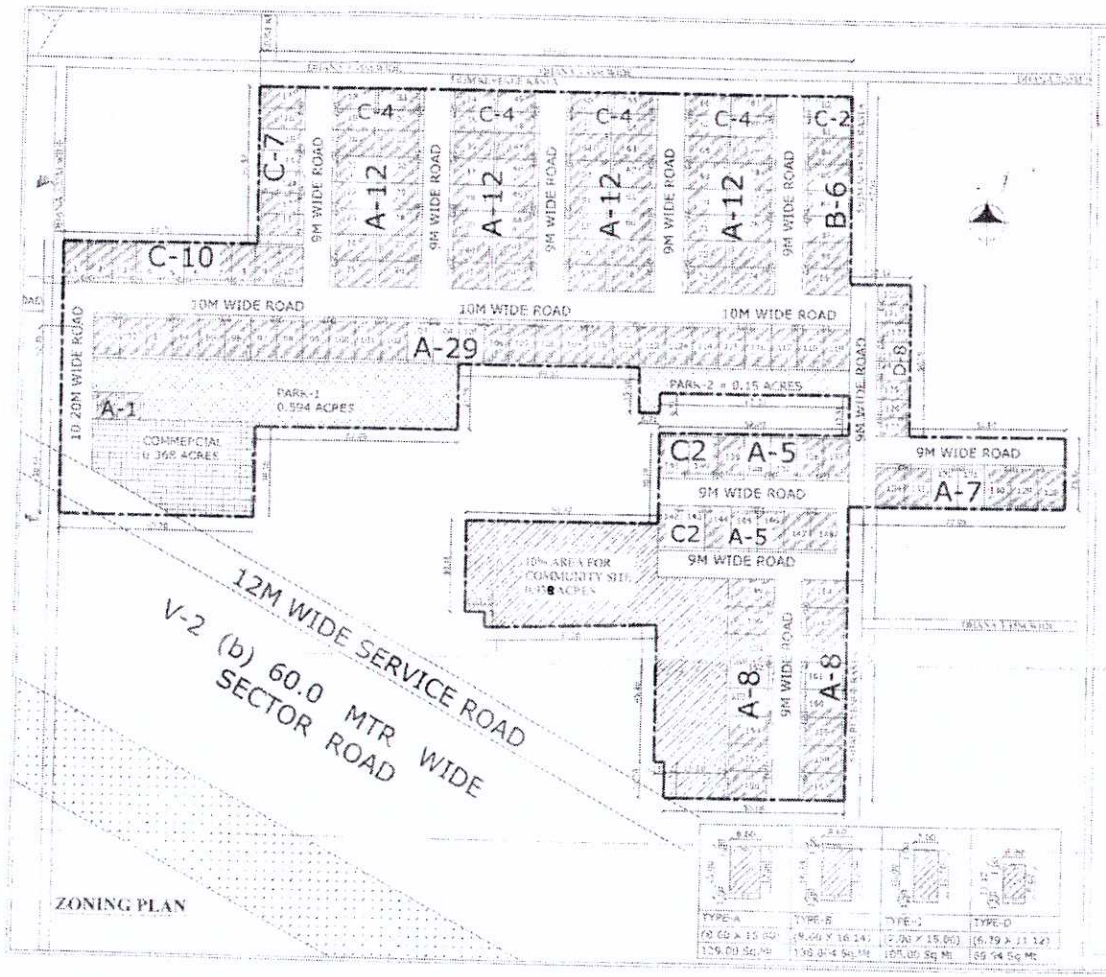

ZONING PLAN

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) AREA MEASURING 9.21875 ACRES (LICENCE NO. 26 OF 2016 DATED 08/12/2016 AND LICENCE NO. 08 OF 2017 DATED 02/03/2017), SECTOR-37, BAHADURGARH BEING DEVELOPED BY H.L. RESIDENCY PVT. LTD AND OTHER'S

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

- SHAPE & SIZE OF SITE :
The shape and size of the entire site in accordance with the demarcation plan as verified by DTP, Haryana Building Code, 2017 dated 16.12.2017.

ii. LAND USE :
The type of buildings and commercial [illegible] shall be mapped.

iii. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :
(a) The site shall be developed and building [illegible] as indicated in the table below.

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

iv. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :
(a) The building or building shall be [illegible] building [illegible].
(b) The Maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in [illegible] as the case below :

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

v. HEIGHT OF BUILDING
The height of the building shall [illegible] to the position of the site [illegible] and FAR [illegible] by the following :
(a) The maximum height of the building shall be as per Code [illegible] and Code [illegible] of the Haryana Building Code, 2017.
(b) If a building abuts on two or more streets of different width, the buildings shall be opened to face upon the street that has the greater width and the height of the building shall be reported to the width of that street and shall be [illegible] to the height of a [illegible].
(c) The [illegible] height of building shall be as per Code 7.3 of the Haryana Building Code, 2017.
(d) All building [illegible] shall be constructed so as to maintain an [illegible] distance as per Code 7.1(c) of the Haryana Building Code, 2017.
(e) If such [illegible] 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 [illegible] open air space shall be the one specified for the tallest building as specified in [illegible].

vi. PARKING
(a) [illegible] parking space, [illegible] shall be provided for [illegible] and occupant, within the site as per Code 7.1 of the Haryana Building Code, 2017.
(b) In no circumstance the [illegible] belonging to the [illegible] shall be [illegible].

vii. APPROACH TO SITE
(a) The [illegible] shall be planned and provided along [illegible] to the [illegible] of the Director Town & Country Planning, Haryana.
(b) The [illegible] shall be [illegible] on the [illegible].

viii. BAR ON SUB-DIVISION OF SITE
[illegible] of the site shall not be permitted in any circumstances.

ix. APPROVAL OF BUILDING PLANS
The building plans of the building to be constructed in the [illegible] shall have to be got approved from the Director, Town & Country Planning, Haryana [illegible] under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 before starting on the construction.

x. BASEMENT
[illegible] shall be provided as per Code [illegible] and shall be constructed [illegible] as per Code [illegible] of the Haryana Building Code, 2017.

xi. BOUNDARY WALL
The boundary wall shall be constructed as per Code [illegible].

xii. PLANNING NORMS
The building to be constructed shall be planned and designed to the [illegible] as per Chapter [illegible] of the Haryana Building Code, 2017, and as [illegible] by the Director, Town & Country Planning, Haryana.

xiii. PROVISIONS OF PUBLIC HEALTH FACILITIES
The [illegible] and [illegible] buildings [illegible] as per Haryana Building Code, 2017.

xiv. EXTERNAL FINISHES
(a) The external wall [illegible] shall be [illegible] of [illegible] of [illegible] and shall be [illegible] by the Director, Town & Country Planning, Haryana.
(b) The water [illegible] shall be [illegible] and shall be [illegible].
(c) All [illegible] shall be [illegible] on the [illegible] of the building [illegible].
(d) [illegible] building [illegible] shall be [illegible] as per Code 7.7 of the Haryana Building Code, 2017.

xv. LIFTS AND RAMPS
(a) [illegible] building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(b) [illegible] shall be with [illegible] along with [illegible] and [illegible].
(c) If [illegible] provided as per [illegible] shall be provided [illegible] as per Code 7.7 of the Haryana Building Code, 2016.

xvi. BUILDING BYE-LAWS
The construction of the [illegible] building shall be governed by [illegible] of the Haryana Building Code, 2017 [illegible].

xvii. FIRE SAFETY MEASURES
(a) [illegible] shall be [illegible] as per Code 7.1 of the Haryana Building Code, 2017 [illegible] the same [illegible] from the Competent authority.
(b) [illegible] shall be located on [illegible] of the building [illegible] from the Chief Electrical Inspector, Haryana.
(c) [illegible] shall be [illegible] by the Director, Town & Country Planning, Haryana. [illegible]
(d) The [illegible] building [illegible] as per Code 8.1 of the Haryana Building Code, 2017.
(e) That the owner shall ensure the installation of [illegible] building [illegible] of the Haryana Building Code, 2017.
(f) That the owner shall [illegible] as per Code 8.3 for enforcement of the Energy Conservation Building Code.
(g) That the owner shall ensure the installation of Solar Water Plant as per Code 8.2 of the Haryana Building Code, 2017.

DRG. NO. CTCP 5732 DATED 08/03/2017