

BR-III
(See Rule 44)

From

Senior Town Planner
Hisar Circle, Hisar.

To

M/s Gawar Infra Pvt. Ltd.
Sector-11, Ratia.

Memo No. HR/STP/2691/16 Dated 08-12-2016

Sub:

Approval of building plan for Nursing Home M/s Gawar Infra Pvt. Ltd.
Sector-11, Ratia, License No. 101 of 2013 dated 02-12-2013, District
Fatehabad.

Ref:

Your application dated 26-08-16.

The Building Plan approval committee in its meeting held on 18-11-16 granted permission for the aforesaid construction of M/s Gawar Infra Pvt. Ltd. at village Ratia, Distt. Fatehabad Subject to the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, the Rules 1965 framed there under and the conditions laid down in the agreement and permission for setting up M/s Gawar Infra Pvt. Ltd. granted by the Director General, Town & Country Planning, Haryana, Chandigarh alongwith special reference to the following conditions:-

A-GENERAL

- (i) The plans are valid for a period of two years from the date of issuance of sanction, subject to validity of change of land use permission granted for this project whichever is earlier.
- (ii) No addition and alteration in the buildings plan/ layout plan shall be made without the prior approval of DGTCP/ authorized officer. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DGTCP/ authorized officer shall be pre-requisite.
- (iii) The revenue rasta, if any passing through the site shall be kept unobstructed.

For Gawar Infra Pvt. Ltd


Author Signatory



- (iv) No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
- (v) Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV(B) alongwith BR-V(2) regarding completion of works described in the plans and it shall be accompanied by.
- (vi) Structural stability certificate duly signed by both the recognized Structural Engineer and proof consultant.
- (vii) DPC certificate issued by Distt. Town Planner, Fatehabad.
- (vii) A clearance from Fire Safety point of view from the Secretary M.C.Fatehabad.
- (viii) The open parking around the building blocks shall be metalled an properly organized. No parking is allowed outside the premises.

B-STRUCTURAL SAFETY:

The structural responsibility of the construction shall be entirely of the owner/ Supervising Architect/ Structural Engineer of the Project.

Further that: -

- a) A Certificate from a recognized Architect, Structural Engineer and proof consultant shall be submitted to the department within 60 days of issue of this letter that the structural design of the building is designed and built as per the provision of NBC and relevant I.S. code for all seismic load, all dead and live loads, wind pressure and structure safety from earthquake of the intensity expected in this area at the time of obtaining completion certificate also.
- b) For buildings more than three storey high, foundations shall be designed after making standard tests or establishing the safe bearing pressure of the soil and the foundations shall be taken down to such a depth or so constructed as to render the building immune for damage from upheaval and movements due to seasonal variations in the content of the moisture in the ground.
- c) All material to be used for erection of building shall conform to I.S.I and NBC standards.

- d) No walls/ ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specifications.
- e) Every wall of a public building or domestic building (including a pier forming a part of the wall or a compound wall) shall be provided with a damp-proof course, except when build of materials such as cement concrete with or without the addition of any commercial sump proofing material.
- f) Material specified as damp proof course, shall be as indicated in the Haryana Public Works Deptt. Specifications, 1990 edition or a provided in National Building Code.

C- FIRE SAFETY:

- (i) The owner and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye-laws/ regulations.
- (ii) Further, the owner shall also prepare and submit the plans in triplicate to Secretary M.C.Fatehabad clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
- (iii) On receipt of the above request, the Secretary M.C.Fatehabad after satisfying himself that the entire fire protection measures proposed for the above building are as per NBC and other fire safety bye laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the Secretary M.C.Fatehabad within a period of 90 days from the date of issuance sanction of building plans.
- (iv) Fire fighting system/ water storage tank etc. to be got approved from the competent authority.

D- WATER SUPPLY:

- (i) The down take system shall be provided by the firm by providing clear water storage tank of not less than half day storage of water for domestic uses on the top of the building block. The capacity of the tank as shown on the plans and down take system/ thereof are as under:-

Sr. No.	Name of building block	Capacity of tank for domestic use in ltrs.	Up pipe in mm	Down pipe in mm
1.	Main Building	5000	25	40/32/25
2.	U.G.T.	50000	-	-

- (ii) Presently there is no any Public Health Services provided in the proposed plan the same as been provided in the existing sister concerned unit & the same will be used. The undertaking of the same is enclosed herewith. If the sister concerned units withdraw the facilities from the proposed unit, the Public Health Services will be got approved from the competent authority before its installation at site.

For Gawar Infra Pvt. Ltd

Auth. Signatory



- (iii) Inlet pipe from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.
- (iv) The arrangement of potable water shall be made by the applicant at his own sources. The responsibility of any kind of water born diseases shall be with the owner.
- (v) All the Public Health Works to be carried out under the Supervision of qualified Public Health Engineer and after completion of work, a certificate from the Public Health Engineer to be obtained in respect that all the Public Health Works has been carried out under his Supervision, as per approved plan/ Specification and functional. The certificate required to be submitted to this office for inspection of works as site.
- (vi) Roof Top Rain Water Harvesting System & Solar Water heating system and lights will be provided by the applicant as per instructions and got approved after its completion.
- (vii) The arrangement of potable water supply shall be made by the applicant at his own sources. The responsibility of any kind of water born diseases shall be rest with the owner.

E- SEWERAGE:

- (i) All sewerage line shall not be less than 150mm dia. S.W. pipes.
- (ii) All soil stack shall be 100 mm dia and all waste stack shall be 100 mm dia.
- (iii) Waste water pipe connecting FT to GT and FT to waste stack shall be 75mm dia.
- (iv) All soil pipes from W.C. to soil stack and W.C. to I.C. shall be 100mm dia.
- (v) All W.C. shall be provided with high/ low levels flushing cistern of 8 ltrs. Capacity.
- (vi) You have proposed disposal of sewerage through existing tank thus it may be made clear to you that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewerage.
- (vii) The septic tank shall have to be constructed at a minimum distance of 25 mtrs. away from the building line in any direction and 60 mtrs. away from water sources.
- (viii) The septic tank shall be constructed as per IS:2470(Part-1) 1985 and exact calculation of size shall be designed as given in the manual of sewerage and sewer treatment (Latest Edition) while calculating and designing the septic tank.
- (ix) The owner shall make suitable arrangement for disposal of effluent in accordance with the norms setup by Haryana State Board of Prevention and Control of Pollution for which necessary consent be obtained from the Haryana Pollution Control Board.

F- STORM WATER DRAINAGE:

- (i) All rain water stack pipes shall be 100/150mm dia pipes as shown on the plans.

For Gawar Infra Pvt. Ltd

Auth. Signatory



- (ii) It is made clear to you that the roof top rain harvesting system shall be provided by you as per HUDA/ State Govt. norms and the same shall be maintained by you and shall be kept operational all the time.
- (iii) Before issuing the occupation certificate, the public health service complete as per proposal at site by the owner will be got checked from the office of Superintending Engineer, HUDA, Hisar as per Gazette notification dated. 31.10.01.

G- OTHERS:

- (i) Alternative source of electricity shall be provided by you for functioning of water supply, sewerage and storm water drainage scheme by providing Gen. set of required capacity.
- (ii) All pipes, fixtures, fittings, pumps, Gen. set and motor etc. shall be conforming to relevant IS specification and ISI marked.
- (iii) You shall have to pay the proportionate cost of External Development charges for water supply, Sewerage, Storm water, drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross average basis and when determined by HUDA/ State Govt. any other agency and will be binding upon you.
- (iv) It is made clear to you that you will be sole responsible for making connection with the master services, if provided by the State Govt./ HUDA/ any other agency at your own cost with the prior approval of the competent authority.
- (v) You shall obtain the clearance/ NOC as per the provisions of the notification no. S.O. 1533 (E) dated 14.9.06 issued by Ministry of Environment and Forest, Govt. of India before starting the construction/ execution of development work at site.
- (vi) As per Haryana Govt. Notification no. 22/52/05-5P dt.29.7.05 on every conservation measures the solar water heating system will be provided by the applicant at his own sources in the building.
- (vii) If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
- (viii) The HUDA has not responsible for providing any kind of facility to the above and site/ industry/ school institutions and owner will made own arrangement for all requirements/ drinking water/ sewerage disposal, roads vehicle parking area, bus que- shelter, street lights etc.
- (ix) The owner has to deposit the external development cost as and when demanded by HUDA.
- (x) The external services will be provided by HUDA as and when these services are available in the vicinity and no claim whatsoever will be made by the applicant in this regard.

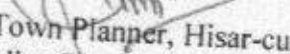
For Gawar Infra Pvt. Ltd

Auth. Signatory

- (xi) That the owner shall use only Compact Fluorescent Lamp (CFL) fitting for internal lighting as well as campus lighting.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/One set of building plan.


Senior Town Planner, Hisar-cum-
Chairman, Building Plan Approval Committee

Endst. No.

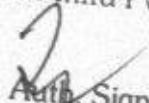
Dated

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

1. Director General, Town & Country Planning, Haryana, Chandigarh memo no. LC-2941-JE(SN)-2013/59625 dated 4-12-13 & applicant already paid cess amounting to Rs. 320/- vide DD No. 049535 dated 30-11-16 & Rs. 31440/- vide DD No. 049537 dated 30-11-16 in favour Sec. Haryana Building & other const. workers welfare board, Haryana, Chandigarh.
2. Assessing Officer-cum-Deputy Director Industrial Safety & Health, Fatehabad.
3. Superintending Engineer, HUDA, Hisar w.r.t. his memo no. 81824 dated 30-09-16.
4. Distt. Town Planner, Fatehabad w.r.t. his memo no. 2215 dated 08.11.16.

1
Senior Town Planner, Hisar-cum-
Chairman, Building Plan Approval Committee

For Gawar Infra Pvt. Ltd


Auth. Signatory

BR-III
(See Rule 44)

From Senior Town Planner
Hisar Circle, Hisar.

To M/s Gawar Infra Pvt. Ltd.
Sector-11, Ratia.

Memo No. 2696

Dated 9-12-16

Sub: Approval of building plan for Nursery School M/s Gawar Infra Pvt. Ltd. Sector-11, Ratia, License No. 101 of 2013 dated 02-12-2013, District Fatehabad.

Ref: Your application dated 26-08-16.

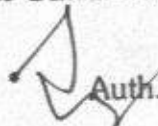
The Building Plan approval committee in its meeting held on 18-11-16 granted permission for the aforesaid construction of M/s Gawar Infra Pvt. Ltd. at village Ratia, Distt. Fatehabad Subject to the provisions of Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963, the Rules 1965 framed there under and the conditions laid down in the agreement and permission for setting up M/s Gawar Infra Pvt. Ltd. granted by the Director General, Town & Country Planning, Haryana, Chandigarh alongwith special reference to the following conditions:-

A-GENERAL

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u.m. 347

For Gawar Infra Pvt. Ltd

 Auth. Signatory



- (iv) No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
- (v) Before grant of occupation certificate, you shall have to submit a notice of completion of the building in form BR-IV(B) alongwith BR-V(2) regarding completion of works described in the plans and it shall be accompanied by.
- (vi) Structural stability certificate duly signed by both the recognized Structural Engineer and proof consultant.
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For Gawar Infra Pvt. Ltd

Auth. Signatory



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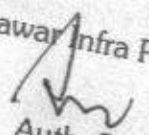
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F- STORM WATER DRAINAGE:

- (i) All rain water stack pipes shall be 100/150mm dia pipes as shown on the plans.

u.m. 350

For Gaway Infra Pvt. Ltd

Auth. Signatory



- (ii) It is made clear to you that the roof top rain harvesting system shall be provided by you as per HUDA/ State Govt. norms and the same shall be maintained by you and shall be kept operational all the time.
- (iii) Before issuing the occupation certificate, the public health service complete as per proposal at site by the owner will be got checked from the office of Superintending Engineer, HUDA, Hisar as per Gazette notification dated. 31.10.01.

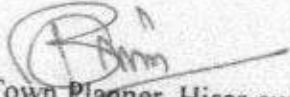
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- (v) You shall obtain the clearance/ NOC as per the provisions of the notification no. S.O. 1533 (E) dated 14.9.06 issued by Ministry of Environment and Forest, Govt. of India before starting the construction/ execution of development work at site.
- (vi) As per Haryana Govt. Notification no. 22/52/05-5P dt.29.7.05 on every conservation measures the solar water heating system will be provided by the applicant at his own sources in the building.
- (vii) If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
- (viii) The HUDA has not responsible for providing any kind of facility to the above and site/ industry/ school institutions and owner will made own arrangement for all requirements/ drinking water/ sewerage disposal, roads vehicle parking area, bus que- shelter, street lights etc.
- (ix) The owner has to deposit the external development cost as and when demanded by HUDA.
- (x) The external services will be provided by HUDA as and when these services are available in the vicinity and no claim whatsoever will be made by the applicant in this regard.

- (xi) That the owner shall use only Compact Fluorescent Lamp (CFL) fitting for internal lighting as well as campus lighting.

This sanction will be void abnatio, if any of the conditions mentioned above are not complied with.

DA/One set of building plan.


Senior Town Planner, Hisar-cum-
Chairman, Building Plan Approval Committee

Endst. No.

Dated

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

1. Director General, Town & Country Planning, Haryana, Chandigarh memo no. LC-2941-JE(SN)-2013/59625 dated 4-12-13 & applicant already paid cess amounting to Rs. 360/- vide DD No. 049534 dated 30-11-16 & Rs. 35920/- vide DD No. 049536 dated 30.11.16 in favour Sec. Haryana Building & other const. workers welfare board, Haryana, Chandigarh.
2. Assessing Officer-cum-Deputy Director Industrial Safety & Health, Fatehabad.
3. Superintending Engineer, HUDA, Hisar w.r.t. his memo no. 81814 dated 30-09-16.
4. Distt. Town Planner, Fatehabad w.r.t. his memo no. 2214 dated 08.11.16.

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Senior Town Planner, Hisar-cum-
Chairman, Building Plan Approval Committee

For Gawar Infra Pvt. Ltd


Auth. Signatory

From,

District Town Planner,
Fatehabad.

To,

Architect Bhagirath,
B. Arch, A II A.
117, Basement Red Cross Market Hisar.

Memo No. 3452 DTP(F) dated 13-11-14

Subject:- Approval of residential building plan of Plot No. 156, M/s Gawar Infra Pvt. Ltd., Sector-11, Ratia District Fatehabad.

Ref: In reference to your application dated 10.11.2014.

The building plans submitted vide application under reference of subject cited plot under self certification policy have been checked from setback, position of gate, FAR and ground coverage point of view and found correct. Please ensure that rest of provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, building bye-laws and Zoning plan as approved by Director General, along with other amendments/ instructions issued from time to time are complied with before issuing approval to the owner/applicant and ensure that submission of approval letter and a copy of approved building plan along with CD are submitted by you in this office within two weeks. A copy of approval letter may also be provided to the concerned colonizer.
D.A./Building Plan one set.




District Town Planner,
Fatehabad.

Endst.No.

Dated

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

1. Senior Town Planner, Hisar Circle Hisar.
2. M/s Gawar Infra Pvt. Ltd., Sector-11, Ratia District Fatehabad.


District Town Planner,
Fatehabad.

For Gawar Infra Pvt. Ltd


Auth. Signatory

From,

District Town Planner,
Fatehabad.

To,

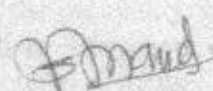
Architect Bhagirath,
B. Arch, A II A.
117, Basement Red Cross Market Hisar.

Memo No. 3449 DTP(F) dated 13-11-14

Subject:- Approval of residential building plan of Plot No. 107, M/s Gawar Infra Pvt. Ltd., Sector-11, Ratia District Fatehabad.

Ref: In reference to your application dated 10.11.2014.

The building plans submitted vide application under reference of subject cited plot under self certification policy have been checked from setback, position of gate, FAR and ground coverage point of view and found correct. Please ensure that rest of provisions of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965, building bye-laws and Zoning plan as approved by Director General, along with other amendments/ instructions issued from time to time are complied with before issuing approval to the owner/applicant and ensure that submission of approval letter and a copy of approved building plan along with CD are submitted by you in this office within two weeks. A copy of approval letter may also be provided to the concerned colonizer. D.A./Building Plan one set.


District Town Planner,
Fatehabad.

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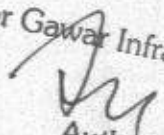
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1. Senior Town Planner, Hisar Circle Hisar.
2. M/s Gawar Infra Pvt. Ltd., Sector-11, Ratia District Fatehabad.

/
District Town Planner,
Fatehabad.

For Gawar Infra Pvt. Ltd


Auth. Signatory

OCCUPATION CERTIFICATE
FORM-BR-VI(See Rule 47 (i))

From:

Senior Town Planner-cum-Chairman
Building Composition Committee, Hisar.

To,

M/s Gawar Infra Pvt. Ltd.,
Sector-11, Ratia.

Memo No. HR(STP)/1105/2018 Dated 25.5.18

Sub: Occupation certificate for Nursing Home M/s Gawar Infra Structure Pvt. Ltd. Gawar City, Sector-11 at Ratia, Distt. Fatehabad.


Ref: Your application dated 01.12.2017.

The building composition committee after considering report of DTP, Fatehabad dated 28.03.2018 & SE, HSVP, Hisar dated 25.01.18 and Structural Stability certificate received from Sh. Er. N. Kamal Nagpal, hereby grant permission for the occupation of above referred building by compounding the violation as per description given below:-

Description of Building for which occupation is granted

G. Floor	= 264.171 Sqmt.
Mumty	= 30.807 Sqmt.

However, the building shall be used for the purpose for which the occupation certificate is being granted and you shall not undertake any further construction or alterations except in accordance with the approved building plans failing which this certificate shall be null and void ab-initio. You shall be responsible for ensuring safety of men and material within the plot under subject.


Senior Town Planner,
Cum-Chairman Building Composition Committee,
Hisar.

Endst. No.

Dated

Copy is forwarded to the following for for information & necessary action please.

- 1- Superintending Engineer, HSVP, Hisar.
- 2- District Town Planner, Fatehabad.

Senior Town Planner,
Cum-Chairman Building Composition Committee,
Hisar.

For Gawar Infra Pvt. Ltd

Auth. Signatory

OCCUPATION CERTIFICATE
FORM-BR-VI(See Rule 47 (i))

From:

Senior Town Planner-cum-Chairman
Building Composition Committee, Hisar.

To,

M/s Gawar Infra Pvt. Ltd.,
Sector-11, Ratia.

Memo No. HR/STP/1102/2018 Dated 25.05.2018

Sub: Occupation certificate for Nursery School M/s Gawar City Sector-11 at Ratia, Distt. Fatehabad.

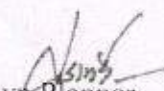
Ref: Your application dated 30.11.2017.

The building composition committee after considering report of DTP, Fatehabad dated 28.03.2018 & SE, HSVP, Hisar dated 25.01.18 and Structural Stability certificate received from Sh. Er. N. Kamal Nagpal, hereby grant permission for the occupation of above referred building by compounding the violation as per description given below:-

Description of Building for which occupation is granted

G. Floor	= 307.482 Sqmt.
Mumty	= 29.605 Sqmt.

However, the building shall be used for the purpose for which the occupation certificate is being granted and you shall not undertake any further construction or alterations except in accordance with the approved building plans failing which this certificate shall be null and void ab-initio. You shall be responsible for ensuring safety of men and material within the plot under subject.


Senior Town Planner,
Cum-Chairman Building Composition Committee,
Hisar.

Endst. No.

Dated

Copy is forwarded to the following for for information & necessary action please.

- 1- Superintending Engineer, HSVP, Hisar.
- 2- District Town Planner, Fatehabad.

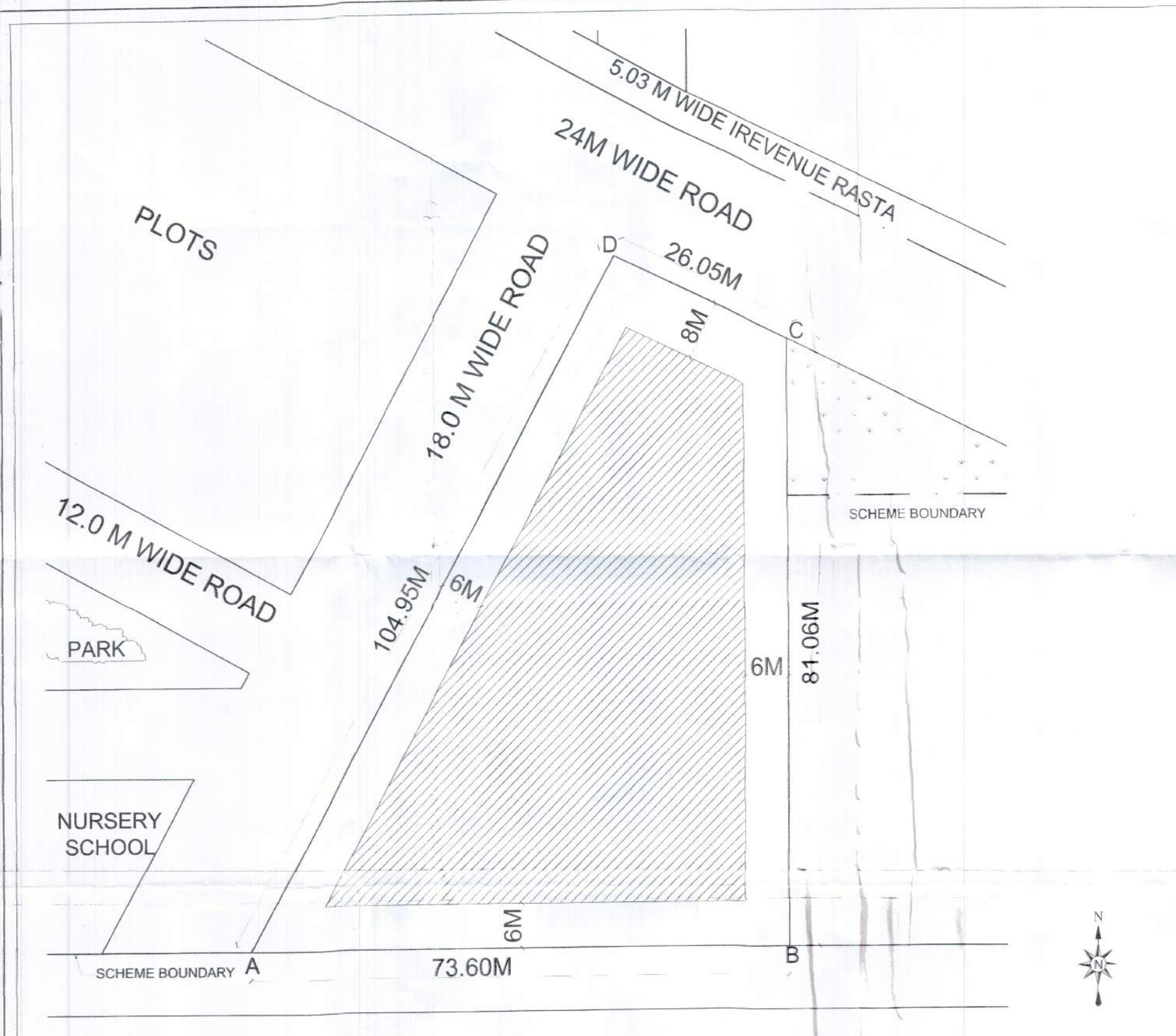
Senior Town Planner,
Cum-Chairman Building Composition Committee,
Hisar.

For Gawar Infra Pvt. Ltd

Auth. Signatory

ZONING PLAN OF COMMERCIAL POCKET AREA MEASURING 1.074 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 27.00 ACRES (LICENCE NO. 101 OF 2013 DATED 02.12.2013) IN SECTOR-11, RATIA BEING DEVELOPED BY GAWAR INFRA PVT. LTD.

ZONING CLAUSES FOR COMMERCIAL SITE
FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.



1. SHAPE & SIZE OF SITE
The shape and size of the site in accordance to the demarcation plan shown as A to D, as confirmed by DTP, Fatehabad vide memo no. 775 dated 04.05.2014.

2. LAND USE
The type of buildings permissible in this site shall conform to the provisions of the Commercial zone as provided in Appendix 'B' to the Development Plan of Fatehabad as amended from time to time, as applicable.

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.
(Empty box)	Open Space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
(Hatched box)	Building Zone	Building as per permissible land use in clause 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% on the area of 1.074 acres.
c) Maximum permissible FAR shall be 150 on the area of 1.074 acres.

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 buildings shall not be more than as allowed by National Airport Authority and shall not exceed 15 times the width of the roads adjoining to the site plus the open space.
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 24 M. along the narrow street.
c) Building/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 inters distance not less than the set back required for each building according to the table below:

S.No	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	4
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) To ensure the safety and structural stability of the building of more than 60 meter in height, the developer shall submit the structure drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, IIT Chandigarh or IIT Kurukshetra etc. 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. These approvals shall be obtained prior to starting the construction work at site.
f) 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 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 DG, TCP, Haryana.

7. BASEMENT
Four level basements within the 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 rooms, fire fighting, outdoor, water reservoir, electric sub-station, air conditioning plants and towers/ utilities, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and 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
a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
b) At least 15% of the parking shall be at the street level.

c) The parking spaces for commercial building shall not be less than 1ECS for 50 sqm. of covered area on all floors. The area for parking per car shall be as under:
(i) Basement = 35 sq. mtrs.
(ii) Stairs = 30 sq. mtrs.
(iii) Open = 25 sq. mtrs.
d) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.
e) 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 shop/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 DG, TCP, 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 Colony 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 DG, TCP, Haryana.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable enclosed.
c) All sign boards and names shall be written on the spaces provided on buildings as per approved building 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 DG, TCP, 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 Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995' which includes construction of ramps in public buildings, adaptation of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures for hospitals, primary health centres and other medical care and rehabilitation units. On the points where such rules are silent and stipulate no condition or norms, the model building byelaw issued by the IS, and as given in the NBC shall be followed as may be approved by DG, TCP, Haryana.

17. 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 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/AT. Control periphery of the panel on ground floor or in upper basement and it should be located on outer building, the same should be got approved from the competent authority.

18. SOLAR WATER HEATING SYSTEM
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block (where hot water is required) before applying for an occupation certificate.

19. RAIN WATER HARVESTING SYSTEM
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. modification as applicable.

20. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 153(E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

21. The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

INCLUDING		
1 ATM	12.0 Sq.MT.	ZONED AREA = 2753.26 sq. mt. or = 0.68 acres
1 CLINIC	250.0 Sq. MT.	
1 MULTI PURPOSE BOOTH (5X5.5MT)	27.5 Sq. MT.	ALL DIMENSIONS ARE IN METER
1 BEAUTY PARLOR	12.0 Sq. MT.	

ORG. NO. DG, TCP 4630 DATED 06-05-2014
 P.P. SINGH (NOTY HO)
 (JITENDER SHAG) STR(E & V)
 (J.S. REDHU) CTP (HR)
 (ANURAG RASTOGI, IAS) DG, TCP (HR)
 For Gawar Infra Pvt. Ltd.
 Atty. Signatory


ZONING PLAN OF NURSING HOME SITE MEASURING 977.14 SQ. MT. FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 27.00 ACRES (LICENCE NO. 101 OF 2013 DATED 02.12.2013) IN SECTOR-11, RATIA BEING DEVELOPED BY GAWAR INFRA PVT. LTD.

FOR THE PURPOSE OF RULE 38(xiii) AND (48) 2 OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE :-
The shape and size of the site in accordance to the demarcation plan shown as A to C as confirmed by DTP, Fatehabad vide memo no. 775 dated 04.03.2014.

2. LAND USE :-
The site shall be used for Nursing Home as shown on the zoning plan and its use for any other purpose shall not be permitted in any case.

3. TYPE OF BUILDING PERMITTED :-
The type of building permitted on this site shall be buildings designated and intended to be used for Nursing Home for the residents of the area.

4. GROUND COVERAGE AND FAR :-
a) The ground coverage will be as per the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 with an FAR of 1.00 on the area of site.
b) Building shall be permitted with in the portion of the site marked as  on this plan and no where else.

5. BASEMENT :-
Basement within the 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 stilts (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 parking and 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.

6. HEIGHT OF BUILDING :-
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following :-
a) The maximum height of the building shall not be more than 15 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.
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) All building block(s) shall be constructed so as to maintain an interse distance not less than the set back required for each buildings according to the table Below:-

S.No	HEIGHT OF BUILDING (METERS)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDING (METERS)
1	10	3
2	15	5
3	18	6
4	21	7

d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.
e) Any height in excess of the one specified above and required for the purposes of water tank, lift room or any other features shall be subject to the approval of the Competent authority.
f) The plinth height of the building shall not be less than 45cm from centre of the finished level of the road abutting the boundary wall.

7. BOUNDARY WALL/ GATE AND GATE POSTS HEDGES AND FENCES :-
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on to the sector road/ public open space.

8. PARKING :-
a) Adequate parking spaces, covered, open or in basement shall be provided with in the site.
b) Parking spaces 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 sqm,
ii) Stilts 30 sqm.
iii) Open 25 sqm.
c) At least 20% of the parking shall be provided at the street level.

9. LIFTS AND RAMPS :-
Lift and ramps with 100% stand by generators along are provided for running of with automatic switchover lifts along with stairs, However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 metres with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

10. SUB-DIVISIONS OF SITE :-
The site of the Nursing Home shall not be sub divided under any circumstances, whatsoever.

11. 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 DG,TCP, Haryana.

12. APPROVAL OF BUILDING PLANS :-
The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 8 (2) of the Act No. 41 of 1963), before taking up the construction.

13. 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. The owner shall also follow the provisions of section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act,1995' which includes construction of ramps in public building, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or Lifts and other relevant measures for hospitals, primary health centres and other medical care and rehabilitation units. One 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 DG,TCP, Haryana.

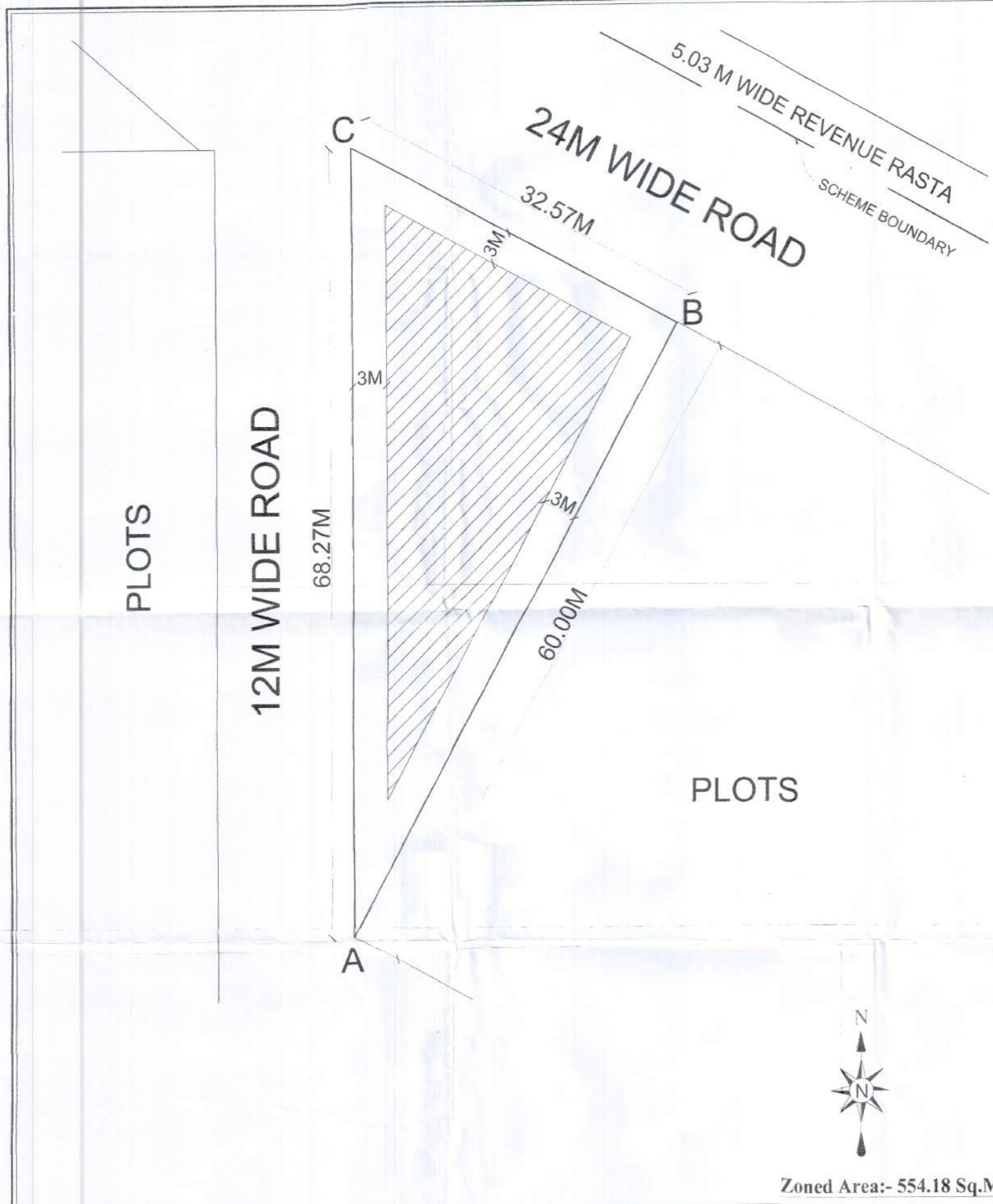
14. FIRE SAFETY MEASURES :-
The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
Electric Sub Station/ generator room if provided should be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

15. GENERAL :
a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn to a scale of 1cm = 1m and site plan to a scale of 1cm = 2m shall accompany the building application.
b) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
d) The name of the institution/building could be affixed on the external face of the building for with detailed elevations/ section showing the same would have to be got approved from the DG,TCP, Haryana.
e) That the rain water harvesting system shall be provide as per Central Ground Water Authority norms/ Haryana Govt. notification, as applicable.
f) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block (if hot water is required) applicable before applying for an occupation certificate.
g) The coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as for Campus lighting.

DRG. NO. DGTCP - 4682 DATED 06-05-2014

(P.P. SINGH) (JITENDER SHAG) (J. S. REDHU) (ANURAG RASTOGI, IAS)
DTP (HQ) STP(E & V) CTP (HR) DG,TCP (HR)

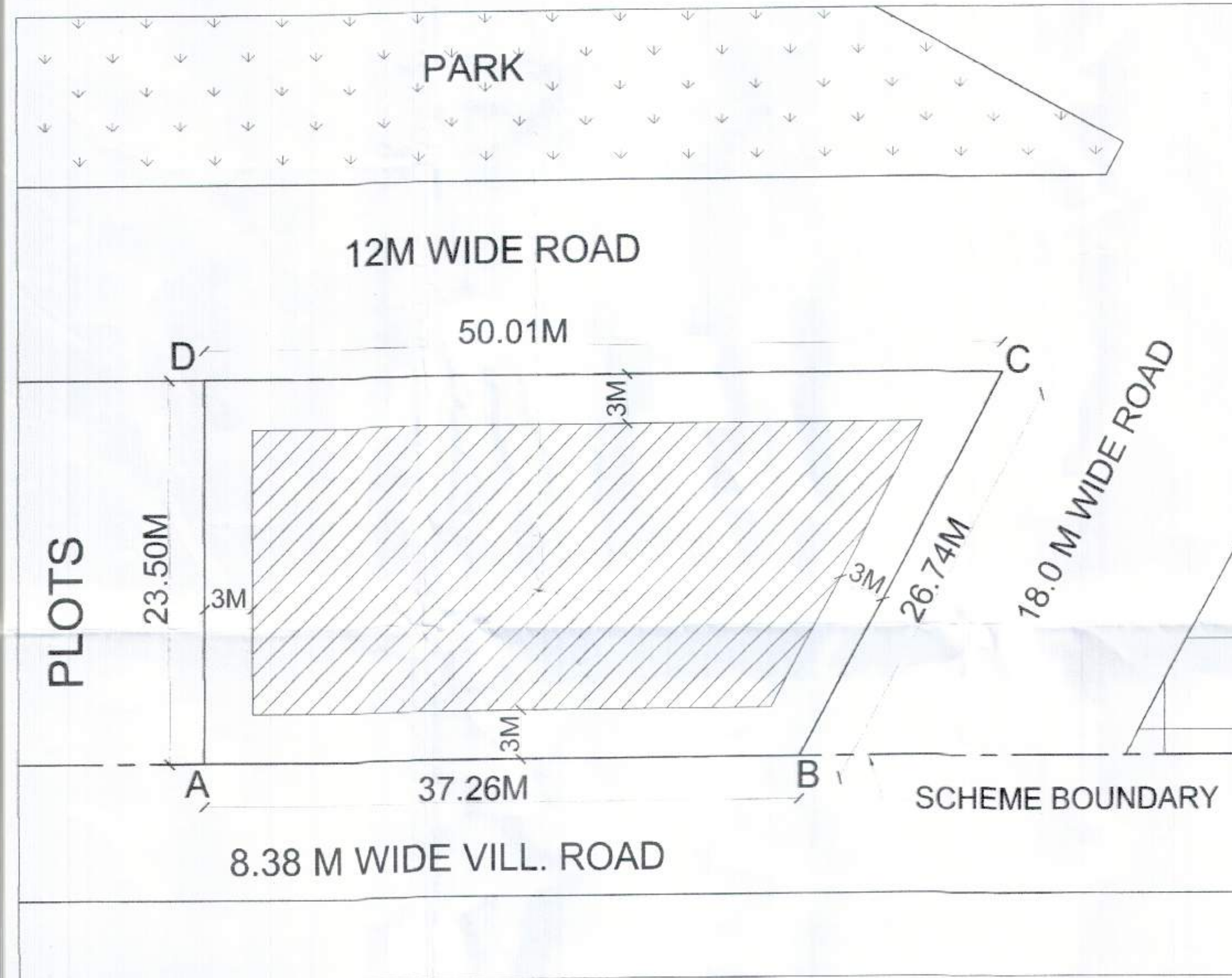
For Gawar Infra Pvt. Ltd
Auth. Signatory



Zoned Area:- 554.18 Sq.Mt

At Ward No. 6, Sector-11, Ratia, Distt. Fatehabad, Haryana
Licence No. 101 of 2013 dated 02.12.2013

ZONING PLAN OF NURSERY SCHOOL SITE MEASURING 0.25 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 27.00 ACRES (LICENCE NO. 101 OF 2013 DATED 02.12.2013) IN SECTOR-11, RATIA BEING DEVELOPED BY GAWAR INFRA PVT. LTD.



Zoned Area:- 651.35 Sq.Mt

FOR THE PURPOSE OF RULE 38(xiii) AND (48) 2 OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE :-
The shape and size of the site in accordance to the demarcation plan shown as A to D, as confirmed by DTP, Fatehabad vide memo no. 775 dated 04.03.2014.

2. LAND USE :-
The site shall be used for Nursery School as shown on the zoning plan and its use for any other purpose shall not be permitted in any case.

3. TYPE OF BUILDING PERMITTED :-
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.

4. GROUND COVERAGE AND FAR :-
a) The ground coverage will be as per the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 with an FAR of 1.00 on the area of 0.20 acre.
b) Building shall be permitted with in the portion of the site marked as [hatched] on this plan and no where else.

5. BASEMENT :-
Basement within the 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 stilts (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 parking and 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.

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

- a) The maximum height of the building shall not be more than 15 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space.
- 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) All building block(s) shall be constructed so as to maintain an interse distance not less than the set back required for each buildings according to the table Below:-

S.no	HEIGHT OF BUILDING (METERS)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDING (METERS)
1	10	3
2	15	5
3	18	6
4	21	7

- d) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above. Any height in excess of the one specified above and required for the purposes of water tank, lift room or any other features shall be subject to the approval of the Competent authority.
- e) The plinth height of the building shall not be less than 45cm from centre of the finished level of the road abutting the boundary wall.

7. BOUNDARY WALL/ GATE AND GATE POSTS HEDGES AND FENCES :-
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. In addition to the gate/ gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on to the sector road/ public open space.

8. PARKING :-
Adequate parking facilities shall be provided with in the site. The total area of such 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.

9. WIDTH/SLOPE OF RAMPS :-
The clear width of the ramp leading to the basement shall be 4.00 metres with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

10. SUB-DIVISIONS OF SITE :-
The site of the Nursery School shall not be sub divided under any circumstances, whatsoever.

11. 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 DG,TCP, Haryana.

12. APPROVAL OF BUILDING PLANS :-
The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 8 (2) of the Act No. 41 of 1963), before taking up the construction.

13. 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. The owner shall also follow the provisions of section 46 of 'The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995' which includes construction of ramps in public building, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or Lifts and other relevant measures for hospitals, primary health centres and other medical care and rehabilitation units. One the points where such rules are silent and stipulate no condition or norm, the model building bylaw issued by the ISI and as given in the NBC shall be followed as may be approved by DG,TCP, Haryana.

14. 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 competent authority.

- 15. GENERAL :-**
- a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn to a scale of 1cm = 1m and site plan to a scale of 1cm = 2m shall accompany the building application.
 - b) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
 - c) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
 - d) The name of the institution/building could be affixed on the external face of the building for with detailed elevations/ section showing the same would have to be got approved from the DG,TCP, Haryana.
 - e) That the rain water harvesting system shall be provide as per Central Ground Water Authority norms/ Haryana Govt. notification, as applicable.
 - f) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block (if hot water is required) applicable before applying for an occupation certificate.
 - g) The coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as for Campus lighting.

16. The above said zoning plan is approved subject to the condition that the community building/ buildings shall be constructed by the colonizer/owner as per provisions 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. DGTCP - 4631 DATED 06-05-2014

For Gaur Infra Pvt. Ltd
112 Old Badli Road
Gurgaon

(SINGH)
DTP (HQ)

(JITENDER SIHAG)
ST/PE & V

(J. S. REDHU)
CTP (HR)

(ANURAG RASTOGI, IAS)
DG, TCP (HR)

For Gaur Infra Pvt. Ltd
Auth. Signature