

Zoning Plan for industrial plotted colony of area measuring 22.2375 Acres (Licence No-86 of 2024 dated 15-07-2024) in Village:- Anwal, Tehsil- Kalanur, District- Rohtak Haryana being developed by FORTEASIA REALTY Pvt Ltd

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1) **LAND USE ZONES:-**
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 in column 1	Type of building permissible on land marked in column 1.
	ROAD	Road furniture at approved places.
	Public Open Space	To be used only for landscape features.
	INDUSTRIAL BUILDING ZONE	INDUSTRIAL
	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
	PUBLIC UTILITY SITES	Utilities such as Water Tanks, Electric Sub Station, Sewerage Treatment plant as approved in service plan estimates.

2) **MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING:-**
(a) 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.
(b) 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:-

No.	Type of Industry	Maxi. Perm. Ground Cov.	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum Permissible Height	Remark
1	General	60%	Twin Level	150%	30 Meters	
2	Apparel and footwear	60%				
3	Biotechnology other than Pharmaceuticals		Unrestricted	250%	Unrestricted	To be located on roads with a Right of way of 15M and above
4	Information technology/ Information Technology enabled services	40%		250%	Unrestricted	
5	Information technology/ park, Cyber park, Cyber City, Technology Park	40%	Unrestricted	250%	Unrestricted	Subject to condition that the plot must be located on the roads with a Right of way of 30M and above.
6	Data Center Industry	60%	Unrestricted	500%	Unrestricted	There will be no restriction on floor to ceiling height subject to their being no mezzanine floor and compliance with structural and fire 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 code 6.3(3) (iv) of Haryana Building Code 2017.

Note:- The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on the payment of proportionate charges/ Infrastructure strengthening charges as prescribed by Government/ Development Agency.

3) **SUB-DIVISION/ COMBINATION OF INDUSTRIAL 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:
a) The site coverage shall be as per clause number 2 above.
b) 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. The cantilever Projection as allowed in Haryana Building Code-2017 shall project beyond the portion marked as Industrial Buildable Zone.

5) **HEIGHT OF BUILDING AND PERMISSIBLE NUMBER OF STORY**
The maximum height and number of storey shall be allowed on the plot as per the provisions of Haryana building Code, 2017 and shown in table under clause 2(b) of this Zoning.

6) **STILT PARKING**
Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 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

7) **PARKING:**
a) Adequate parking spaces, covered, open or in the basement /stilt shall be provided for vehicles of users and occupiers, within the site as per the Haryana Building Code, 2017.
b) 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:**
Basements 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.

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:**
(a) The boundary wall shall be constructed as per Code 7.5.
(b) 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 DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
(c) 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
(d) 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.
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided.
c) 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.

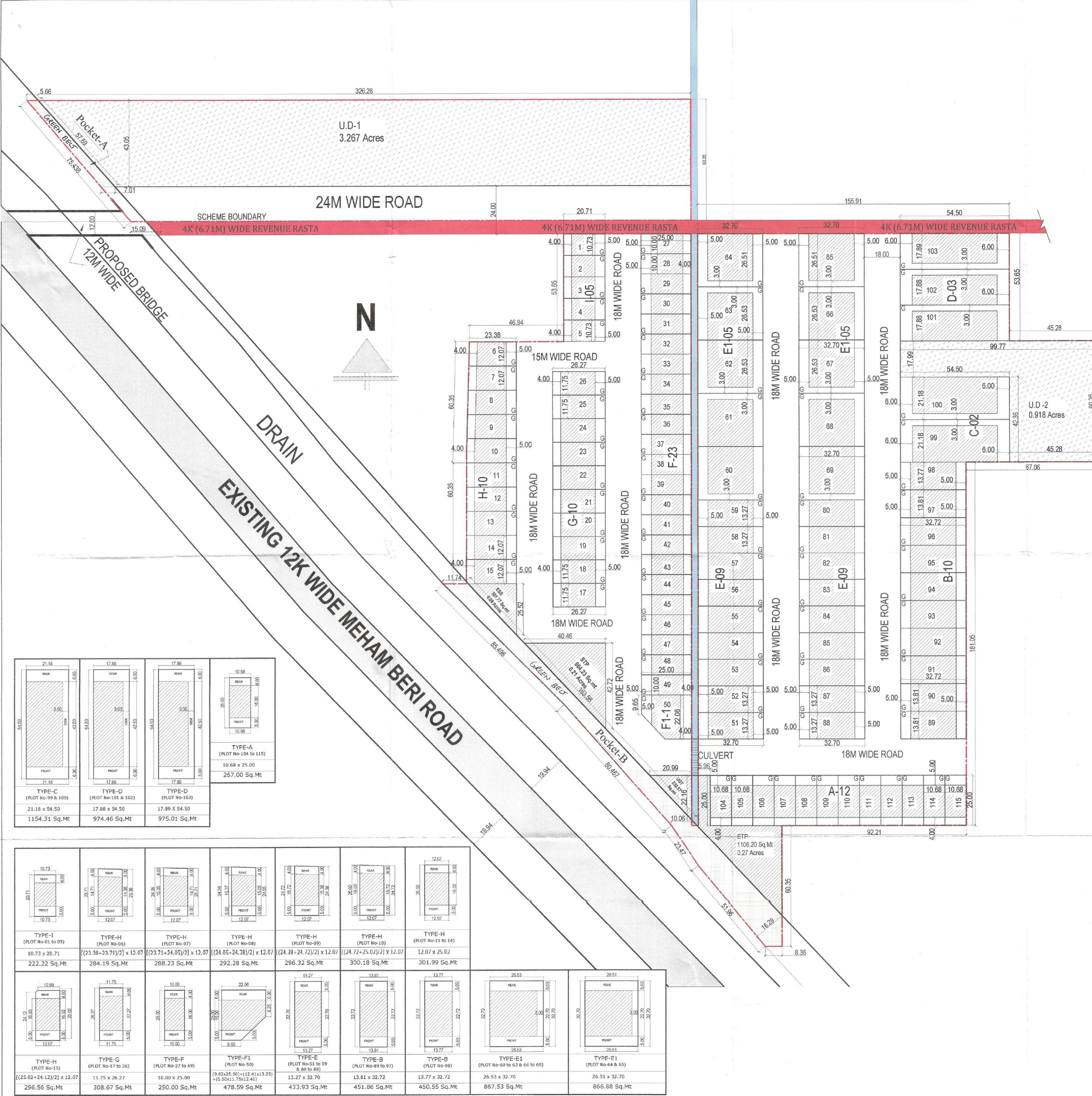
15) **ACCESS**
No plot or public building will derive an access from less than 15.00 meters wide road.

16) 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) **GENERAL:**
a) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (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.
b) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. Notification as applicable.
c) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
d) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
e) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
f) 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).
g) The norms applicable for data center as mentioned in the note F, inserted in code 6.3(3) (iv)(f)

Note. Read this drawing in conjunction with the demarcation plan verified by D.T.P. Rohtak vide Endst No-5702 DATED 02-09-2024

Endst no. 10994... dated 14.11.24



TYPE-A (PLOT No-104 to 115)	TYPE-C (PLOT No-99 & 100)	TYPE-D (PLOT No-101 & 102)	TYPE-D (PLOT No-103)
10.68 x 25.00 267.00 Sq.Mt	21.18 x 54.50 1154.31 Sq.Mt	17.88 x 54.50 974.46 Sq.Mt	17.89 x 54.50 975.01 Sq.Mt

TYPE-I (PLOT No-01 to 05)	TYPE-H (PLOT No-06)	TYPE-H (PLOT No-07)	TYPE-H (PLOT No-08)	TYPE-H (PLOT No-09)	TYPE-H (PLOT No-10)	TYPE-H (PLOT No-11 to 14)
10.73 x 20.71 222.22 Sq.Mt	[(23.38+23.71)/2] x 12.07 284.19 Sq.Mt	[(23.71+24.05)/2] x 12.07 288.23 Sq.Mt	[(24.05+24.38)/2] x 12.07 292.28 Sq.Mt	[(24.38+24.72)/2] x 12.07 296.32 Sq.Mt	[(24.72+25.02)/2] x 12.07 300.18 Sq.Mt	12.07 x 25.02 301.99 Sq.Mt

(GURPREET KHEPAR) AD (HQ) (SHIVAM ROHILLA) ATP (HQ) (JAIDEEP) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR.)