

From

The Director  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Parsvnath Developers Ltd.  
6<sup>th</sup> Floor, Arunachal Building, 19, Barakhamba Road,  
New Delhi-110001.

Memo No. 2606/

Dated 17-10-07

**Subject:-** Approval of demarcation and zoning plan of the commercial site measuring 3.45 acres and 2.30 acres (licence No. 163 to 171 of 2007 dated 31.3.2007) in Residential colony measuring 162.48 acres in Sector 38-39, Panipat being developed by M/s Parsvnath Developers Ltd.

**Reference:** Your letter dated 20.6.2007 and 25.6.2007 on the subject noted above.

Please find enclosed herewith a copy of approved zoning plan of the above said commercial sites bearing Drg. No. D.T.C.P.-1393 and 1394 dated 16.10.2007 for necessary action.

DA/As above

*H. Sharma*  
District Town Planner (HQ) HS,  
For Director Town and Country Planning,  
Haryana, Chandigarh.

Endst No.

Dated

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

1. Senior Town Planner, Rohtak alongwith a copy of approved zoning Plans.
2. District Town Planner Sonapat.



District Town Planner (HQ) HS,  
For Director Town and Country Planning,  
Haryana, Chandigarh.

**ZONING PLAN OF COMMERCIAL COMPLEX MEASURING 2.30 ACRES IN RESIDENTIAL COLONY MEASURING 162.48 IN SECTOR-38 & 39, PANIPAT BEING DEVELOPED BY MS PARSVNATH DEVELOPERS LTD**

**ZONING CLAUSES FOR COMMERCIAL SITE**

FOR THE PURPOSE OF RULE 38(xii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1985.

**1. SHAPE & SIZE OF SITE:**

The shape and size of site is in accordance with the approved demarcation plan shown as A TO H as confirmed by DTP Panipat vide Endst. No. 882 Dated 02-08-2007.

**2. LAND USE**

The type of buildings permissible in this site shall conform to the provisions of the residential zone as provided in Appendix 'B' to the Development Plan of Panipat, as applicable. Not less than 50% of the permissible FAR should be used for neighbourhood shopping needs.

**3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**

The site shall be developed and buildings 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 lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause -2 above and uses permissible in the open space zone.

**4. SITE COVERAGE AND FAR:**

- a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.
- b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 50% of the area of site.
- c) Maximum permissible FAR shall be 150 of the area of site.

**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:

- a) The maximum height of the building shall not be more than 60 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space. This clause shall be read in conjunction of clause no. 16 mentioned below.
- b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
- c) Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- d) All building block(s) shall be constructed so as to maintain an interse distance not less than the set back required for each building according to the table below.

SR. No.	HEIGHT OF BUILDING (In meters)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDINGS (In meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

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

**6. APPROACH TO SITE**

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana.

**7. BASEMENT**

Three level basements within building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

**8. PARKING**

Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.

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

**9. WIDTH/ SLOPE OF RAMP.**

The clear width of the ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

**10. PLANNING NORMS**

The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DTCP, Haryana.

**11. PROVISIONS OF PUBLIC HEALTH FACILITIES.**

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

**12. SUB DIVISIONS OF SITE**

No sub division of the Commercial site shall be permitted.

**13. WIDTH OF COVERED PUBLIC CORRIDOR**

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

**14. EXTERNAL FINISHES**

- a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, glass, metals or any other finish which may be allowed by the DTCP.
- b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable encased.
- c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

**15. APPROVAL OF BUILDING PLANS**

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

**16. BUILDING BYE - LAWS**

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

**17. FIRE SAFETY MEASURES.**

- a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
- b) Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the Chief Electrical inspector Haryana.

**18. SOLAR WATER HEATING SYSTEM.**

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for an occupation certificate

**19. The coloniser shall obtain the clearance/NOC as per the provisions of the Notification**

No S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development works at site

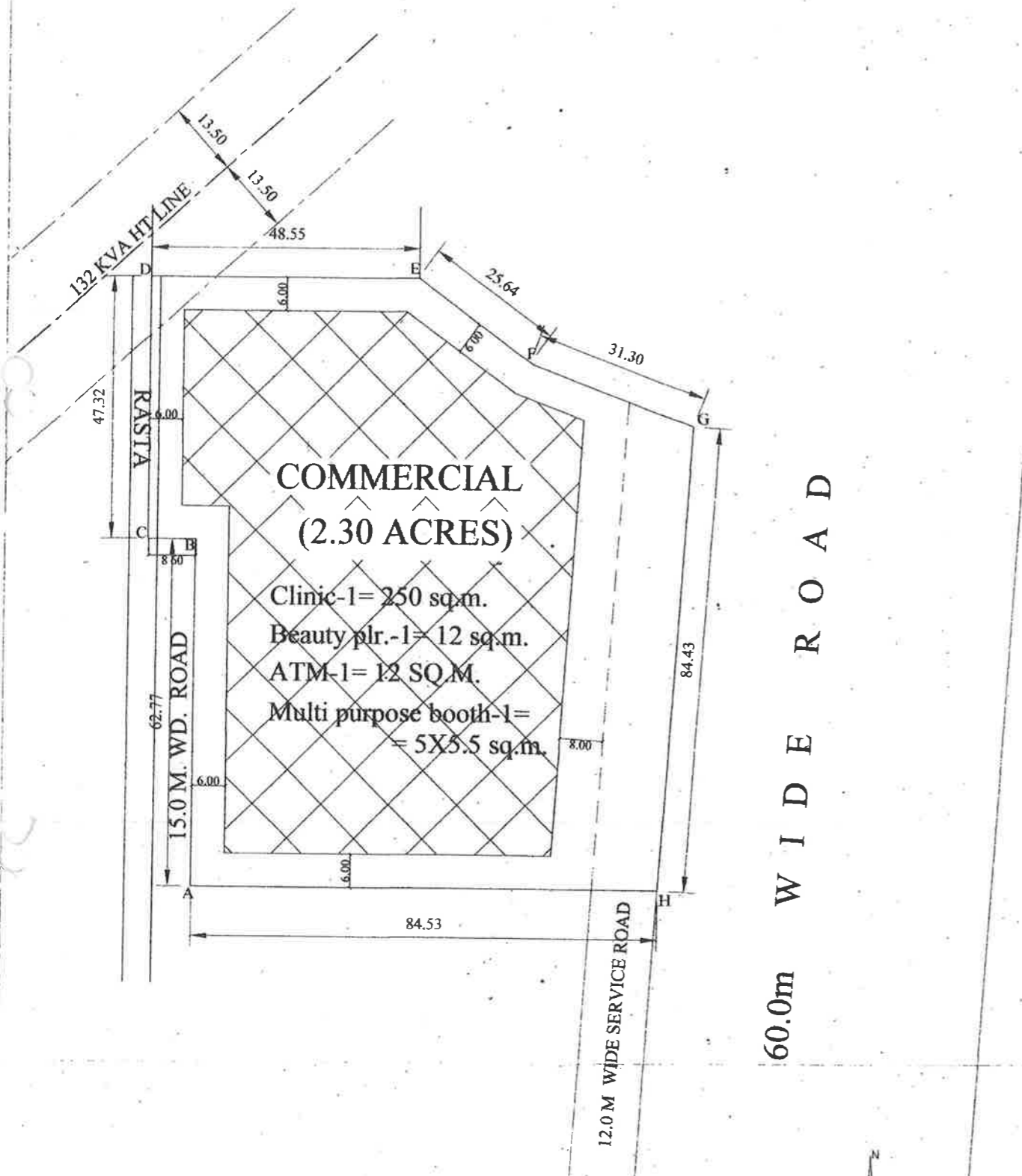
DRG. NO D T C.P. 1344

DATED. 16.10.07

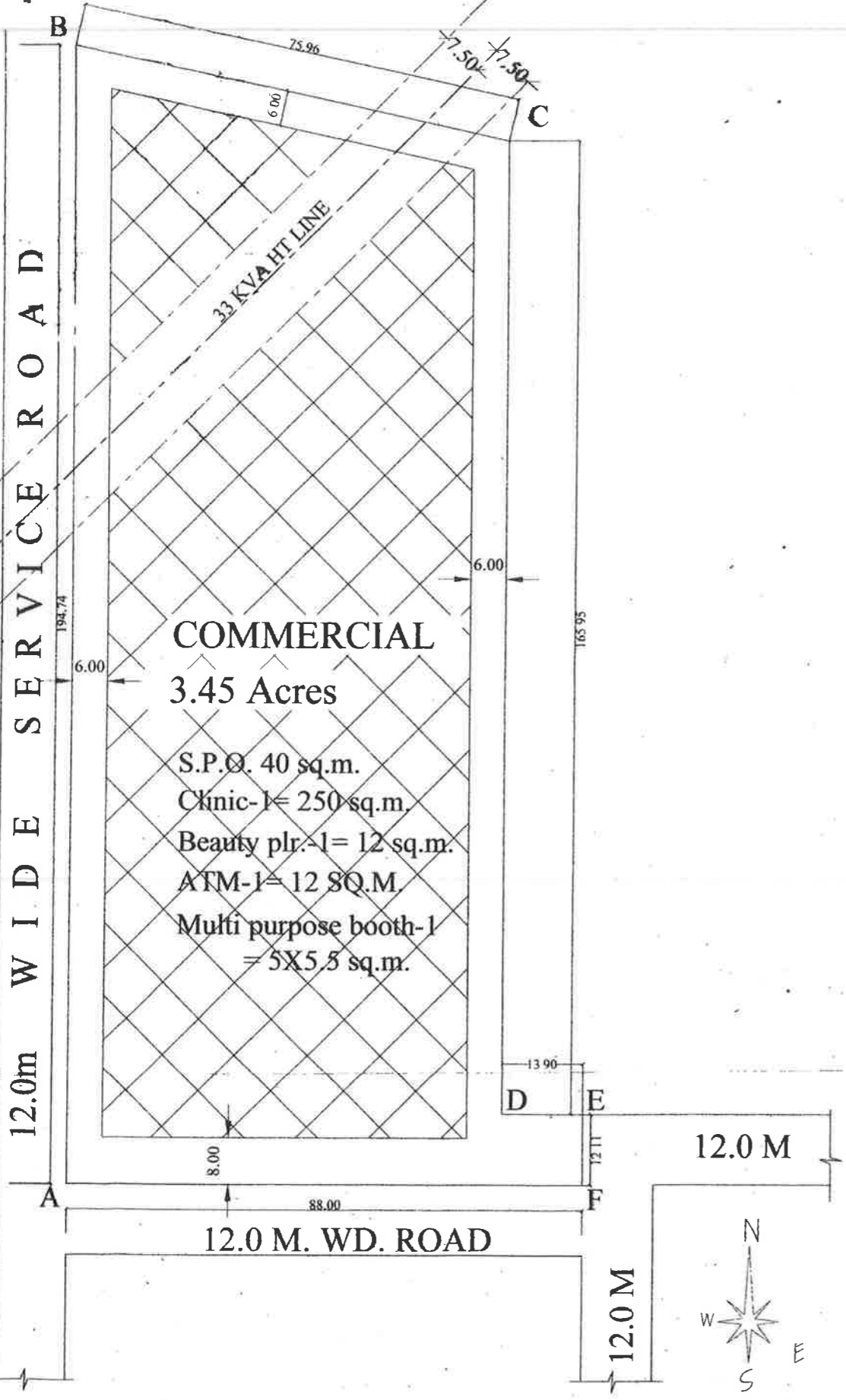
*H. Sharma*  
(Hitesh Sharma)  
DTP(HQ)

*D. Singh*  
(Dhare Singh)  
ACTP(HR)

*M. S. Dhillon*  
(S. S. Dhillon)  
DTP(HR)



SCALE: 1:5



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

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DRG NO D.T.C.P 1395 DATED 16.10.07

(Hitesh Sharma) DTP(HQ)  
(Dhare Singh) DCTP(HR)  
(S. S. Dhillon) DTCP(HR)