

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 Parsavnath 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


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

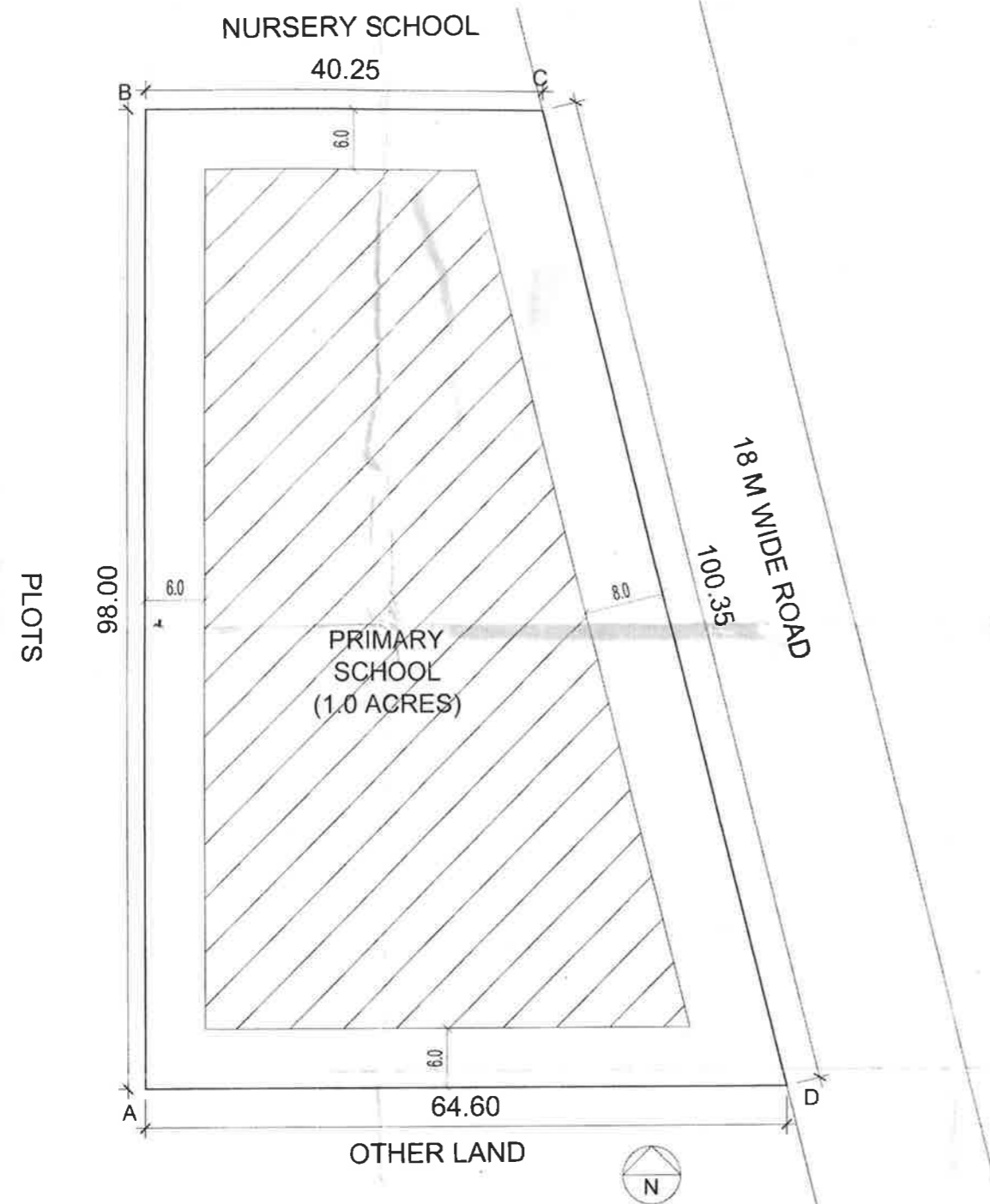
Endst. No.:- ZP-171/AD (RA)/2017/_____ Dated:_____

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 .



ZONED AREA: 3267.37 SQM. OR 0.8073 ACRE
ALL DIMENSIONS ARE IN METERS

- 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 Sonapat vide Memo no 49/08-58 dated 15.10.2012 shown as A to D on the zoning plan.
- iii. **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)].
- iv. **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 below:

Notation	Land Use Zone	Type of Building permitted/permissible structure
□	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause-ii above and uses permissible in the open space zone.
- v. **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.
- vi. **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 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 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 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.

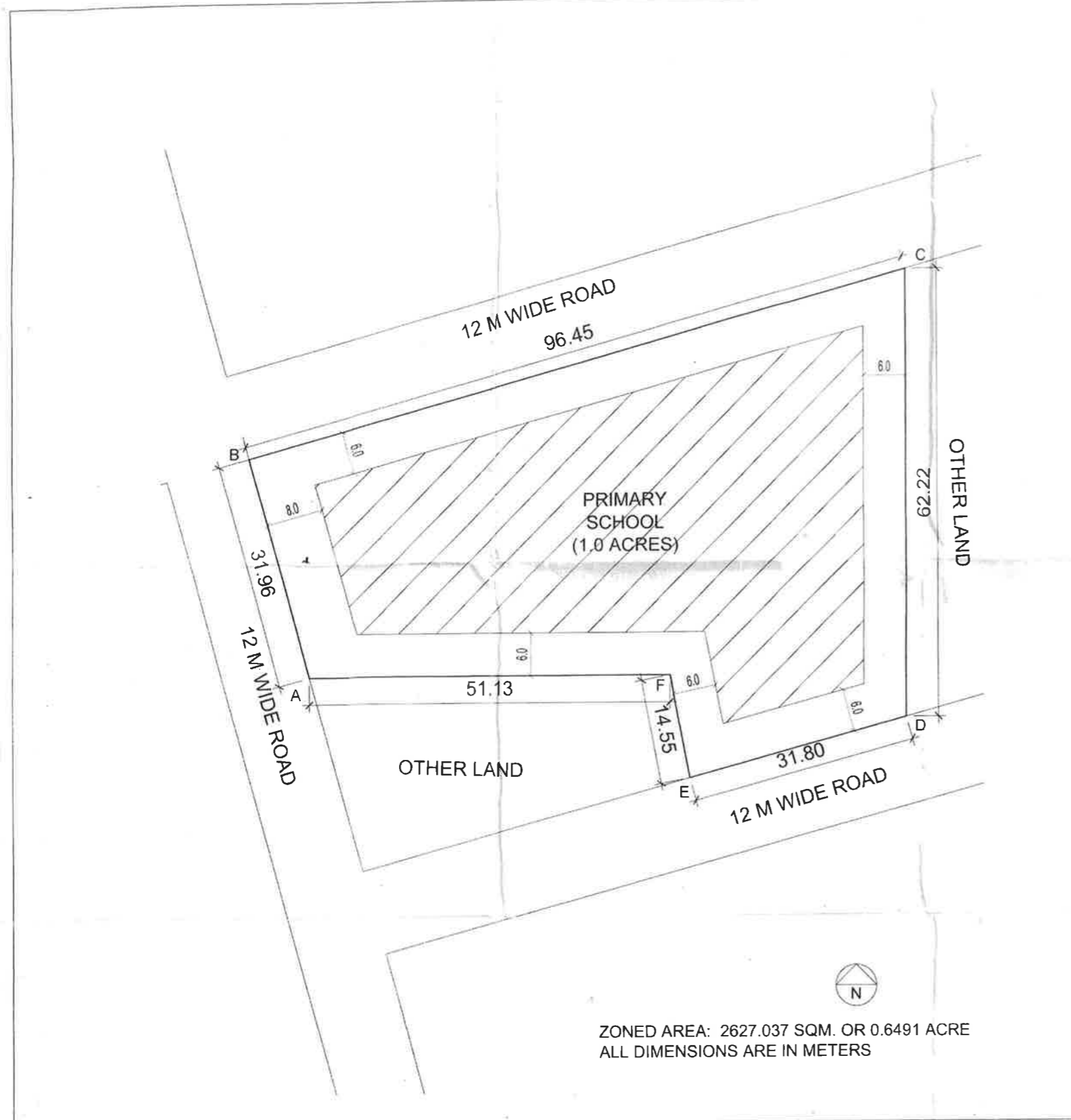
Sl. No.	Height of Building in meters	Extent of open space to be left on all sides of building blocks in meters
1	1.5	0
2	15	5
3	18	8
4	21	9
5	24	9
6	27	9
7	30	10
8	33	11
9	36	12
10	45	13
11	50	14
12	55 and above	15

 - (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.
- vii. **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 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 plot area.
- 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 plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.
- x. **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 up the construction.
- xi. **BASEMENT:**
Up to 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.
- xii. **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 building to be constructed shall conform to the National Building Code of India, 2016.
- xiv. **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, glass 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 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 of the Haryana Building Code, 2017.
 - (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 Indian National Building Code, 2016.
- xvi. **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:**
 - (a) 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.
 - (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 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.
- xviii. 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.
- 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) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (e) No advertisement shall be permitted.
 - (f) 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 Government.

DRG NO. DTPC 6224 DATED 22-12-2017

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTPC (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 .



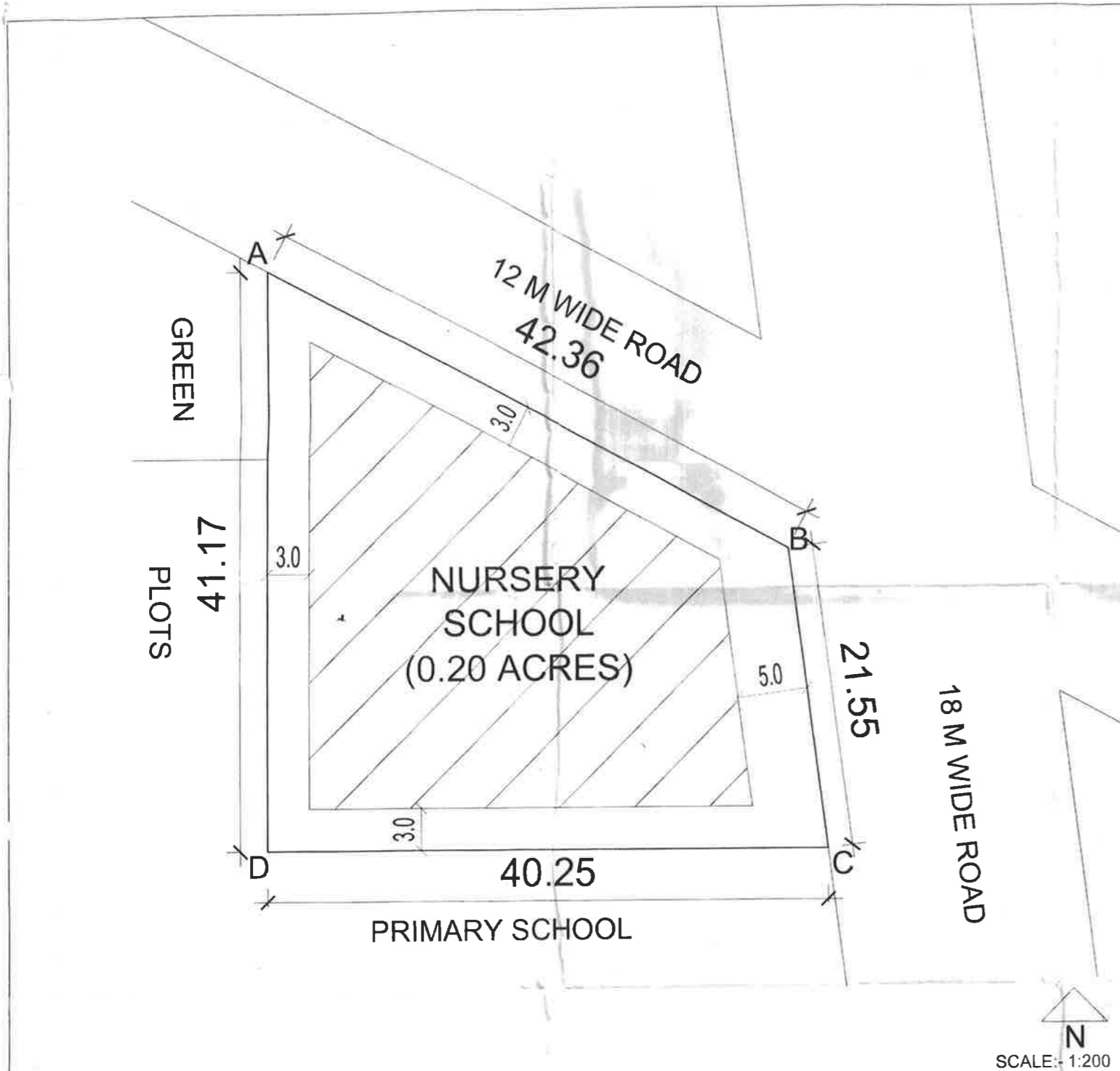
- i. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- ii. **SHAPE & SIZE OF SITE:**
The shape and size of the Primary School Site is in accordance to the demarcation plan verified by DTP, Sonipat vide Memo no. 45/08-58 dated 15.10.2012 shown as A to D on the zoning plan.
- iii. **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 xxiv(f)).
- iv. **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 below:

Notation	Land Use Zone	Type of Building permitted/permissible structures
□	Open Space Zone	Open parking garden, landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause (a) above and uses permissible in the open space zone.
- v. **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 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.
- vi. **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 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 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 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.

Sr No.	Height of Building (meters)	Minimum open space to be left on all sides of building block (in meters)
1.	10	6
2.	15	8
3.	20	10
4.	25	12
5.	30	15
6.	35	18
7.	40	21
8.	45	24
9.	50	27
10.	55	30
11.	60	33
12.	65	36
13.	70	39
14.	75	42
15.	80	45
16.	85	48
17.	90	51
18.	95	54
19.	100	57
20.	105	60
- (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.
- vii. **PARKING:**
 - (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site @ rate of 1.0 ECS 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 plot area.
- 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 plan.
- ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.

- x. **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 up the construction.
 - xi. **BASEMENT:**
 - (1) 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 7.15 of the Haryana Building Code, 2017.
 - (2) The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
 - (3) 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.
 - (4) The use of basement shall be specified in the building plans at the time of submission, stated in Code 2.1 and 2.2.
 - xii. **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.
 - xiv. **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, grills, 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 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 of the Haryana Building Code, 2017.
 - (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 Indian National Building Code, 2016.
 - xvi. **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:**
 - (a) 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.
 - (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.
 - 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) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code 2017.
 - (e) No advertisement shall be permitted.
 - (f) 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 Government.
- DRG NO DTCP 6225 DATED 22-12-2017

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)



ZONED AREA:- 769.37 SQM. OR 0.190 ACRE
ALL DIMENSIONS ARE IN METERS

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 .

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 Nursery School Site is in accordance to the demarcation plan verified by DTP, Sonapat vide Memo no. 49/08-58 dated 15.10.2012 shown as A to D on the zoning plan.

iii. **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 xxi(c)).

iv. **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 below:

Notation	Land Use Zone	Type of Building permitted/permissible structures
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-ii above and uses permissible in the open space zone.

v. **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.

vi. **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 height of the buildings shall be unrestricted as provided in Code 6.3(iii) and further subject to clearance as prescribed in Code 6.3(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 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.

Sr. No.	Height of Building (in meters) upto	Minimum open space to be left on all sides of building blocks (in meters) (front, rear and side) except plot
1	10	3
2	11	5
3	12	5
4	13	7
5	14	8
6	15	9
7	16	10
8	17	11
9	18	12
10	19	13
11	20	14
12	21 and above	15

(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.

vii. **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 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 plot area.

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 plan.

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

x. **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 up the construction.

xi. **BASEMENT :**

- (i) Up to four level basements within the building zone of the site are allowed as per Code 6.3(iii) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.
- (ii) 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.

xii. **PLANNING NORMS :**

- (1) 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 :**

- (1) The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

xiv. **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, glass 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 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 of the Haryana Building Code, 2017.
- (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 Indian National Building Code, 2016.

xvi. **BUILDING BYE-LAWS :**

- (1) 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 :**

- (a) 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.
- (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 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.

xviii. 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.

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

xvii. **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) Norms for differently able persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
- (e) No advertisement shall be permitted.
- (f) 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 Government.

DRG. NO. DTCP 6226 DATED 22-12-2017

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LALIT KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SIHAG) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

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.

ii. **SHAPE & SIZE OF SITE:**
The shape and size of the Nursery School Site is in accordance to the demarcation plan verified by DTP, Sonapat vide Memo. no. 49/08-58 dated 15.10.2012 shown as A to D on the zoning plan.

iii. **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 xiii(c)).

iv. **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/Barasat/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 below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
□	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
▨	Building Zone	Building as per permissible land use in clause ii above and uses permissible in the open space zone.

v. **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.

vi. **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 height of the buildings shall be unrestricted as provided in Code 6.3(iii) and further subject to clearance as prescribed in Code 6.3(iii)(ii) 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 building blocks shall be constructed so as to maintain an inter-site distance as per Code 7.11(i) of the Haryana Building Code, 2017.

St. No.	Height of Building (in meters)	Minimum open space to be left on all sides of building blocks (in meters) (front, rear and sides in each plot)
1	10	3
2	12	4
3	15	5
4	21	7
5	24	8
6	27	9
7	30	10
8	36	12
9	45	15
10	48	16
11	54	18
12	60 and above	20

(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.

vii. **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 sqm of permissible FAR of plot as prescribed in Code 7.3 of the Haryana Building Code, 2017.
(b) In no circumstance, the vehicles belonging/ related to the plot/ premises shall be parked outside the plot area.

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 plan.

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

x. **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 Loads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

xii. **BASEMENT:**
Upto four level basements within the building zone of the site are allowed as per Code 6.3(i)(ii) 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.

xiii. **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.

xiv. **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, glass 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 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 of the Haryana Building Code, 2017.
(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 Indian National Building Code, 2016.

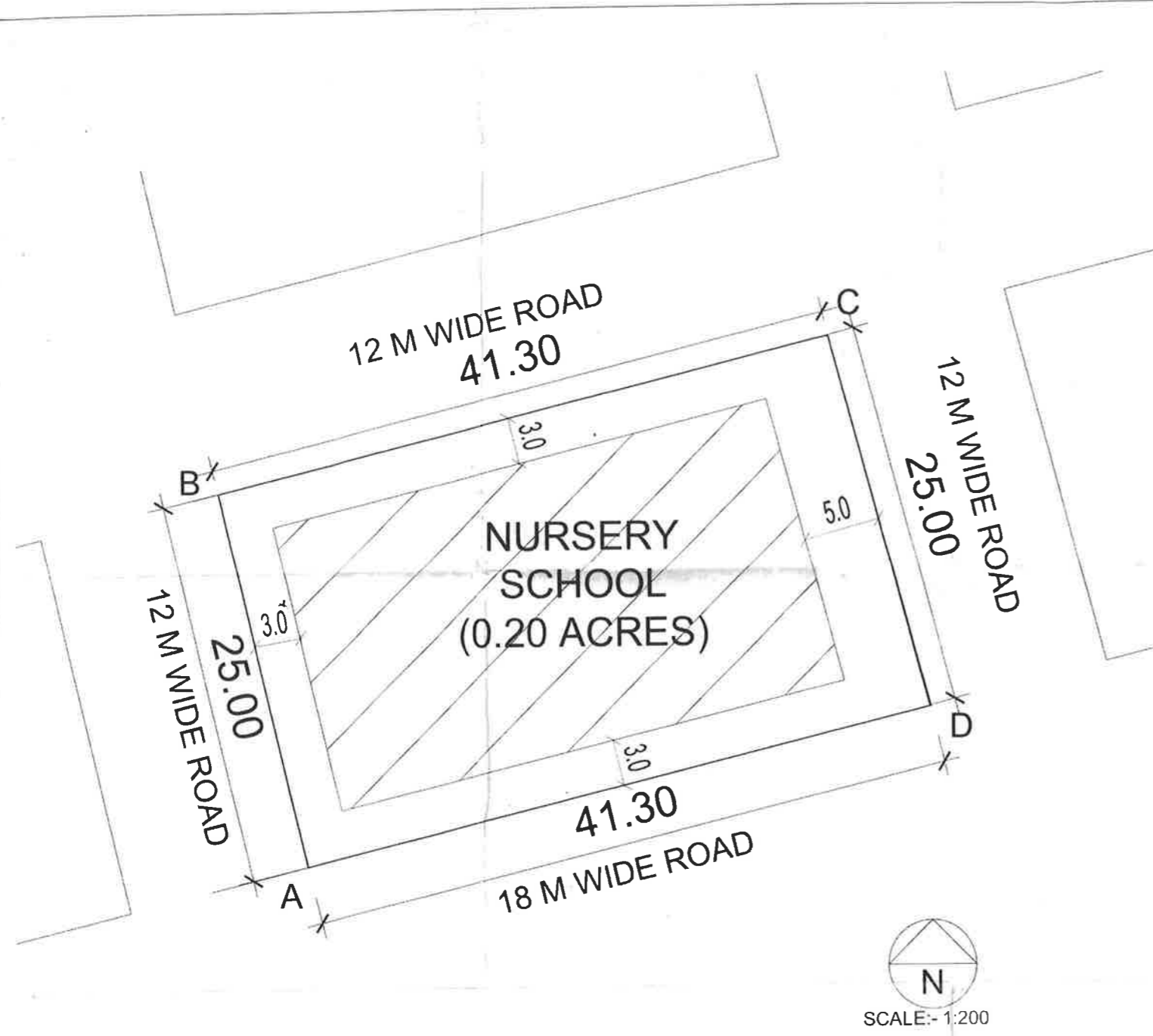
xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

xvii. **FIRE SAFETY MEASURES:**
(a) 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.
(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 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.

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

xvii. **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) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
(e) No advertisement shall be permitted.
(f) 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 Government.

DRG. NO. DTPC/ 6227 DATED 22-12-2017



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

(RAM AVTAR BASSI)
AD (HQ)

(BALWANT SINGH)
SD (HQ)

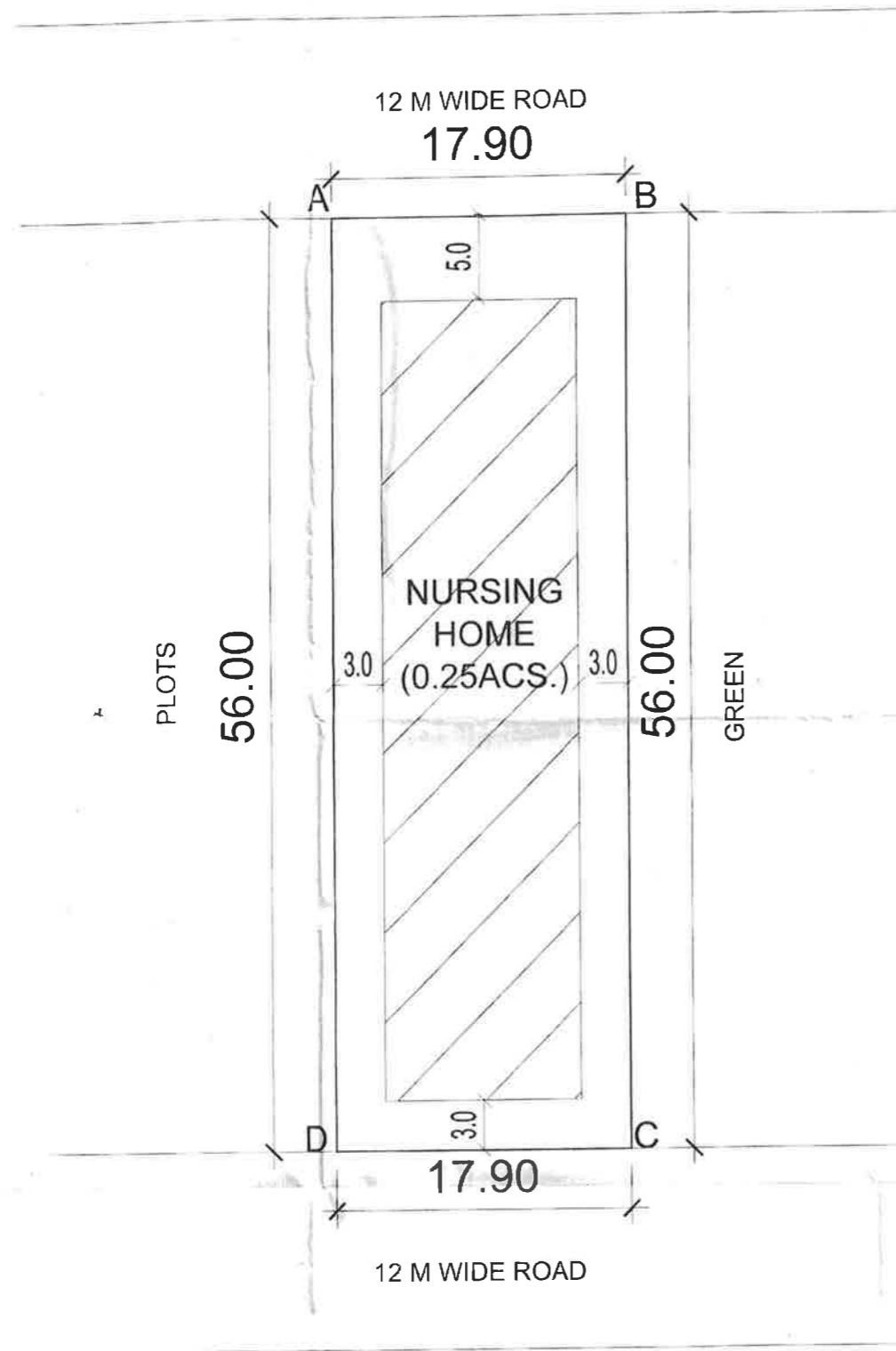
(LALIT KUMAR)
DTP (HQ)

(DEVENDRA NIMBOKAR)
STP (M) HQ

(JITENDER SHAG)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DTPC (HR)

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 LTD .



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

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

ii. **SHAPE & SIZE OF SITE :-**
The shape and size of the Nursing Home Site is in accordance to the demarcation plan verified by DTP, Sonapat vide Memo no. 49/08-58 dated 15.10.2012 shown as A to D on the zoning plan.

iii. **LAND USE :-**
The type of buildings use permissible is Nursing Home Site 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 "Mixed land use building" (Refer Code 1.2.xxiii(h)).

iv. **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 conforming uses /activities duly allowed by competent authority.
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.

v. **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 proportion upto 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%.

vi. **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 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 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 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.

St. No.	Height of Building (in meters) upto	Enter or open spaces to be left on all sides of building blocks (in meters) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	24	7
5.	24	8
6.	27	8
7.	30	10
8.	25	11
9.	40	12
10.	45	13
11.	50	14
12.	50 and above	16

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 (d) above.

vii. **PARKING :-**
a) Adequate parking 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.

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 Competent Authority.
b) The approach to the site shall be shown on the zoning plan.

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

x. 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 starting the construction.

xi. **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, Haryana.

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.

xiv. **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, grills, 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.

xvi. **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 :-**
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 from 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 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.

xviii. 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.

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 in parts.
(e) Garbage collection center of appropriate size shall be provided within the site.
(f) 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 KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SINGH) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)