

**ZONING PLAN OF COMMERCIAL COLONY ON THE LAND MEASURING 1.725 ACRES (LICENCE NO. 62 OF 2009 DATED 3.11.2009 IN SECTOR-12, FARIDABAD BEING DEVELOPED BY ASHUTOSH INFRA PVT LTD.**

**ZONING CLAUSES FOR COMMERCIAL SITE**  
 FOR THE PURPOSE OF RULE 38(KIII) 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 site is in accordance with the demarcation plan verified by DTP, Faridabad vide Encls. No. 1399 dated 27.3.2012 shown as A to E on the zoning plan.

**2. LAND USE :-**  
 The type of building permissible in this site shall conform to the provisions of the residential zone as provided in Appendix 'B' to the Development Plan of Faridabad 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.
[Hatched Box]	Building Zone	Building as per permissible land use in clause above and services etc.
[White Box]	Open Space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.

**4. SITE COVERAGE AND FAR :-**  
 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. The portion up to which the site can be covered on the ground floor and subsequent floors shall not exceed 40% on area of 1.725 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 1.5 times (the width of the roads abutting to the site) plus the front open space.

(b) If 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 a height of 24m, along the narrow street.

(c) Buildings/structures which rise to 30 meters or more in height shall be constructed in no objection certificate has been issued from the Fire and Emergency Department.

(d) All building blocks shall be constructed as to maintain an interse distance not less 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 (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

**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 :-**  
 The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, glass, marble, chips, glass, metals or any other finish which may be allowed by the D.C.TCP, Haryana.

(a) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably screened.

(b) All sign boards and names shall be written on the spaces provided on buildings as per approved building plans.

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

**15. APPROVAL OF BUILDING PLANS :-**  
 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. 4863-1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law issued by the ISI, and as given in the NBC shall be followed as may be approved by D.C.TCP, Haryana.

**16. BUILDING BYE-LAWS :-**  
**17. FIRE SAFETY MEASURES :-**  
 The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Rules 1865/NBC and the same should be got certified from the competent authority.

(a) Electric Sub Station / generator room if provided should be on solid ground near D.C.T.C. 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. notification, as applicable.

**20. The collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (F) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.**

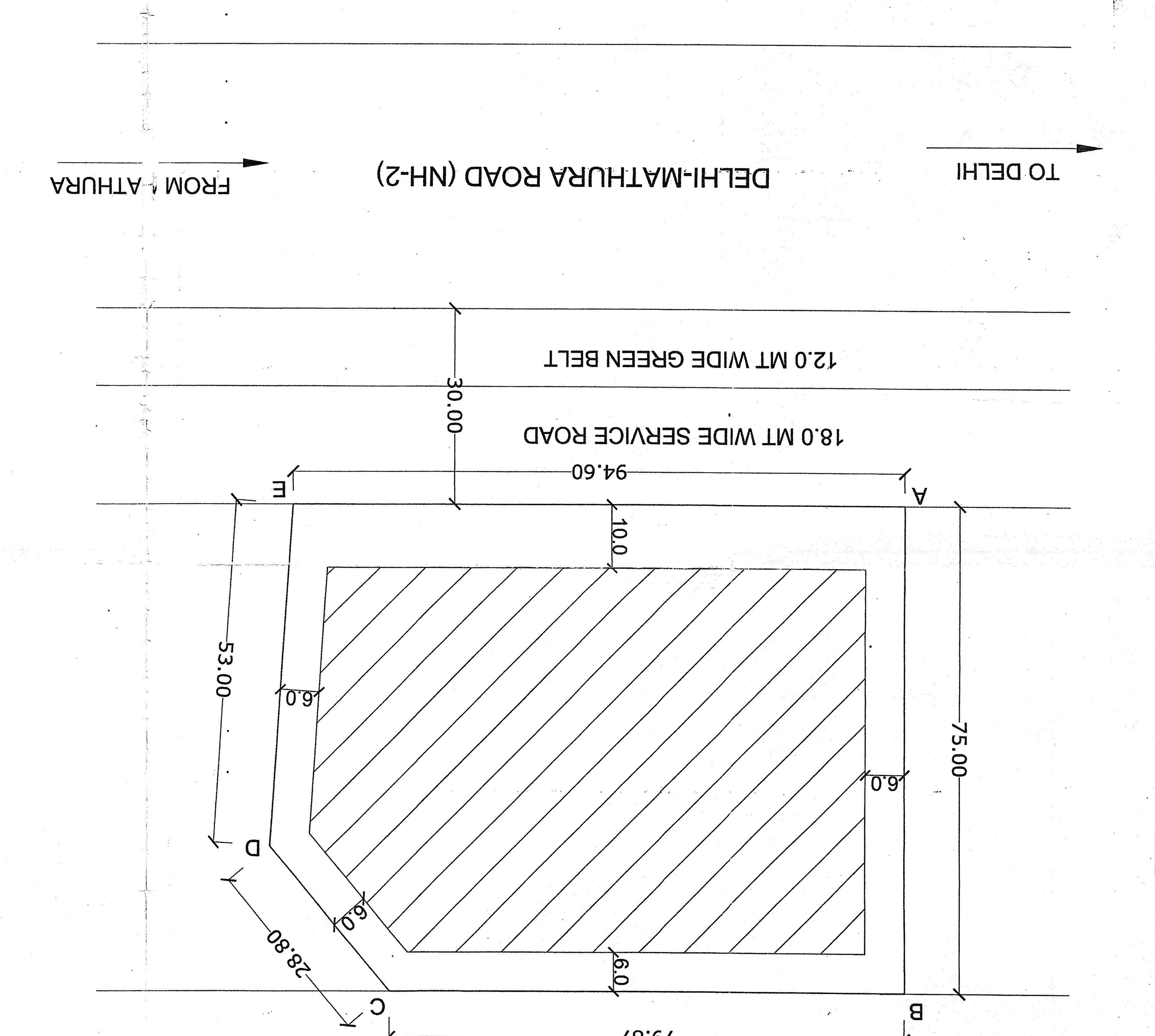
**21. The colonse/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.**

DRGNO. D.G.T.C.P. 3190 DATED 10.5.2012

(SUNITA SETHI) DTP (HQ)  
 (ATTENDEE/SHAG) S.P. (EAM)  
 (L.S. RECHHU) CTP (HR)  
 (T.C. GUPTA, IAS) D.G.TCP (HR)

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ALL DIMENSIONS ARE IN METERS  
 ZONED AREA = 4885 SQ. MT.



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