



ALL DIMENSIONS ARE IN METRES
BUILDABLE ZONE :- 14393.133 SMT.& 3.55 ACRES

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- | 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. |

- | S.No. | HEIGHT OF BUILDING
(in meters) | LEFT SPACE/OPEN SPACE TO BE LEFT
AROUND BUILDINGS (in meters) | |
|-------|-----------------------------------|--|----|
| 1. | 10 | 2 | 3 |
| 2. | 15 | 5 | 6 |
| 3. | 18 | 6 | 7 |
| 4. | 21 | 7 | 8 |
| 5. | 24 | 8 | 9 |
| 6. | 27 | 9 | 10 |
| 7. | 30 | 10 | 11 |
| 8. | 35 | 12 | 13 |
| 9. | 40 | 13 | 14 |
| 10. | 45 | 14 | 15 |
| 11. | 50 | 15 | 16 |
| 12. | 55 | 16 | 17 |
| 13. | 60 | 17 | 18 |
| 14. | 120 | 20 | 20 |

- 11. 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. 7.
- 12. 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.
- 13. PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2016.
- 14. 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, glass metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
 - (b) 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.
 - (c) 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.
- 15. 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 not be provided as per (b) above, ramps shall be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016.
- 16. 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. On the points where such code are silent and stipulate no condition or norm, the National Building Code, 2016 shall be followed.
- 17. FIRE SAFETY MEASURES:**
- (a) The owner will ensure the provision of proper fire safety measures in the multi storied 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 Competent Authority.
 - (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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 30.3.2016 issued by Haryana Government Renewable Energy Department.
21. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
22. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5P power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
- 23. 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 enclosed.
 - (d) The building design for the permeable 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.
 - (e) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - (f) No advertisement shall be permitted.

DRG. NO. DTCP 6220 DATED 15-12-2017

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