Directorate of Town and Country Planning, Haryana,

SCO No. 71-75, Sector-17-C, Chandigarh.

Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana6@gmail.com

Web Site: www.tcpharyana.gov.in

Memo No.:-ZP-171/AD (RA)/2017/ 33320 Dated: 22-12-17

To

Parsavnath Developers Ltd.
Parsavnath Metro Tower,
Near Shahadara Metro Station, Shahdara,
New Delhi-110032.

ANNEXURE - 4

Subject:-Approval of zoning plan of community sites i.e. 2 no's Primary Schools, 2 no's Nursery Schools & 1 no's Nursing Home site falling in the Residential Plotted Colony area measuring 84.155 acres (License No. 915-945 of 2006 dated 08.05.2006) in Sector-8, Sonipat being developed by Parsvnath Developers Ltd.

Please refer on the subject noted above.
Please find enclosed copies of the approved zoning plan of the following sites

Sr. No	Name of Community site	Area in acre	Drawing no. & Date
1.	Primary School-1	1.0	Drg. No. DTCP 6224 dated 22.12.2017
2.	Primary School-2	1.0	Drg. No. DTCP 6225 dated 22.12.2017
3.	Nursery School-1	0.2	Drg. No. DTCP 6226 dated 22.12.2017
4.	Nursery School-2	0.2	Drg. No. DTCP 6227 dated 22.12.2017
5.	Nursing Home	0.25	Drg. No. DTCP 6228 dated 22.12.2017

DA/As above

District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.:- ZP-171/AD (RA)/2017/	Dated:

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

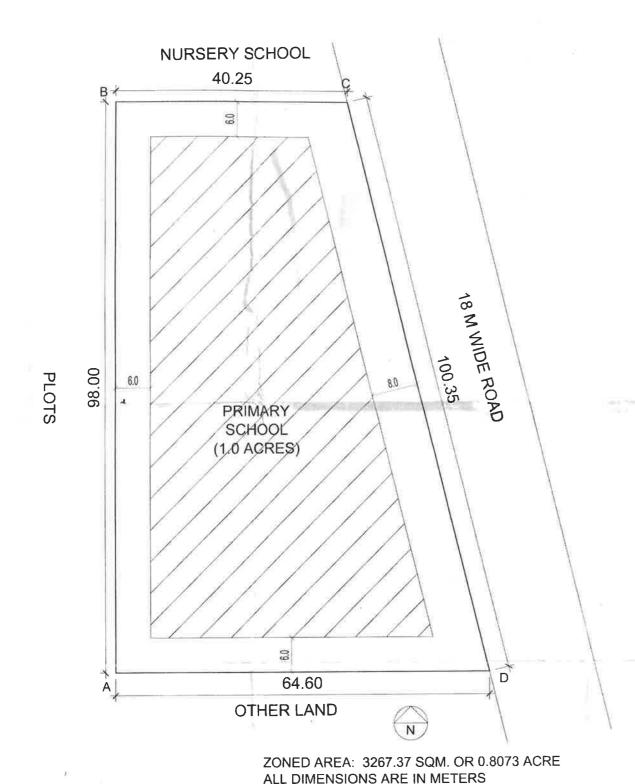
- 1. The Senior Town Planner, Rohtak along with a copy of each approved zoning plan.
- 2. The District Town Planner, Sonipat along with a copy of each approved zoning plan.
- 3. Nodal Officer, Website Updation along with a copy of each approved zoning plan. DA/As above.

(Lalit Kumar)

District Town Planner (HQ),

For Director, Town & Country Planning,

Haryana, Chandigarh.



ZONING PLAN OF PRIMARY SCHOOL SITE-I AREA MEASURING 1.00 ACRES FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 84.155 ACRES (LICENCE NO. 915 TO 945 OF 2006 DATED 08.05.2006) IN SECTOR-8, SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.

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

ii. SHAPE & SIZE OF SITE: The shape and size of the Primary School Site is in accordance to the demarcation plan verified by DTP Sompal vide Memo on 4809-58 dated 15 10 2012 shown as A to D on the zoning plan.

LAND USE: The type of buildings use permissible is Primary School (PS-1) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" {Refer Code 1.2 xxii(c) },

TYPE OF BUILDING PERMITTED AND LAND USE ZONES :

(a) 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/Burtar/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.

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table

Notation	Land Use Zone	Type of Building permitted permissible structure	
5	Open Space Zono	Open parking garden, landscaping features, under ground services etc.	
WIIII)	Building Zone	Building as per permissible land use in clause-iii above end uses permissible in the open space zone.	

SITE COVERAGE AND FLOOR AREA RATIO [FAR]:
(a) The building or buildings shall be constructed only with in the portion of the site marked as building zone

as explained above, and nowhere else.

(b) The proportion upto which the site can be covered with building or buildings on the ground floor and

subsequent floors shall be 35% on the site area.
(c) Maximum permissible FAR shall be 150% on the site area.

(a) The height of the buildings shall be unrestricted as provided in Code 6,3(3)(iii) and further subject to

The neight or the buildings shall be threated as produced in Code 2017, in the capit of the Code 2017, in Code 2018, with of the Haryana Building Code, 2017.
 The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.

(c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

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311	50	54	

(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 in (c) above

PARKING:

(a) Adequate parking spaces, covered, open or in the basement shall be provided (or vehicles of users and occupiers, within the site @ rate of 1.0 ECS for every 100 sam of permissible FAR of plot as prescribed in

Code 7.1 of the Haryana Building Code, 2017.

(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the

VIII. APPROACH TO SITE:

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.

(b) The approach to the site shall be shown on the zoning plane.

BAR ON SUB-DIVISION OF SITE:

Sub-division of the site shall not be permitted, in any circumstances

APPROVAL OF BUILDING PLANS:
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town &
Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the
Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting

BASEMENT:
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
(1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.

(2) The basement shall be constructed within the zoned area and may be put to following uses:

(i) Storage of household or other goods of ordinarily non-combustible material;
(ii) Strong rooms, bank cellars, etc.;
(iii) Air-conditioning equipment and other machines used for services and utilities of the building.

 (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.
 (3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2. PLANNING NORMS:

The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.

xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES:
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone concrete, Ierracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana

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

(c) 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 (d) 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:

LIFTS AND RAMPS:
(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.

(b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required

(c) If fift 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 Indian National Building Code, 2016.

IVL BUILDING BYE-LAWS

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

XVII. FIRE SAFETY MEASURES:

The womer will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form 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 Chief Electrical Inspector, Haryana.

(c) To ensure fire lighting 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,

xvIII. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.

dx. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.

3. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.

3. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017 (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any externa

face of the building

(c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.

(d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017...

No advertisement shall be permitted-

The community building/buildings shall be constructed by the Colonizer/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 site shall vest with the Deveniment.

DRG NO DTCP 6224 DATED 22-12-2017









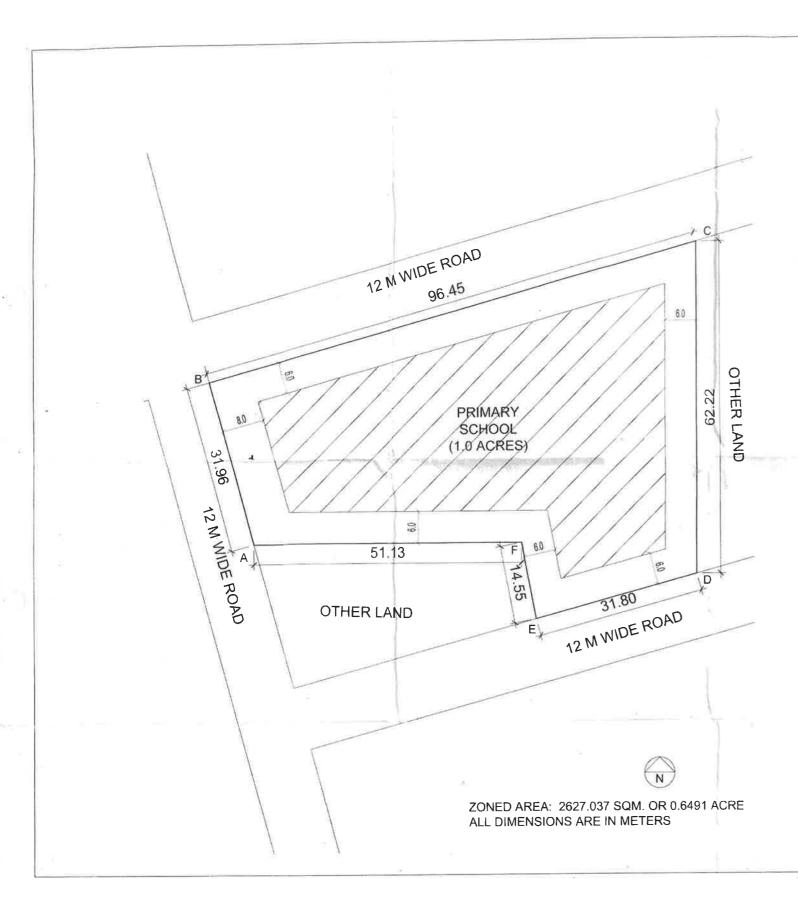






(T.L. SATYAPRAKASH, IAS)

CTP (HR)



ZONING PLAN OF PRIMARY SCHOOL SITE-II AREA MEASURING 1.00 ACRES FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 84.155 ACRES (LICENCE NO. 915 TO 945 OF 2006 DATED 08.05.2006) IN SECTOR-8, SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.

For purpose of Code 1.2 (xcvl) & 5.1 (1) of the Haryana Building Code, 2017, amended from time to time. APPROVAL OF BUILDING PLANS:
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & SHAPE & SIZE OF SITE:
The shape and size of the Primary School Site is in accordance to line demarcation plan verified by DTP, Sonipal vide Memon or 4908-58 daled 15, 10 2012 shown as A to D on the zoning plan. Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting BASEMENT:
Upto four level basements within the building zone of the site are allowed as per Code 6,3(3)(iii) and shall be constructed, used and maintained as per Code 7,16 of the Haryana Building Code, 2017.
(1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan. LAND USE:
The type of buildings use permissible is Primary School (PS-2) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2 xxii(c)). TYPE OF BUILDING PERMITTED AND LAND USE ZONES

(a) The type of building permitted on this size thall be buildings designated and intended to be used for imparting education through day or evening classes. No residence shall be permitted for Principal/Bursar/Wanden or other teaching staff, for watch and ward staff residence may be permitted. (i) Storage of household or other goods of ordinarily non-combustible material; (ii) Strong rooms, bank cellars, etc.; subject to a limit of 5% of the total covered area.

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table (iii) Air-conditioning equipment and other machines used for services and utilities of the building. (iv) Security room, driver waiting room, toilets, lit/ escalator lobbies and parking.

(3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2. Notation L and U = Z === Type of Building permitted/permiss-ble structure xii. PLANNING NORMS: Open Spike Zone Open parking garden, landscaping leatures under ground services etc. The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana Building Zone
Building zone
Building as per permissible land use in clause in above and uses permissible in the open space zone xilia. PROVISIONS OF PUBLIC HEALTH FACILITIES:
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016. SITE COVERAGE AND FLOOR AREA RATIO (FAR):

(a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.

(b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area. 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, grits, marble, chips, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana. (c) Maximum permissible FAR shall be 150% on the site area. HEIGHT OF BUILDING:
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be expect by the following.

If the height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(iii) of the Haryana Building Code, 2017.

(b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017. (c) 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. (d) 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. (b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required Harvana Building Code, 2017 (c) 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 Indian National Building Code, 2016. The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time. (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodles, Haryana, This approval shall be obtained prior to starting the construction work at site xvill. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.

(d) If such interior or extenor 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 in (Crabove).

PARKING:

[a] Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site @ rate of 1.0 ECS for every 100 sum of permissible FAR of plot as prescribed in Code 7.1 of the Haryana Building Code, 2017.

viii. APPROACH TO SITE:

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana

(h) The approach to the site shall be shown on the zoning plan.

BAR ON SUB-DIVISION OF SITE:
Sub-division of the site thall not be permitted, in any circumstance

xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017

Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017. (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external

The water storage tanks and other plumbing works etc., shall not be exposed to view each face of building but shall be suitably encased.

Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.

No advertisement shall be permitted. The community building/buildings shall be constructed by the Colonier/Owner as per provision of The Haryans

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 DTCP 6225 DATED 22-12-2017













(T.L. SATYAPRAKASH, IAS)

(RAM AVTAR BASSI) AD (HQ)

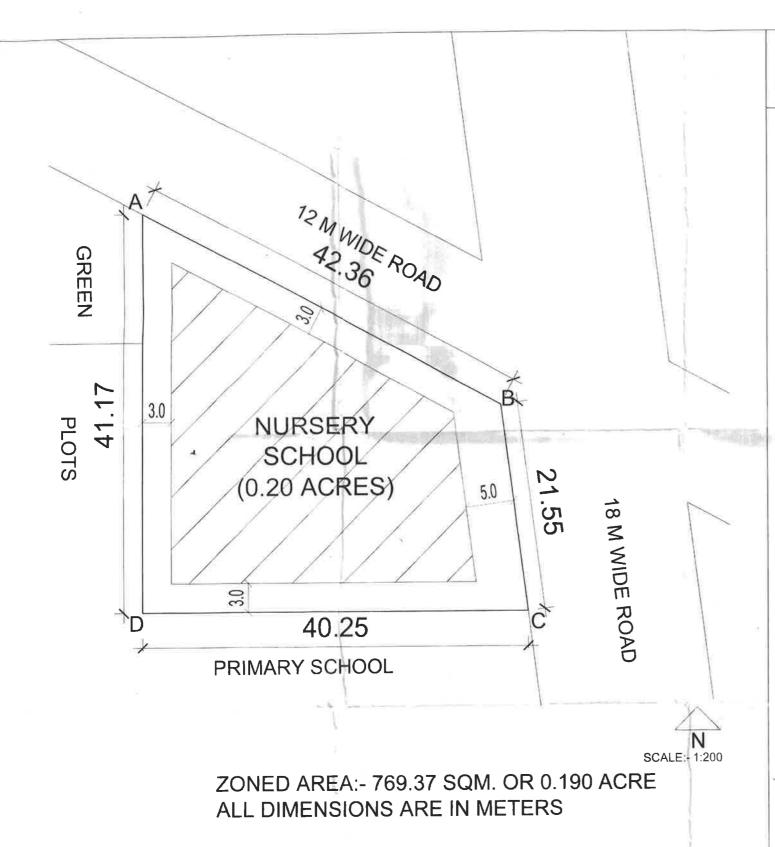
SD (HQ)

DTP (HQ)

STP (M) HQ

CTP (HR)

DTCP (HR)



ZONING PLAN OF NURSERY SCHOOL SITE-I AREA MEASURING 0.20 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 84.155 ACRES (LICENCE NO. 915 TO 945 OF 2006 DATED 08.05.2006) IN SECTOR-8, SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD.

APPROVAL OF BUILDING PLANS:
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town &
Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the
Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting i. For purpose of Code 1.2 (κενί) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time SHAPE & SIZE OF SITE:
The shape and size of the Nursery School Site is in accordance to the demarcation plan ventied by DTP. Sonpat vide Merron. Or 4908-58 dealed 15:10 2012 shown as A to 0 on the zoning plan. LAND USE: The type of buildings use permissible Is Nursery School (NS-1) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" (Refer Code 1.2 xxii(c)) Date from level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

(1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.

TYPE OF BUILDING PERMITTED AND LAND USE ZONES:

[a) 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.

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table

Notation	Land Use Zone	Type of Building permitted/permitted structure
	Open Space Zone	Open parking garden, fland scaping feetures, under ground services etc
	Building Zone	Building as per permanent land use in cause-ii above and uses permusable in the opin space zone.

SITE COVERAGE AND FLOOR AREA RATIO (FAR):

(a) The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.

(b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area.

(c) Maximum permissible FAR shall be 150% on the site area.

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

(a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the thrown Building Code, 2017

(b) The plant height of building Shall be minimum 0.45 mics and maximum 1.5 mics as prescribed Code 7.3 of the Haryana Building Code, 2017

(c) All building block(s) shall be constructed to as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

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(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 in (c) above.

PARKING:

a Adequate parking spares, covered, open or in the batement shall be provided for vehicles of users and occupiers, within the site @ rate of 1.0 FCS for every 100 sqm of permissible FAR of plot as prescribed in Code 7.1 of the Haryana Building Code, 2017

(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the

BAR ON SUB-DIVISION OF SITE:
Sub-division of the site shall not be permitted, in any circumstances

(2) The basement shall be constructed within the zoned area and may be put to following uses:

(i) Storage of Household or other goods of ordinarily non-combustible material;

(iii) Strong rooms, bank cellars, etc.

(iii) Strong cooms, Daux ceitars, etc.,
 (iii) Air-conditioning equipment and other machines used for services and utilities of the building.
 (iv) Security room, driver waiting room, toilets, lift/ escalator lobbies and parking.

(3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.

The building to be constructed shall be planned and designed to the norms and standards as per Chapter 7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.

xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES:
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Director, Town 8 Country Planning, Haryana.

(b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable

(c) 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.

(d) 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.

xvi. BURDING BYE-LAWS.

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

EVIL FIRE SAFETY MEASURES:

The owner will ensure the provision of proper fire safety measures in the multi-storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017 National Building Code of India, 2016 and the same should be got certified from the Competent Authority.

and the same should be got certified form the Conjected Authority.

(h) Electric Sub Station/, generator room if provided should be on solid ground near DG/ £T. 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.

(c) To ensure fine lighting 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.

aviil. The rain water harvesting system shall be provided as per Code 8.1 of the Harvana Building Code. 2017.

xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.

xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes

That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Harvana Building Code, 2017

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.

(b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external

face of the building.

The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased. Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building. Code-2017. No advertisement shall be permitted.

The community building/buildings shall be constructed by the Colonizer/Owner as per provision of the Maryanii 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. DICP 6226 DATED 22-12-2017

(RAM AVTAR BASSI) AD (HQ)

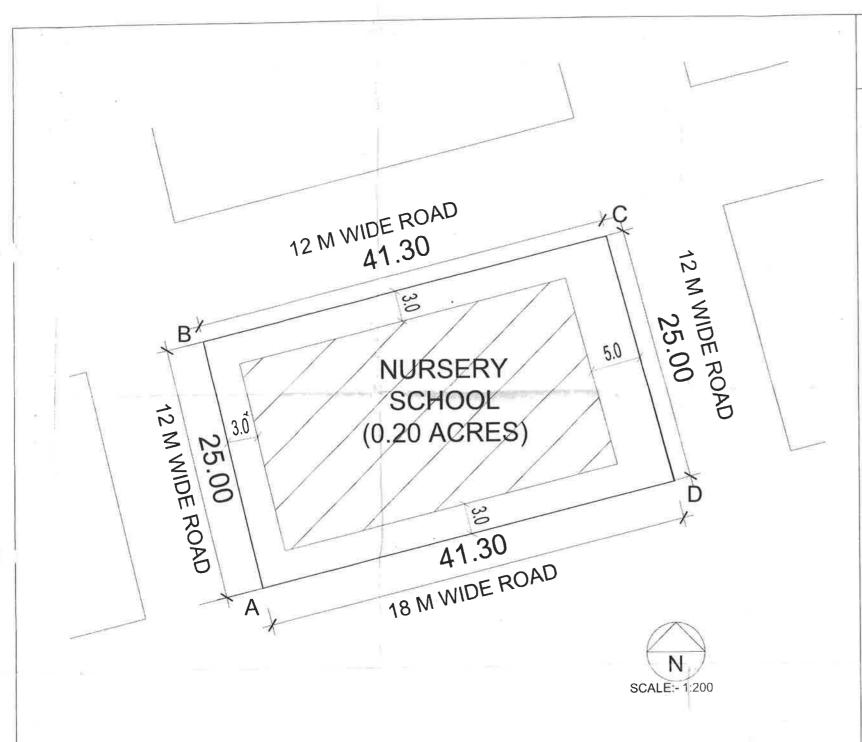
(BALWANT SINGH)

(LALIT KUMAR)

(DEVENDRA NIMBOKAR)

(JITENDER SIHAG)

(T.L. SATYAPRAKASH, IAS)



ZONED AREA:- 641.28 SQM. OR 0.158 ACRE ALL DIMENSIONS ARE IN METERS

ZONING PLAN OF NURSERY SCHOOL SITE-II AREA MEASURING 0.20 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 84.155 ACRES (LICENCE NO. 915 TO 945 OF 2006 DATED 08.05.2006) IN SECTOR-8, SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS LTD .

i+. For purpose of Code 1,2 (xcvi) & 6,1 (1) of the Haryana Building Code, 2017, amended from time to time.

iii. SHAPE & SIZE OF SITE: The shape and use of the Nursery School Site is in accordance to the demarcation plan verified by DTP_Songar yets Memo, no. 4906-59 dated 15 10 2012 shown as 4 to D on the zoning plan.

LAND USE:
The type of buildings use permissible is Nursery School {NS-2} in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Educational" [Refer Code 1.2 xxii(c)].

TYPE OF BUILDING PERMITTED AND LAND USE ZONES:

(a) 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/listrats/Warders or other teaching shall, for watch and ward shall residence may be permitted subject to a limit of 5% of the total covered area.

Notation	Land Use Zono	Type of Building permitted/permissible structure
	Open Space Zono	Open parking garden, turider acting features under ground services etc
WIIII	Building Zone	Building as per permissible land use in clause is above and uses permissible in the open scace some.

SITE COVERAGE AND FLOOR AREA RATIO (FAR):

[a] The building or buildings shall be constructed only with in the portion of the site marked as building zon.

The building of buildings that be constructed only within the portion of the site merked as building zon as explained above, and fowhere else.

 The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area.

 Maximum permissible FAR shall be 150% on the site area.

HEIGHT OF BUILDING:
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be remed by the following:

(a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance an prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.

(b) The plinit breach of outdoing shall be minimum 0.45 mirs and maximum 1.5 mirs as prescribed. Code 7.3 of the Haryana Building Code, 2017.

(c) All building is crease shall be account used so as to maintain an interse distance as per Code 7.11(5) of the

Sr file	Height of Booking (in makes)	Energy open spaces to be left on all scales of building lifetime (in manus) (front, rear and odes in each plot).
8	9	3
9	- 4	4
3	- 6	1301
	- 1	/ F
	2 1	1
. 4	21	1
12	30	(4)
14	W	(4)
-	42	q.
14	et St	, 16s
11	30 1	300

(d) If such interior ar 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 in (c) above.

PARKING:

(a) Alternate Stacking spaces, covered, opins or in the basement shall be provided for vehicles of users and occupiess, within the site of take of 10 CCs for every 100 sqm of permissible FAR of plot as prescribed in Code 7.1 of the Haryana Statistic Code, 2017.

(b) In no circumstance, the rehicle(s) belonging/ related to the plot/ premises shall be parked outside the

(a) The vehicular approach to the state shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, they are.

(b) The approach is the fill in ship be shown on the coning plan

Ix. BAR ON SUB-DIVISION OF SITE:
Sub-driving of the site shall not be permitted, in any circum

APPROVAL OF BUILDING PLANS:
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town &
Country Planning, Haryana or any other persons or the committee authorized by him, under Section 8 (2) of the
Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting

BASEMENT:
Upto four level basements within the building zone of the site are allowed as per Code 6.3(3)(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
(1) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions

(2) The basement shall be constructed within the zoned area and may be put to following uses:

Storage of household or other goods of ordinarily non-combustible material;
 Strong rooms, bank cellars, etc.;

(iii) Air-conditioning equipment and other machines used for services and utilities of the building

(3) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.

PLANNING NORMS:
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director, Town & Country Planning, Haryana.

(b) The water storage tanks and plumbing works shall not be visible on any face of the bu

(c) All sign boards and names shall be written on the spaces provided on buildings as per specifically for this purpose and at no other places, whatsoever

(d) For building services, plumbing services, construction practice, building material, foundation Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017

(b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of width and number.

(c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the of Annexure D-3 of Part-3 of Indian National Building Code, 2016.

BUILDING BYE-LAWS:
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017 anneaded from their to time.

xix. That the owner shall struct the installation of Light-Emitting Diode lamps (LED) for its building on. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.

The community building/buildings shall be constructed by the Colo 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 DTCP 6227 DATED 22-12-2017





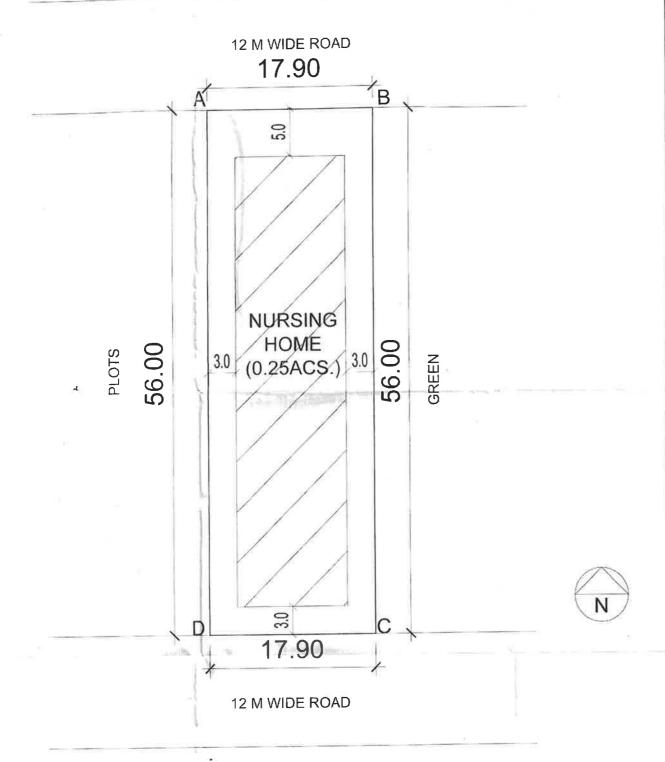












ZONED AREA: 571.19 SQM. OR 0.141 ACRE ALL DIMENSIONS ARE IN METERS

ZONING PLAN OF NURSING HOME SITE AREA MEASURING 0.25 ACRE FALLING IN THE RESIDENTIAL PLOTTED COLONY MEASURING 84.155 ACRES (LICENCE NO.915 TO 945 OF 2006 DATED 08.05.2006) IN SECTOR-8 SONIPAT BEING DEVELOPED BY PARSVNATH DEVELOPERS

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

The shape and size of the Nursing Home Site is in accordance to the demarcation plan verified by DTP. Sonepat vide Memo no. 49/08-58 dated 15.10.2012 shown as A to D on the zoning plan.

The type of buildings use permissible is Nursing Home Site in accordance to permission granted by Competent Authorits and under no circumstance, the use of building shall be changed. The category of the building is "Mixed land use building" (Refer Code 1.2 xxii[h]).

TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-

- a). The type of building permitted on this site shall be buildings designated and intended to be used of one or more confirming uses /activitles duly allowed by competent
- b). The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land use zone	Type of building permitted/permissible structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.

SITE COVERAGE AND FLOOR AREA RATIO (FAR)

- a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
 b) The accordance proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35%.
 c) Maximum permissible FAR shall be 150%.

The height of the building block, subject of course to the provisions of the site coverage

- The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Buildings. Code 2017
- (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Bullding Code, 2017.

 c) All building block(s) shall be constructed so as to maintain an inter-se distance as per
- Code 7.11(5) of the Haryana Building Code, 201).

Sr., No.	Height of Ruiking (in mores)	Eviar or occur spaces to be left on all others of building blocks (th motion) thank, men and skies in each plut)
1.	10	1
2	15	
3:	18	
4	21	ÿ
5	я	
6	27	1
7	99	(a
8.	35	11
В	15)	G.
NO.	45	13
11.	50	
12	55 and above	16

d) If such interior or exterior open space is intended to be used for the benefit of mo 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 in (d) above.

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

- a) The vehicular approach to the site shall be planned and provided giving consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority

 b) The approach to the site shall be shown on the zoning plan.
- BAR ON SUB-DIVISIONS OF SITE :b-division of the site shall not be permitted, in any circumstances

- The building plans of the building to be constructed at site shall have to be got approved from the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before staring the construction
- BASEMENT : Upto Four level Basements within the building zone of the site shall be permitted and maintained as per Code 7,16,

xii. PLANNING NORMS.

The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP,

xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.

EXTERNAL FINISHES.

- The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana.
- b). The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased,
 c) 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, d) 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.

XV. LIFTS AND RAMPS:-

- a). Lift and Ramps in building shall be provided as per Code 7.7.
 b). Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 c) 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, 2017.

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

- a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India and the same should be got certified form 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 Chief Electrical Inspector, Haryana.
- inspector, Haryana.
 C) To ensure fire flighting 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.
- will. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building
- xix., That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes
- xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017

- xxII, GENERAL:

 (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (c) The water storage tanks and other plumbing works etc, shall not be exposed to view each
- face of building but shall be suitably encased. (d) The building design for the permissible covered area shall be submitted as a whole and not
- (e) Garbage collection center of appropriate size shall be provided within the site.
- Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017

(g) No advertisement shall be permitted

DRG. NO. DTCP 6228 DATED 22-12-2017

(RAM AVTAR BASSI) AD (HQ)

(BALWANT SINGH) SD (HQ)

(LALIT RUMAR) DTP (HQ)

(DEVENDRA NIMBOKAR) STP (M) HQ

(JITENDER SIHAG)

(T.L. SATYAPRAKASH, IAS) DTCP (HR) CTP (HR)