

ZONING PLAN FOR INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 25.34375ACRES (LICENSE NO. 94 OF 2023 DATED 27.04.2023 ) SITUATED AT REVENUE ESTATE VILLAGE KUNDALI, TEH.RAI SEC-47, DISTT-SONIPAT HARYANADEVELOPED BY-M/S SPJ PROMOTORS PVT.LTD.

For purpose of code 1.2 (xon) 8.6.1 (1) of the Haryana Building Code , 2017  1.052 2015: The land following plan of half be utilized in accordance with the markl and ord purpose and shadow of the markles of the control of the contr	For purpose of code 1.2 (pcol) & 6.1 (1) of the Haryana Building Code , 2017 as amended form time to time 1.0 (2015).  To Land Tallowan in this coding plannihal be utilized in accordance with the marking explained in the table below the control of the coding premisition of the	as amended form time to time.  rg explained in the table below	12. GATE AND GATE POST a) Gate and gate post shall be constructed as per the constructed as per the constructed as per the constructed as per the constructed part of the constructed part of the constructed part of the constructed part of the per shall be allowed in the result of the part of the per shall be allowed in the result of the part of the part of the per shall be allowed in the results of the per shall be allowed in the results of the per shall be allowed in the results of the per shall be allowed in the results of the per shall be allowed by the
Notation Permissible use of land on the portion of the plot marked in column 1 Industrial	Type of building permissible on land marked in column 1.  Industrial		
+	To be used only for landscape features.		1.3. DISPLAY OF POSTAL NUMBER OF THE PLOT. The premises number and postal address shall be written at the space shown for
Commercial			standard design of the gate as per approved design.  14. GARBAGE COLLECTION POINT
MAXIMUM PERMISSIBLE GROUND COVERAGE     STILT PARKING:  (a) The building or buildings shall be constructed a	ID COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING constructed only with in the portion of the site marked as buildable zone as	dissible Height / INCLUDING das buildable zone as	Every plot holder shall make adequate provision for garbage collection in his own plot a suitable arrangement for dis posal at the towable collection point to be provided by the 15. ACCES
		height / including stilt parking	
6	column-1, according to the table below :-  Permissible Maximum Maximum	ă	16. The community building/buildings shall be constructed by the Coloniser / Owne
Type or anuscry Ground Coverage General Good	Basement permissible permissib		Haryana Development and Regulation of Urban Areas (Amendment and validation.) Act No. 4 of 2012, failing which the said sites shall vest with the Government.
1 General 60% 2 Apparel and footwear 60%	Twin Level 150% 30 meters Urrestrided 250% Unrestrided	be located on	17. APPROVAL OF BUILDING PLANS
97/		reads with a Right of Way of 15 medicm of Way of 15 medicm and above	The haiding glass of the buildings to be constructed at size shall have to be got approved from Director General from Country Famining Haynara can or other persons or the committee authorised by him as per Haynan Building Code-2017 (as amended from time to time) before starting of the construction.
Information Technology  5 park, Cyber park, Cyber  6ty, Technology park	Unrestricted 250% Unrestricted	Subject to condition that the plot must be locate on the roads with a light of way of 30 meters and 30 meters and above.	18. PROVISIONS OF PUBLIC HEALTH FACILITIES.  The W.C. and infraste credited in the helidings shall conform to the National Building Code.
6. Data Centre Industry 60%	Urrestricted there will be no restriction enforce to saling the stricted solors and the saling the		EXTERNAL FINISHES.      The external wall finishes, so far as possible shall be in natural or permital than the content of the content o
he proportion up to which a site may be oode 6.3(3) (iv) of Haryana Building Code,	The proportion up to which a site may be covered with building or buildings on ground floor or subsequent floors shall be as percode 6.3(3) (iv) of Haryana Building Code, 2017:-	subsequent floors shall be as per	may be allowed by the Competent Authority.  (b) The water storage tanks and plumbing works shall not be visible on any shall be suitable works.
a) In case of permissible ground co     be achieved on top floor.     b) Unrestricted basement means as requirements and for use of mass	in case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor. On the ground the same may be earliered between enems as many numbers of basements subject to fulfillment of parking norms and/or storage	chieve on the ground the same may it of parking norms and/ or storage	(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, whatever- (a) For buildings services, primiting services, construction practice, buildings nativals, foundation and Damp Proof Course Chapter 10 of the Hanyana Building Code, 2017 shall be followed.
I farminate Previous	Formissive ray mit used in subsection of undermitting the section of account about the forming of the forming o	rounning. Square meters and in other cases as square meters and in other payment of hall be permitted on the payment of conversion charges and as per norms (NB), (III) and (iv) as per the	(a) Lift and Barrysin.  (b) Lift and Barrysin building shall be growled as per Code 7.7.  (c) Lift and Barrysin building shall be growled as per Code 7.7.  (d) Lift and Barrysin building shall be growled and only with staircase (d) If Iff carnot be provided as per (e) above, ramps shall be provided conforming to the requirement of clause-3 of Ameoune D-3 of Par-3 of National Building Code,2005.  21. <u>BUILDING BYE LANKS</u> 21. <u>BUILDING BYE LANKS</u> 12. <u>BUILDING BYE LANKS</u>
3. SUB-DIVISION / COMBINATION OF PLOTS	ors.		22. FIRE SAFETY MEASURES:
(a) No plot shall be sub-divided. However to the following condition: i) The site coverage shall be as per claim. The maximum permissible coverage.	No pot shall be sub-disided. However two or more plots under one ownership may be combined to form a single plot to the following condition:  I have site coverage shall be as per clause number 2 above.  I) The site coverage shall be as per clause number 2 above.  Ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.	bined to form a single plot subject a single plot.	
Building other than boundary wall, Guard room and gates shall be a industrial buildable. Some Salkony of a width of maximum 1.80 zone in clause number 1 above. Balkony of a width of maximum 1.80 the jobt. No balkony beyond the rear zoning shall be permitted.	Building other, than boundary wall, Guard room and gates shall be constructed only vindustrial busuidable care above. Bakcony of a width of maximum 1.80 meter in front and the point. No bakcony beyond the rear zoning shall be permitted.	constructed only within the portion of the site marked as meter in front and rear sides of plot can be permitte within	building the same should be got approved from the Chief Electrical Install.  (c) To ensure fire fighting scheme shall be got approved from the Director, Hayana or any person authorized by the Director, Urban Local Bodies, shall be obtained prior to starting the construction work at site.  23 GENERAL:
5. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY	ISSIBLE NUMBER OF STOREY		
eight and number under clause 2 (b)	of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017 of this zoning.	f Haryana Building Code, 2017 and as	No. S.O., 1533 (E) Dated 1.49.2006 issued by Ministry of Invironment in India before sarting the construction/execution of development works (ii) That the rain water harvesting system shall be provided as per Central G norms/Harvana Gov. Notifier given as a policable.
Stilt parking is allowed in all sizes pic below the bottom of the beam. The St	<u>still. Personne</u> Still parking is allowed in all sizes plots. The clear height of the still shall be minimum 2.40 metres from below the bottom of the beam. The Still will not be permissible for any purpose other than parking.	.40 metres from the plinth level and parking.	(iii) That it is understood of the control of the c
	en or in the basement / stilt shall be prowided for	of users and	(v) That the coloniser/lowner shall ensure the installation of Solar Photovolid the provisions of order No. 2/52/2005-Spower dated 21.03.20.6 issue Government Renewable Fearor Department  Government Renewable Fearor Department
(a) Adequate parking spaces, covered, op the site as per Code 7.1 of the Haryan (b) In no circumstance, the vehicle(s) belo	Auequate parking spaces, covered, open or in time basement, still statio be provided to wellnows the site as per Code 2.7.1 of the Hayna Building clock_2017.  In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.	icies of users and occupiers, within	Government Renewable Energy Department.  (vi) Fire safety measures shall be regulared by Hayana Fire Service Act, 200  (vi) Fire safety measures shall be regulared by Hayana Building Code - 2017 ,Chapter-7.17
8. PUNTH LEVEL			
The plinth height of building shall not 9. BASEMENT:	The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code BASEMENT:	ana Building Code 2017.	NOTES:
	Basement within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.	shall be constructed, used and	$t_{\rm const}$ for this drawing in conjunction with the demarcation plan verified by D.T.P., Ihajjar vide dated 17.08.2022
10. RESTRICTION OF ACCESS FROM 45 M In the case of plots which abut on the	RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES in the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on to	BN SPACES abut on public open spaces, no	
direct access whatsoever secondary or 11 BOUNDARY WALL:	direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.  BOUNDARY WALL:		
(a) The boundary wall shall be constructe (b) The boundary walls in front of courty, design as approved by the DTO- The (c) In case of comer plots, boundary walls (c) In case of come plots, boundary walls (c) In case of come plots, or plots (d) In case of come plots, or plots (e) In case of come plots or plots (f) In case of come plots or plots (g) In case of come plots	The boundary wall shall be constructed as per Code 7.5.  The boundary walls in flort of counting 6 which abut on a road or an open space shall be constructed according to standard free boundary walls in flort of counting 6 which abut on a space of the for DCT. The boundary wall in the rear county of shall not be more than 1.50 meters in height. In see of comer plots, boundary walls shall be rounded off at scal course by a notion as given below.  1) OS meters flortain of poils opening on to open space.  1) OS meters flortain of poils opening on to open space.	nstructed according to standard than 1.83 meters in height. sen below:	UNIX NO. 104   107
<ul><li>iii). 1.5 meters Radius for 125 s</li><li>iv). 2.0 meters. Radius for plot</li></ul>	a, meters to 420 sq. meters above 420 sq. meters nitted to not construct boundary wall in front of i	, so that the said area can be utilized	

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