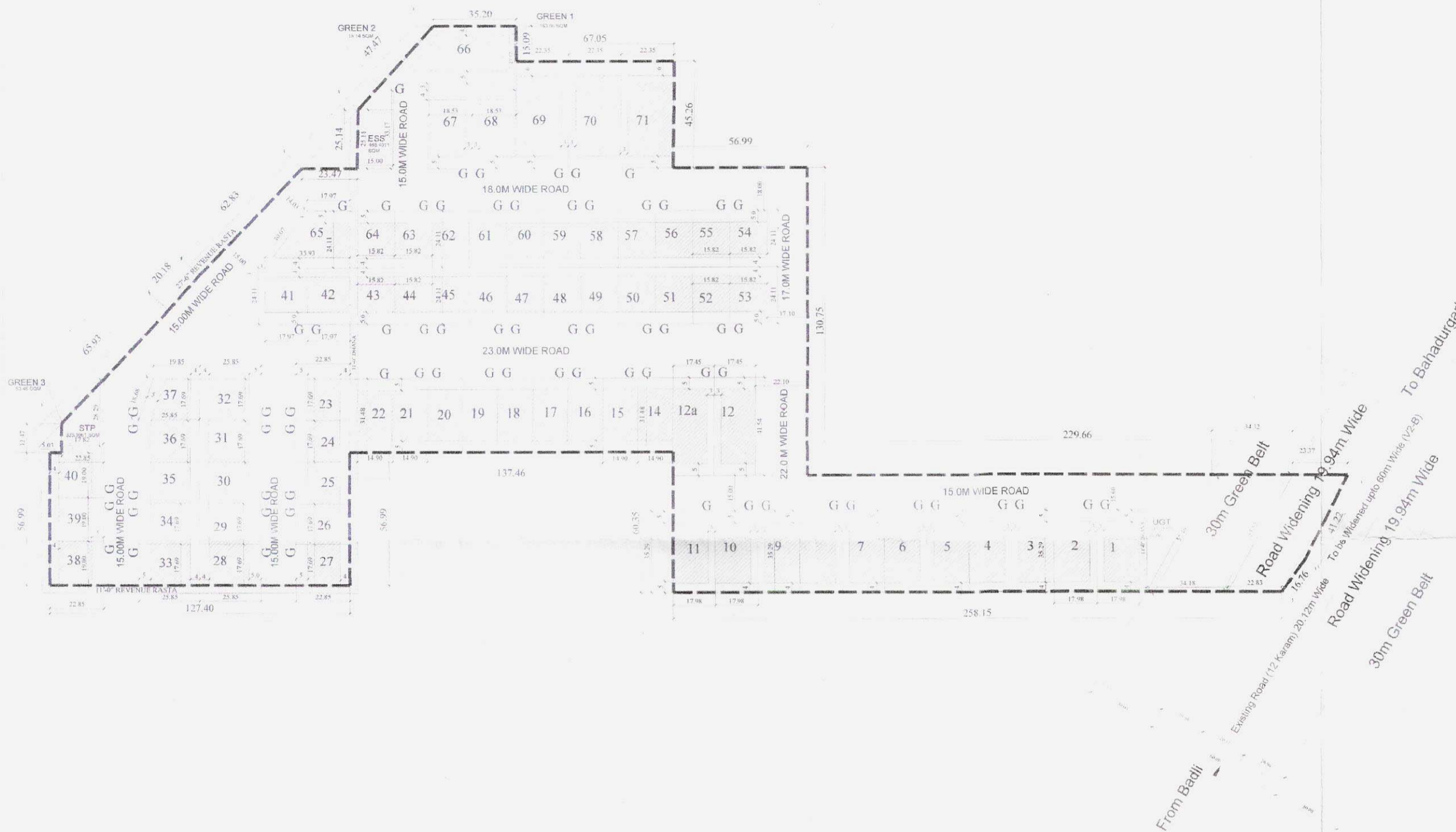


REVENUE RASTA  
DHANA



INDUSTRIAL PLOTS									
S.NO.	PLOT NO.		SIZE IN METER		AREA SQM	ZONED AREA IN SQM	PERCENTAGE	NO. OF PLOTS	
	FROM	TO	LENGTH	BREADTH					
1	1	11	35.29	17.98	634.5142	354.830	62.23	11	
2	12	18	17.46	41.64	724.0730	405.0000	62.90	2	
3	14	22	31.48	14.90	469.0020	220.040	68.23	9	
4	23	27	17.69	22.85	404.2165	205.0700	60.63	5	
5	28	36	17.69	25.85	457.3965	298.1600	65.20	9	
6	37		AS PER SITE		404.2165	240.1200	59.40	1	
7	38	40	19.00	22.85	434.1500	263.1300	60.61	3	
8	41	42	24.11	17.97	433.2567	271.4400	62.65	2	
10	43	64	24.11	15.82	381.4202	238.9800	62.66	22	
9	65		AS PER SITE		649.7645	412.7900	63.53	1	
12	66		AS PER SITE		1042.5780	644.9800	61.86	1	
11	67	68	18.53	33.17	614.6801	374.3800	60.91	2	
13	69	71	45.26	22.35	1011.5610	662.9700	65.54	3	
TOTAL NO OF PLOTS									71

NOTE:- ALL DIMENSIONS ARE IN METERS

## ZONING PLAN OF INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 14.89375 ACRES IN THE REVENUE ESTATE OF VILLAGE SOLDHA, TEHSIL BAHADURGARH, DISTRICT- JHAJJAR - SUMITRA CONSTRUCTIONS PVT. LTD

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

### 1. USE ZONE:

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked as column 1.	Type of building permissible on land marked in column 1.
G	Industrial	Industrial
PO	Public open space	To be used only for landscape features.

### 2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

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

S.No.	Type of Industry	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible height	Remarks
1.	General	60%	Unrestricted	120%	20 meters	
2.	Apparel and Textiles	60%	Unrestricted	22%	Unrestricted	To be lighted on roof with a height of 15 meters and above.
3.	Biotechnology other than Pharmaceutical	40%	Unrestricted	25%	Unrestricted	
4.	Information Technology / Information Technology related services	40%	Unrestricted	25%	Unrestricted	
5.	Information Technology parks, Cyber parks, Cyber City, Technology parks	40%	Unrestricted	25%	Unrestricted	Subject to condition that the plot may be located in the roads with a height of 15 meters and above.
6.	Data Centre Industry	60%	Unrestricted	120%	Unrestricted	Unrestricted there will be no restriction on floor to ceiling height such as to those being in accordance with the safety regulations.

The proportion up to which a site may be covered with building or buildings on ground floor or subsequent floors shall be as per code 6.3(3) of Haryana Building Code 2017.

- Unrestricted basement means as many numbers of basements subject to fulfillment of parking norms and/or storage requirements and/or use of maximum permissible FAR (in case of habitable use of basements) required in accordance to use of building.
  - Four level basements shall be allowed only on the site having area more than 8000 square meters and in other cases as decided by competent authority.
  - The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of pro-rata charges for infrastructure strengthening charges as prescribed by the Government Development Agency.
  - Warehousing shall be permitted in the Industrial use subject to payment of additional security charges mid as per norms provided in Technical Building code 2017 clause number 6.1(3)(v) at the time of approval of Building plans.
  - The norms applicable for data centre as mentioned in the note 1 inserted in code 6.3(3)(vi) and (vii) as per the amendment dated 25.04.2022.
- SUB-DIVISION / COMBINATION OF PLOTS.
    - No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following conditions:
      - The site coverage shall be as per clause number 2 above.
      - The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
  - BUILDING SETBACK
 

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as Industrial buildable zone in clause number 1 above. Balcony of a width of maximum 1.80 meter in front and rear sides of plot can be permitted within the plot. No balconies beyond the rear zoning shall be permitted.
  - HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
 

The maximum height and number of storeys shall be allowed on the plot as per provisions of Haryana Building Code 2017 and as shown in table under clause 2 (b) of this zoning.
  - STILT PARKING
 

Stilt parking is allowed in all sites plots. The clear height of the stilt shall be minimum 2.40 metres from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.
  - PARKING
    - Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per code 7.1 of the Haryana Building Code 2017.
    - In no circumstances, the vehicles belonging to the plot shall be parked outside the plot area.
  - PLINTH LEVEL
 

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.
  - BASINEMENT
 

Basements within the building area of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per clause 7.16 of the Haryana Building Code, 2017.
  - 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 public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

NOTES -  
Read this drawing in conjunction with the demarcation plan verified by D.T.P. JHAJJAR vvd, Enbd, No. JB/DTP/9494/2021 dated 22.06.2023.

### 12. GATE AND GATE POST

- Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

### 13. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

### 14. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser.

### 15. ACCESS

No plot or public building will derive an access from less than 12 meters wide road.

### 16. APPROVAL OF BUILDING PLANS

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

### 17. PROVISIONS OF PUBLIC UTILITY FACILITIES

The W.C and animals provided in the buildings shall conform to the National Building Code, 2005.

### 18. EXTERNAL FINISHES

- 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 tiles or any other finish which may be allowed by the Competent Authority.
- 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 in no other places, whatsoever.
- 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.

### 19. LIFTS AND RAMPS

- Lift and Ramps in building shall be provided as per Code 7.7.
- Lift shall be with 100% standby generators along with automatic switchover along with staircase of covered walk and number.
- Lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure 1-3 of Part-3 of National Building Code, 2005.

### 20. BUILDING BYE-LAWS

The construction of the building buildings shall be governed by provisions of the Haryana Building Code, 2017.

### 21. FIRE SAFETY MEASURES

- 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 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 1.7, 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.
- To make 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.

### 22. GENERAL

- That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. 574/1233/ED dated 14.09.2009 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. Notification as applicable.
- That the coloniser/owner shall use only LED lighting for interior lighting as well as Campus lighting.
- That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/2016-SP dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 25-22/2015-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- Fire safety measures shall be regulated by Haryana Fire Service Act, 2009 as amended from time to time as per provisions of Haryana Building Code - 2017, Chapter-7.17(1).

DRG NO. D/TCP, 9584 (DATED) 12-09-2023

(NARINDER KUMAR) JD(HQ)  
(YAJAN CHAUDHARY) ATP (HQ)  
(DIVYA DODRA) DTP(HQ)  
(SANJAY KUMAR) STP (E&V)HQ  
(P. SINGH) CTP(HR)  
(T.L. SATYAPRAKASH) IAS, DG, TCP(HR)

Sumitra Constructions Pvt Ltd  
Auth Signatory

Sumitra Constructions Pvt Ltd  
Auth Signatory