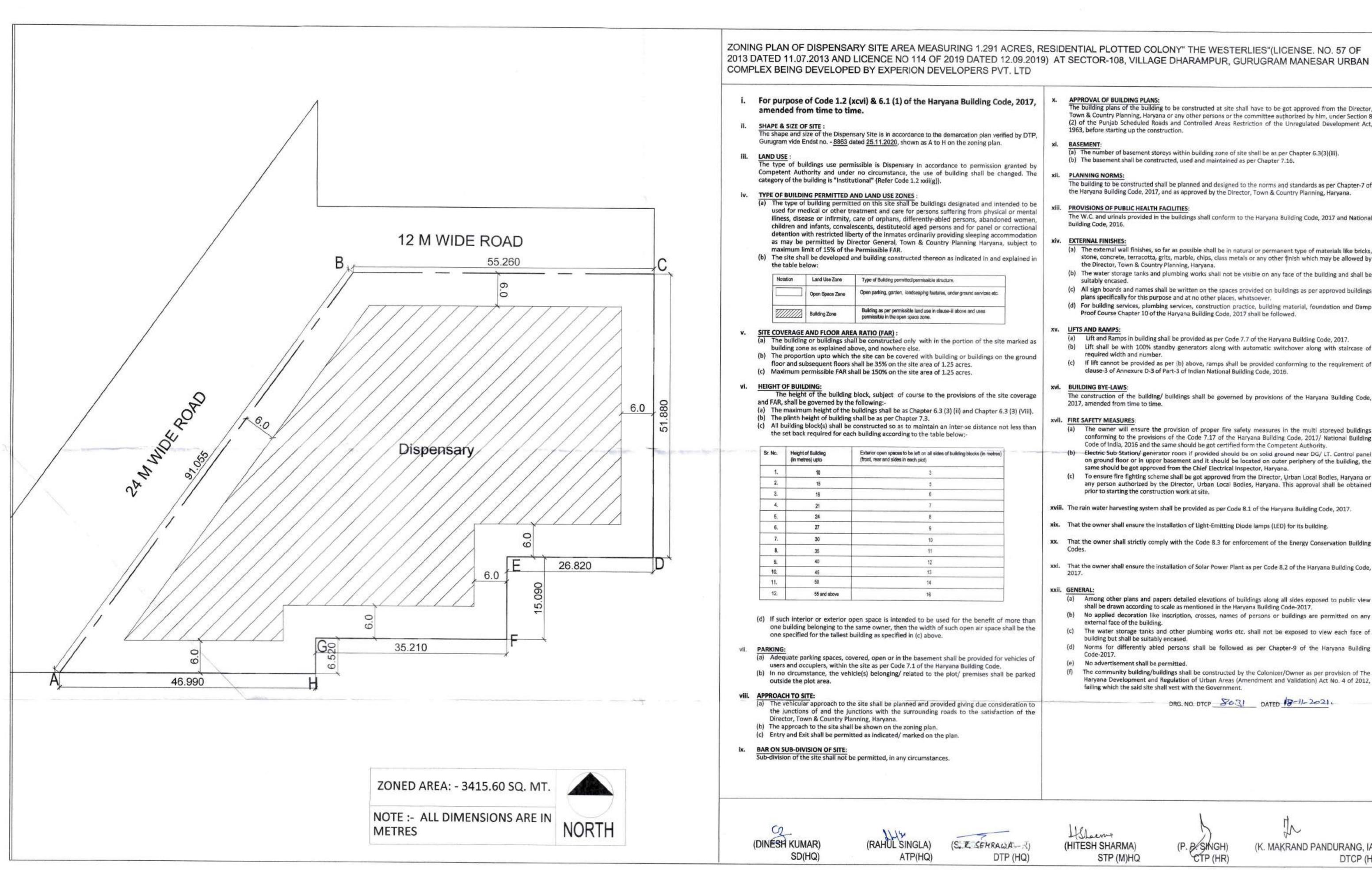
(CTP (HR)

- (e) No advertisement shall be permitted.
- The community building/buildings shall be constructed by the Colonizer/Owner as per provision of (f) 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 8030 DATED 0-11-2021.

(K. MAKRAND PANDURANG, IAS)

DTCP (HR)



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:

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(iii). (b) The basement shall be constructed, used and maintained as per Chapter 7.16.

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 Haryana Building Code, 2017 and National Building Code, 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 form the Competent Authority. (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel
- on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical Inspector, Haryana. (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodles, Harvana 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 Harvana 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.

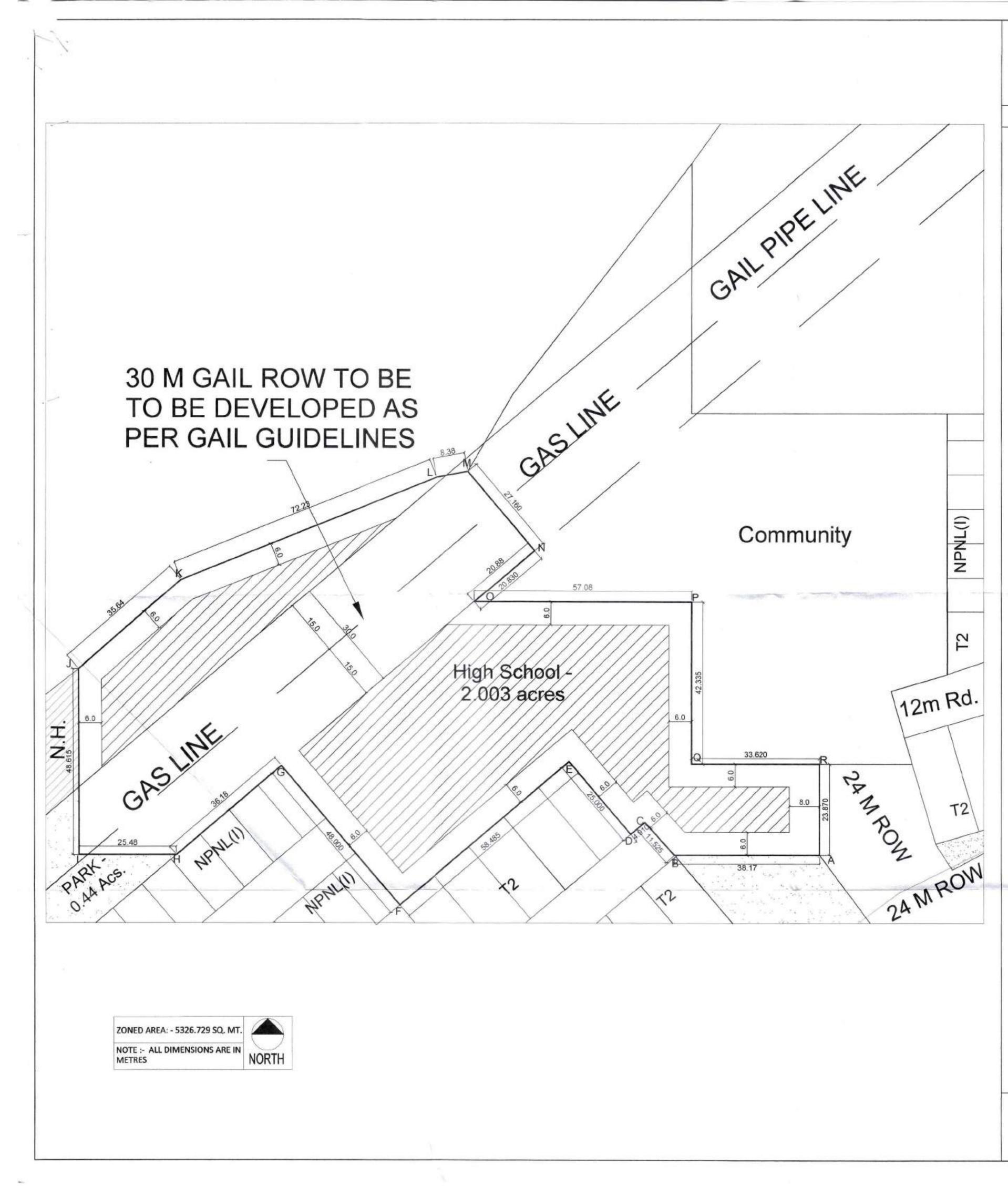
xxii, GENERAL:

- (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.
- 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 8031 DATED 18-11-2021.

HSheen? (HITESH SHARMA) STP (M)HQ (P. P. SINGH) CTP (HR)

S (K. MAKRAND PANDURANG, IAS) DTCP (HR)



ZONING PLAN OF HIGH SCHOOL AREA MEASURING 2.003 ACRES IN RESIDENTIAL PLOTTED COLONY "THE WESTERLIES" ON AREA MEASURING 116.51255 ACRES (57 OF 2013 DATED 11.07.2013 FOR 100.48125 ACRES AND LICENSE NO. 114 OF 2019 DATED 12.09.2019 FOR AN AREA ADMEASURING 16.0313 ACRES IN SECTOR- 108, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SAS SERVIZIO PVT. LTD. IN COLLABORATION WITH EXPERION DEVELOPERS PVT. LTD.

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

1. SHAPE & SIZE OF SITE :

The shape and size of the High School Site is in accord demarcation plan verified by DTP, Gurugram vide Endst no. -25.11.2020, shown as A to R on the zoning plan.

2. LAND USE :

The type of buildings use permissible is High School in ac permission granted by Competent Authority and under no co the use of building shall be changed. The category of the "Educational" {Refer Code 1.2 xxii(c)}.

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :

(a) The type of building permitted on this site shall designated and intended to be used for imparting educa day or evening classes. No residence shall be per Principal/Bursar/Warden or other teaching staff. For wat staff residence may be permitted subject to a limit of 5% covered area.

(b) The site shall be developed and building constructed 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 gr
	Building Zone	Building as per permissible land in clause-iii above and in the open space zone.

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :

- (a) The building or buildings shall be constructed only with i of the site marked as <u>minimum</u> building zone as explaine nowhere else.
- (b) The proportion upto which the site can be covered with buildings on the ground floor and subsequent floors shal the area of 2.003 acre.
- (c) Maximum permissible FAR shall be 150% on the area of 2.0

5. HEIGHT OF BUILDING:

- The height of the building block, subject of course to the of the site coverage and FAR, shall be governed by the followin (a) The maximum height of the buildings shall be as Chapter and Chapter 6.3 (3) (Viii).
- (b) The plinth height of building shall be as per Chapter 7.3.
- (c) All building block(s) shall be constructed so as to maintai distance not less than the set back required for ex according to the table below:-

Height of Building (in metres) upto	Exterior open spaces to be left on all sides of buildi (in metres) (front, rear and sides in each plot)
10	3
15	5
18	6
21	7
24	8
27	9
30	10
35	11
40	12
45	13
50	14
55 and above	16

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

6. PARKING:

- (a) Adequate parking spaces, covered, open or in the basem provided for vehicles of users and occupiers, within the si 1.0 ECS for every 100 sqm of permissible FAR of plot as p Code 7.1 of the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging/ related premises shall be parked outside the plot area.

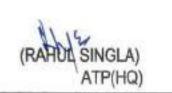
7. APPROACH TO SITE:

- (a) The vehicular approach to the site shall be planned a giving due consideration to the junctions of and the juncti surrounding roads to the satisfaction of the Director, Tow 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
- 8. BAR ON SUB-DIVISION OF SITE:

Sub-division of the site shall not be permitted, in any circumsta

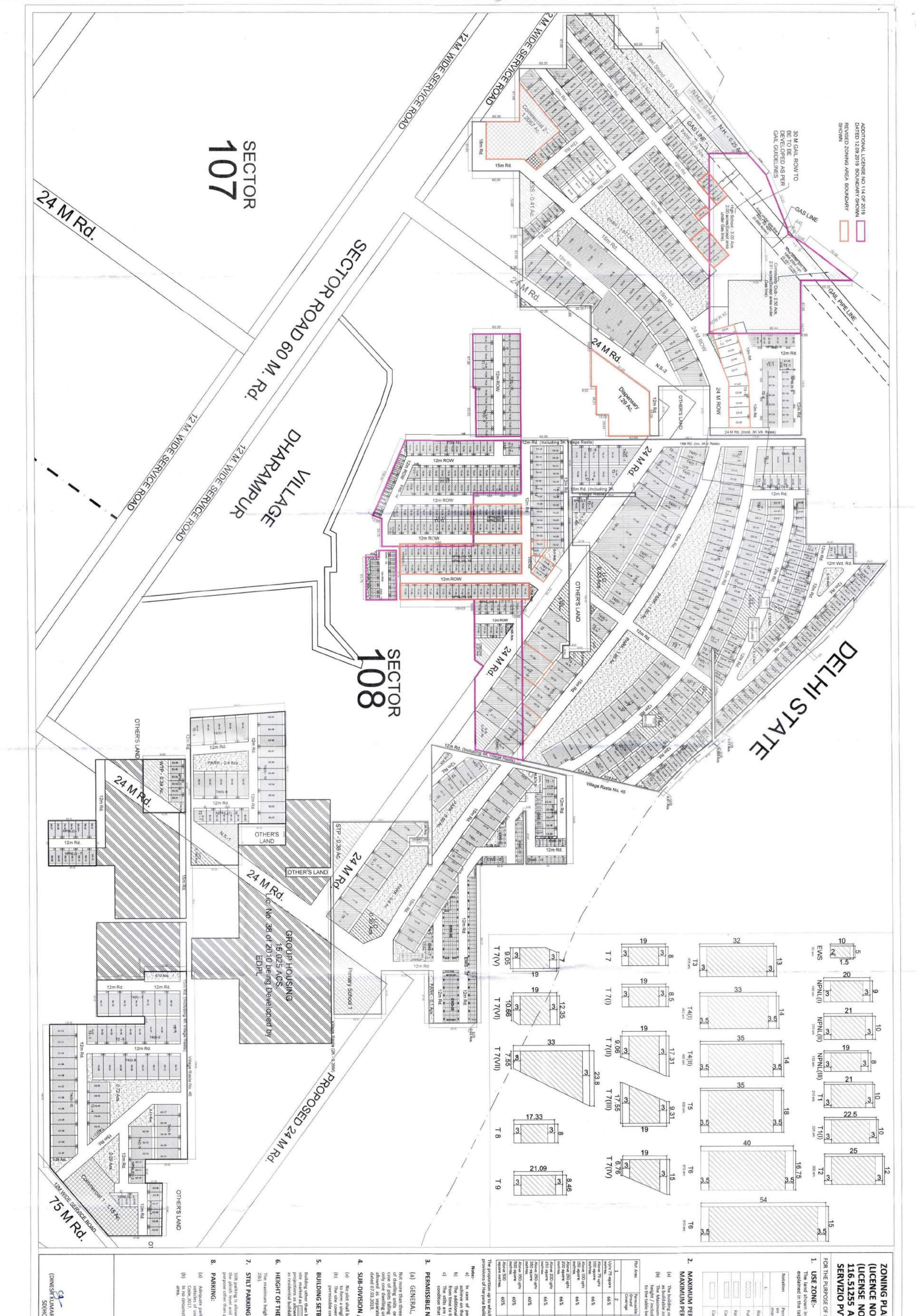
 PROVISIONS OF PUBLIC HEALTH FACILITIES: The W.C. and urinals provided in the buildings shall conform to Building Code, 2017 and National Building Code, 2016.

(DINESH KUMAR) SD(HQ)



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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. 17. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017. 18. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building. 19. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes. 20. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017. 21. 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 Reage DATED Reference
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Urban Local Bodies. Harvana or any person authorized by the Director
(c) To ensure fire fighting scheme shall be got approved from the Director,
the same should be got approved from the Chief Electrical Inspector, Haryana.
basement and it should be located on outer periphery of the building,
(b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper
Authority.
7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent
(a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code
16. FIRE SAFETY MEASURES:
of the Haryana Building Code, 2017, amended from time to time.
The construction of the building/ buildings shall be governed by provisions
conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
(c) If lift cannot be provided as per (b) above, ramps shall be provided
(b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
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14. xv. LIFTS AND RAMPS: (a) Lift and Ramps in building shall be provided as per Code 7.7 of the
material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.
 and at no other places, whatsoever. (d) For building services, plumbing services, construction practice, building
(c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose
face of the building and shall be suitably encased.
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permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be
(a) The external wall finishes, so far as possible shall be in natural or
13. EXTERNAL FINISHES:
approved by the Director, Town & Country Planning, Haryana.
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
12. PLANNING NORMS:
Chapter 7.16.
per Chapter 6.3(3)(iii). (b) The basement shall be constructed, used and maintained as per
(a) The number of basement storeys within building zone of site shall be as
the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of



ZONING PLAN OF RESIDENTIAL PLOTTED COLONY FOR AN ADDITIONAL AREA MEASURING 16.0313 ACR (LICENCE NO. 114 OF 2019 DATED 12.09.2019) IN RESIDENTIAL PLOTTED COLONY AREA 100.48125 ACR (LICENSE NO. LICENCE NO. 57 OF 2013 DATED 11/07/2013), TOTAL SITE AREA MAKING MEASURING 116.51255 ACRES, IN SECTOR-108, GURGAON MANESAR URBAN COMPLEX, BEING DEVELOPED BY S SERVIZIO PVT. LTD. IN COLLABORATION WITH EXPERION DEVELOPERS PVT. LTD.

IRPOSE OF 9 APTER 1.2(xcvi) 6.1(1) OF THE HARYANA 8 DIN G 8 DE,2017, AS AN ENDED FROM TIME TO TIME

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PLINTH LEVEL

d shown in this zoning plan shall be d in the table below and no other ma Permissible use of land Type of building on the portion of the plot land marked in col. 1 ed in whats perrol. 1. th the 9

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BASEMENT:

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Public Open Space To be used only for landscape & ancillary services.	Road Road furniture at approved places
Queimential Rulidable Zone Residential Duilding	a Zono

11.

RESTRICTION OF ACCESS FROM 60 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

(IMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND (IMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING:-

The building or buildings shall be constructed only with in the portion of the site m as buildable zone as explained above, and nowhere else. The Maximum permissible ground coverage, basement, F.A.R and maximum permi height / including stilt parking on the area of the site mentioned in column-1, acco to the table below :sible ê

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BOUNDARY WALL:

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The boundary wall shall be constructed as per Code 7.5.
 The boundary walls in front courtyard which abut on a road or an open constructed according to standard design as approved by the DTCP. The in the rear courtyard shall not be more than 1.83 meters in height.
 In case of corner plots, boundary walls shall be rounded off at such corne given below:-

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60%	60%	60%	66%	66%	66%	66%	66%	T.	Permissible Ground Coverage	to the table below :-
Single Level	Single Level	Single Level	Single Level	3	Permissible Ground Basement Coverage	elow :-				
100%	120%	125%	145%	145%	145%	165%	165%	4	Maximum permissi ble Floor Area Ratio (FAR)	
16 50	16,50	16.50	16.50	16.50	16.50	16,50	16.50	5	Maximum permissible Height (6+3 Floor) (Including stilt (5+4 Floor)(in.metres)	
ANN	1.20%	1.15%	119%	1.19%	119%	×66'0	2660	6	Additional Purchasable (FAR)	
				2019 - 2TCP dated 02/09/2019	mema no mise -2265/ 2019/ SD(D)/7/25/	additional purchasable far is as per holicy vide	The rate of			

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plot, so that the said area

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given betow.-i), 0.5 meters Radius for plots opening on to open approx. ii), 1.0 meters Radius for EWS plots. iii), 1.5 meters. Radius for 125 sq. meters to 420 sq. meters ii), 2.0 meters. Radius for plots above 420 sq. meters -'---lirant if desires, is permitted to not construct

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Gate

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GATE AND GATE POST

on up to which a site may be cov Haryana Building Code, 2017:-0 . vered with bu ng shall be Ξ 1.40

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In case of permissible ground coverage as permitted in the rules is not portion achieve on the ground the same may be achieved on top floor. The additional FAR is allowed on payment of charges as approved by the Gov from time to time. The stilts are permitted parking purpose in residential plots of all sizes, subject condition that maximum permissible height of building shall not exceed 16.5 m ing purpose in residential plots of all sizes, subject to the vissible height of building shall not exceed 16.5 metres . ble 5 3

14.

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DISPLAY OF POSTAL NUMBER OF THE PLOT

MISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

GENERAL, NPNL AND EWS PLOTS

15.

GARBAGE COLLECTION POINT

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point

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De la

red as separ d 07.03.2019 re than three dwelling units shall be allowed on each plot. However, maximum number ling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In plots falling in EWS category not more than three dwelling units will be allowed and e dwelling units shall be allowed on each floor. Further, registration of 4th Floor to be I as separate dwelling unit as per policy memo no.Misc-149/2019/7/03/2019/21CP

SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. to form a single plot except E The site coverage and No. o nermissible coverage shall be t EWS/ NPNL plots, subject to the following condition. of dwelling units shall be as per 2 & 3 above. The maxim be calculated considering the combined plot as a single plot

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ACCESS

BUILDING SETBACK

arked as testions as allowed in Harya ions as allowed in Harya iential buildable zone. and gates shall be constructed only within the portion ntial buildable zone in clause number 1 above. The ca Building Code 2017 shall project beyond the portion of the tilever narked

18.

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HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

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linth level allowed in all I and below t than parking. Il siz tes plots. The clear he bottom of the beam ght of the stilt shall be The Stilt will not be p e 2.40 metres from permissible for any

PARKING:

Adequate vehicles (Code, 201 In no circ area. the site as per de t / stilt shall be p 7.1 of the Hary yana the plot Buil

5 the plot B

NESH KUMAR) SD(HQ) (RAHUL SINGLA) ATP(HQ)

(S.K.Sehrawat) DTP (HQ)

(HITESH SHARMA) STP (M)HQ

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(P. P. SINGE) CTP/AR

K. MAKRAND PANDURANG, IAS)

00 028

DRG. NO. DTCP DATED 18-11-2021.

ad this drawing in conjunction with the de Endst No. 8863 Dated 25.11.2020.

(14) That t the colo 19/6/201

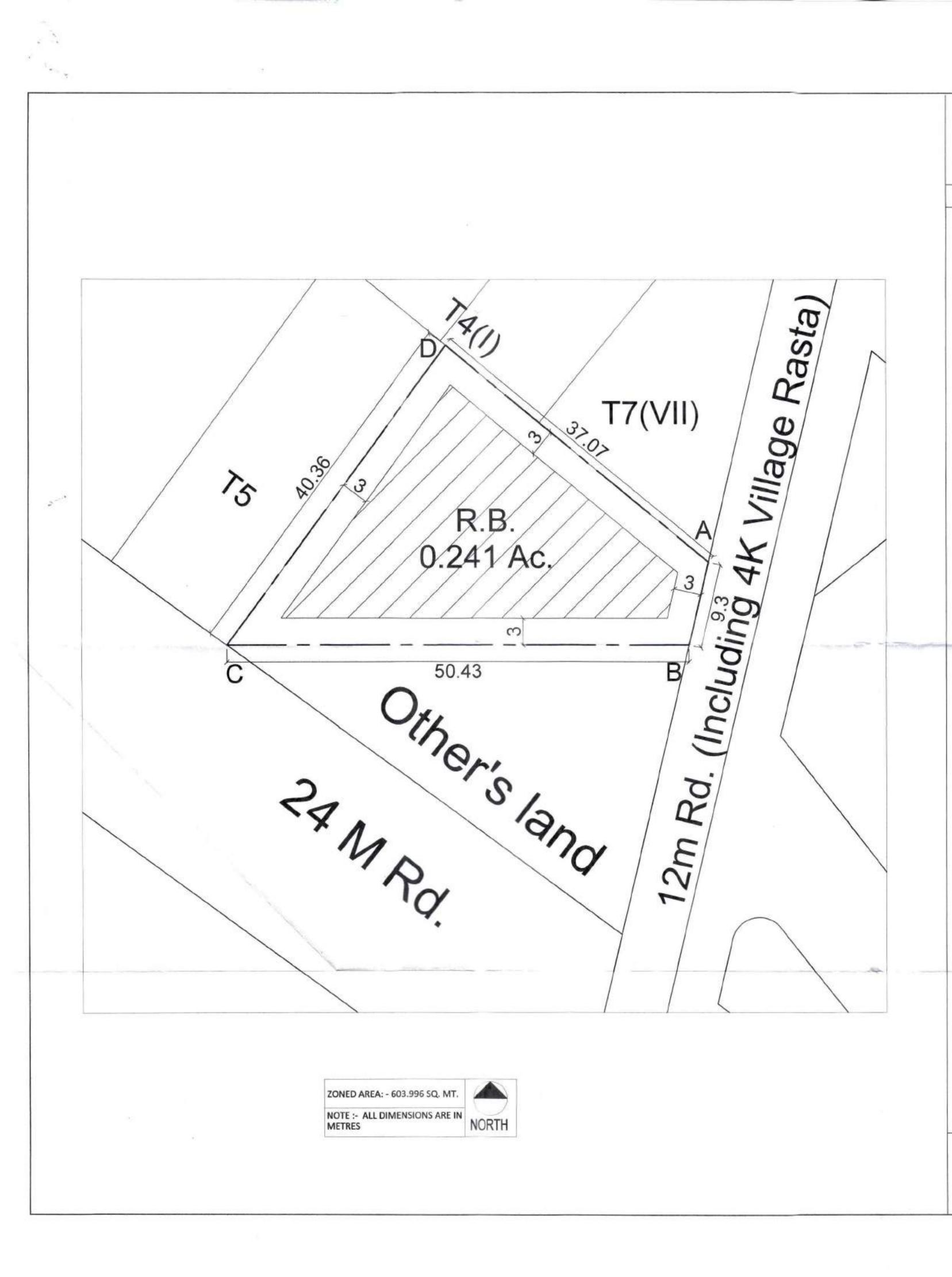
NOTES:-

G ts of order No. 22/52/2005-5Po t Renewable Energy Department. Amer shall strictly comply with the ted 31.03.2016 issued by Haryana

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(11) That the colu Light-Emitting I That the colon per the provisi



ZONING PLAN OF RELIGIOUS BUILDING SITE AREA MEASURING 0.241 ACRES IN RESIDENTIAL PLOTTED COLONY "THE WESTERLIES" ON AREA MEASURING 116.51255 ACRES (57 OF 2013 DATED 11.07.2013 FOR 100.48125 ACRES AND LICENSE NO. 114 OF 2019 DATED 12.09.2019 FOR AN AREA ADMEASURING 16.0313 ACRES IN SECTOR- 108, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SAS SERVIZIO PVT. LTD. IN COLLABORATION WITH EXPERION DEVELOPERS PVT. LTD.

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

SHAPE & SIZE OF SITE : 1.

The shape and size of the RELIGIOUS BULIDING Site is in accordance to the demarcation plan verified by DTP, Gurugram vide Endst. no. 8863 dated 25.11.2020 shown as A to D on the zoning plan

2. LAND USE :

The type of buildings use permissible is RELIGIOUS BULIDING 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)}.

TYPE OF BUILDING PERMITTED AND LAND USE ZONES : 3.

- (1. The type of building permitted on this 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.
- (2. 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.	
<i></i>	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.	

SITE COVERAGE AND FLOOR AREA RATIO (FAR) : 4.

- (1. 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. (2. The proportion upto which the site can be covered with building or buildings on the
- ground floor and subsequent floors shall be 35% on the area measuring 0.20 acre. (3. Maximum permissible FAR shall be 150% on the area measuring 0.20 acre.

5.

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:-

(1. The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (Viii).

(2. The plinth height of building shall be as per Chapter 7.3.

(3. All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

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	

(4. 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.

6. PARKING:

Adequate parking facilities shall be provided within the site. The total area of auch parking lot shall not be less than 10% of the area of the site. At least 20% of the parking area shall be provided at the street level.

7. 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.

8. BAR ON SUB-DIVISION OF SITE:

Sub-division of the site shall not be permitted, in any circumstances.







APPROVAL OF BUILDING PLANS:

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

10. BASEMENT:

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(iii). (b) The basement shall be constructed, used and maintained as per Chapter 7.16.

11. PLANNING NORMS:

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

12. PROVISIONS OF PUBLIC HEALTH FACILITIES:

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

13. EXTERNAL FINISHES:

- The external wall finishes, so far as possible shall be in natural or permanent type of materials a) 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.
- 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.

14. LIFTS AND RAMPS:

- a) Lift and Ramps in building shall be provided as per Code 7.7 of the Harvana 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.

15. 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.

16. FIRE SAFETY MEASURES:

- 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 form the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the 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.
- 17. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- 19. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.
- 20. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

21. GENERAL:

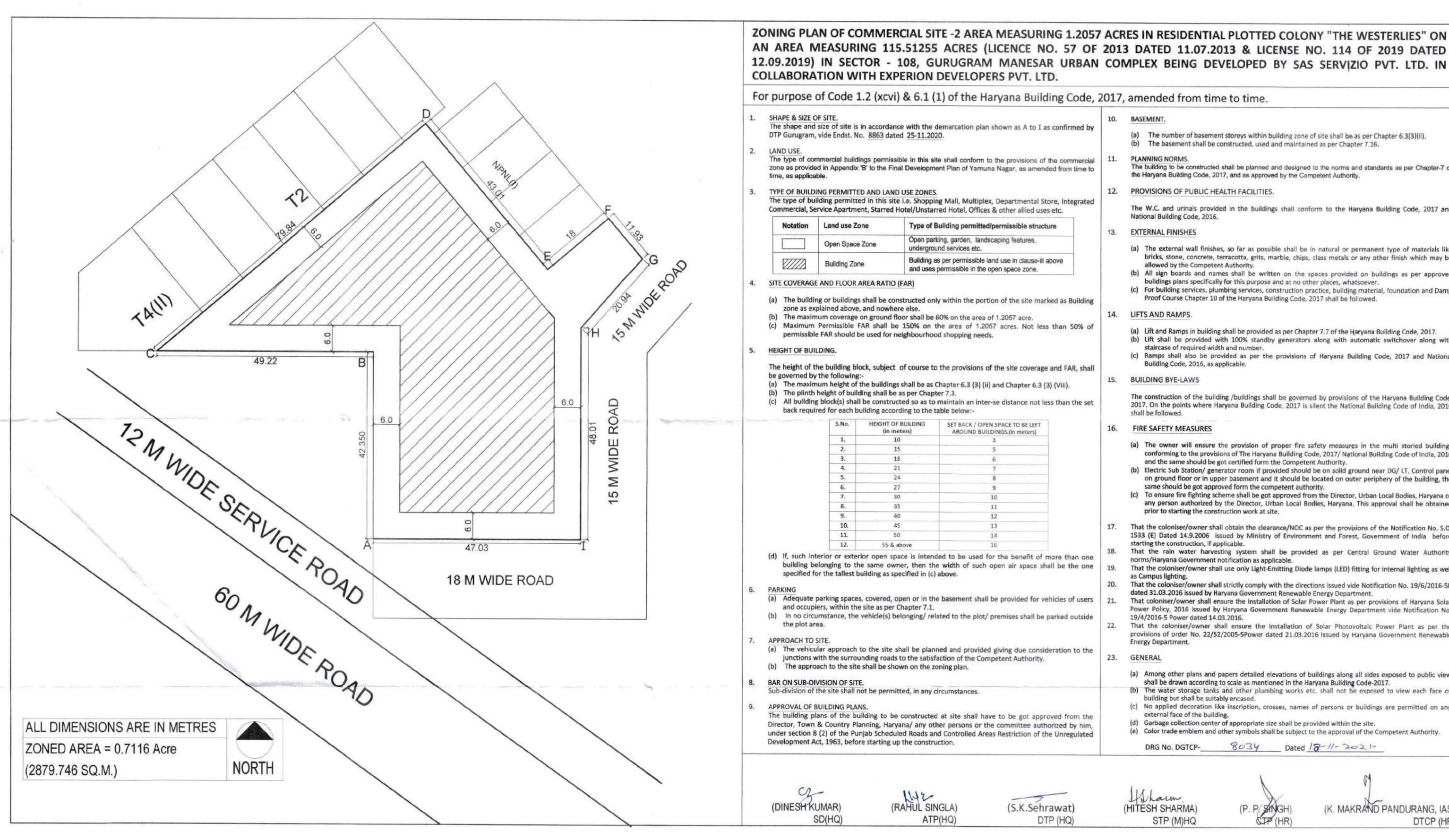
- Among other plans and papers detailed elevations of buildings along all sides exposed to public a) view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external 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.
- 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 8033 DATED 8-11-2021.

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BASEMENT.

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii). (b) The basement shall be constructed, used and maintained as per Chapter 7.16.

PLANNING NORMS. 11.

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 Competent Authority.

PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

13. EXTERNAL FINISHES

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
- (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

LIFTS AND RAMPS.

- (a) Lift and Ramps in building shall be provided as per Chapter 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

BUILDING BYE-LAWS 15.

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. FIRE SAFETY MEASURES

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
- (b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved form the competent authority. (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or
- any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- 17. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- 20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

23. GENERAL

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building. (d) Garbage collection center of appropriate size shall be provided within the site.
- (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DGTCP- 8034 Dated 18-11-2021-

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