

ADDITIONAL DEMARCATION-CUM-ZONING PLAN OF INDUSTRIAL PLOTTED COLONY FOR AN AREA MEASURING 7.88125 ACRES/LICENSE NO.242 OF 2023 DATED 10.11.2023) ADJACENT TO LICENSE NO. 34 OF 2021 DATED 09.07.2021 AREA MEASURING 21.14375 ACRES & LICENSE NO. 45 OF 2022 DATED 13.04.2022 AREA MEASURING 11.0 ACRES THEREBY TOTAL AREA MEASURING 40.025 ACRES IN THE REVENUE ESTATE OF VILLAGE DEORU & JAWAHRI, TEH. & DISTT. SONIPAT BEING DEVELOPED BY M/S SYSCOM EDUTECH PVT. LTD.

For purpose of code 1.2 (cvi) & 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:

Reason	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 2
Industrial	Industrial	Industrial
Public open space	Public open space	To be used only for landscape features.

- 2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILL PARKING :-**
- The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
 - The Maximum ground coverage, F.A.R and height shall be permissible as per provision of HBC-2017 as described below :-
1. Maximum Ground Coverage - 60%
2. Maximum FAR - 150%
3. Maximum Height - 30M
4. Twin Level Basement
 - The facility of enhanced FAR beyond the General Level of 150% in the industrial use shall be permitted on the payment of proportionate charges/infrastructure strengthening charges as prescribed by the Government/Development Agency.

3. 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 condition:-
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.

4. 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 side of plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

5. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey 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.

6. STILL PARKING

Still parking is allowed in all sizes plots. The clear height of the still shall be minimum 2.40 metres from the plinth level and below the bottom of the beam. The Still will not be permissible for any purpose other than parking.

7. PARKING

- Adequate parking spaces, covered, open or in the basement / still shall be provided for vehicles of users and occupants, within the site as per Code 7.1 of the Haryana Building Code 2017.
- In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL

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

9. BASEMENT

Basement within the building zone of the site shall be provided as per Code 5.3(i)(v) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. 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.

11. BOUNDARY WALL

- The boundary wall shall be constructed as per Code 7.5.
- The boundary walls in front of courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the D.T.CP. The boundary wall 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 corner by a radius as given below:-
i) 0.5 meters Radius for plots opening on to open space.
ii) 1.0 meters Radius for E.W.S. plots.
iii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters.
iv) 2.0 meters Radius for plots above 420 sq. meters.

The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

12. GATE AND GATE POST

A 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 15 meters wide road.

The community building/buildings shall be constructed by the Coloniser/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 sites shall vest with the Government.

17. APPROVAL OF BUILDING PLANS

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

18. PROVISIONS OF PUBLIC HEALTH FACILITIES.

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

19. 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, class metals 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 enclosed.
- 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.
- 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.

20. 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 required width and number.
- 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, 2005.

21. BUILDING BYE-LAWS:

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

22. FIRE SAFETY MEASURES:

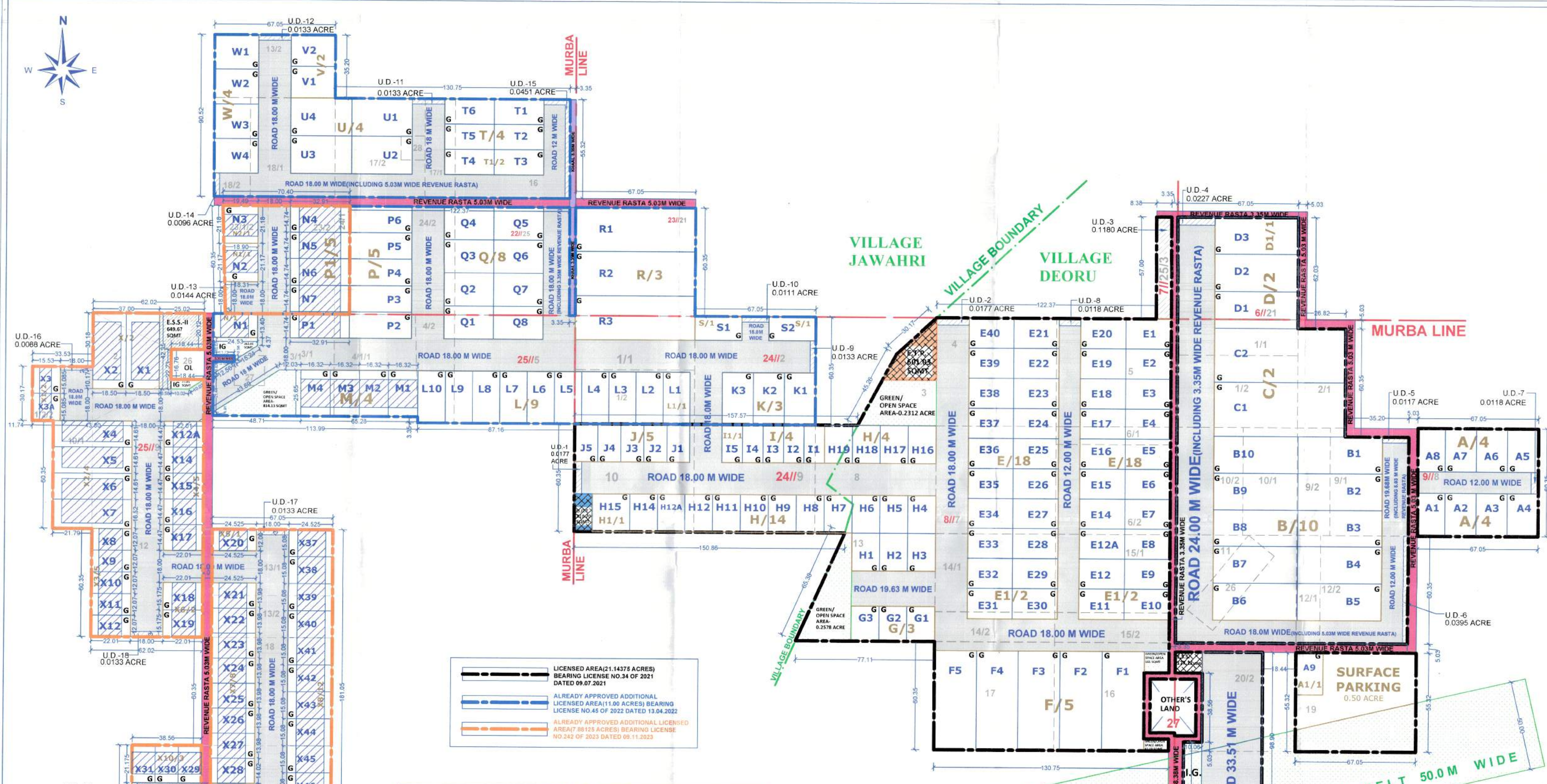
- The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India and the same should be got certified from the Competent Authority.
- Electric Sub Station/generator room if provided should be on solid ground near DGI/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.
- To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or a person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

23. GENERAL:

- That the coloniser/owner shall obtain the clearance/DCC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.5.2006 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 Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/owner shall strictly comply with the directions issued by Notification No. 15/6/2016-SP dated 31.03.2016 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. 22/52/2005-Fpower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- Fire safety measures shall be regulated by Haryana Fire Service Act, 2005, as amended from time to time as per provisions of Haryana Building Code - 2017, Chapter-7.17(1).

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Sonapat vide Endst. no. dated

DRG. NO. D.T.P. 9915 DATED 03-01-2024

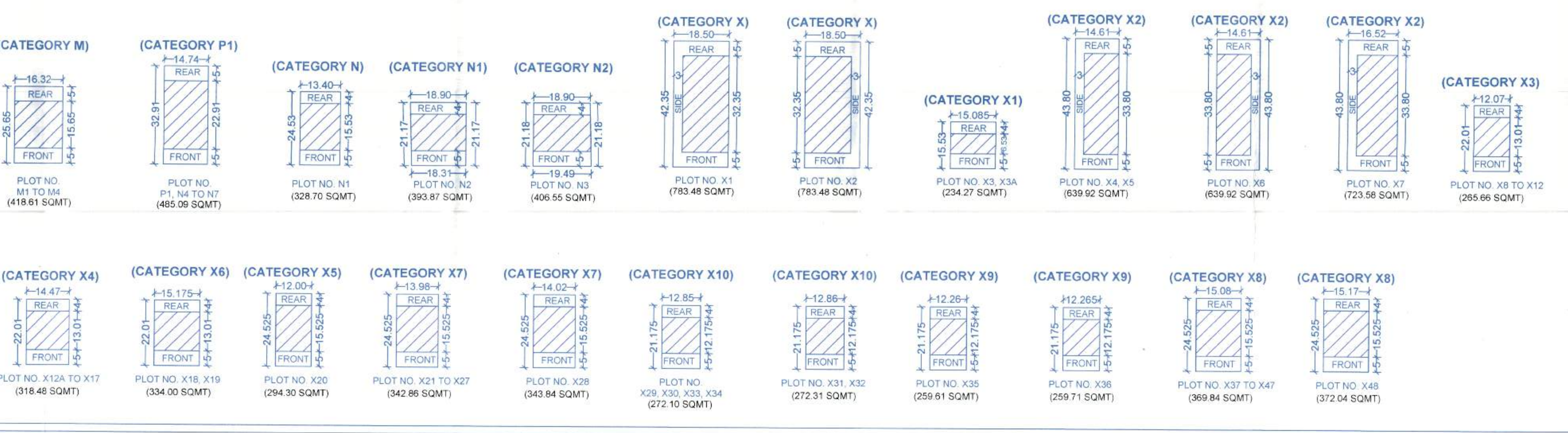


S.N.O. DETAIL OF INDUSTRIAL PLOTS

S.N.O.	PLOT NO.	CATEGORY	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL (IN SQMT)
1	A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, A182, A183, A184, A185, A186, A187, A188, A189, A190, A191, A192, A193, A194, A195, A196, A197, A198, A199, A200					

AREA CALCULATIONS

S. NO.	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	EARLIER AREA OF THE SCHEME/READY APPROVED BEARING LICENCE NO.34 OF 2021 DATED 09.07.2021	21.14375	-	-	-
2	APPROVED BEARING LICENCE NO.45 OF 2022 DATED 13.04.2022	11.0000	-	-	-
3	APPROVED BEARING LICENCE NO.242 OF 2023 DATED 09.11.2023	7.88125	-	-	-
4	NOW, AREA OF THE SCHEME	40.0250	-	-	-
5	AREA UNDER 50M WIDE GREEN BELT	0.8794	-	-	-
6	BALANCE AREA	39.1456	-	-	-
7	50% BENEFIT OF AREA UNDER 50M WIDE GREEN BELT	0.4397	-	-	-
8	BALANCE AREA	38.7059	-	-	-
9	AREA UNDER U.D.	0.4330	-	-	-
10	NET PLANNED AREA	39.1523	-	-	-
11	AREA UNDER INDUSTRIAL PLOTS	25.4488	65.00%	25.4489	65.00%
12	AREA UNDER ROADS / GREEN / IG / OPEN SPACES / SERVICES	13.7035	35.00%	13.7033	35.00%



DRG. NO. D.T.P. 9915 DATED 03-01-2024

(GURPREET KHEPAR) AD (HQ) (SURESH YADAV) ATP (HQ) (SUNIL) DTP (HQ) (SANJAY KUMAR) STP (E & V) (P.P. SINGH) DTP (HR.) (AMIT KHATRI, IAS) DTP (HR.)