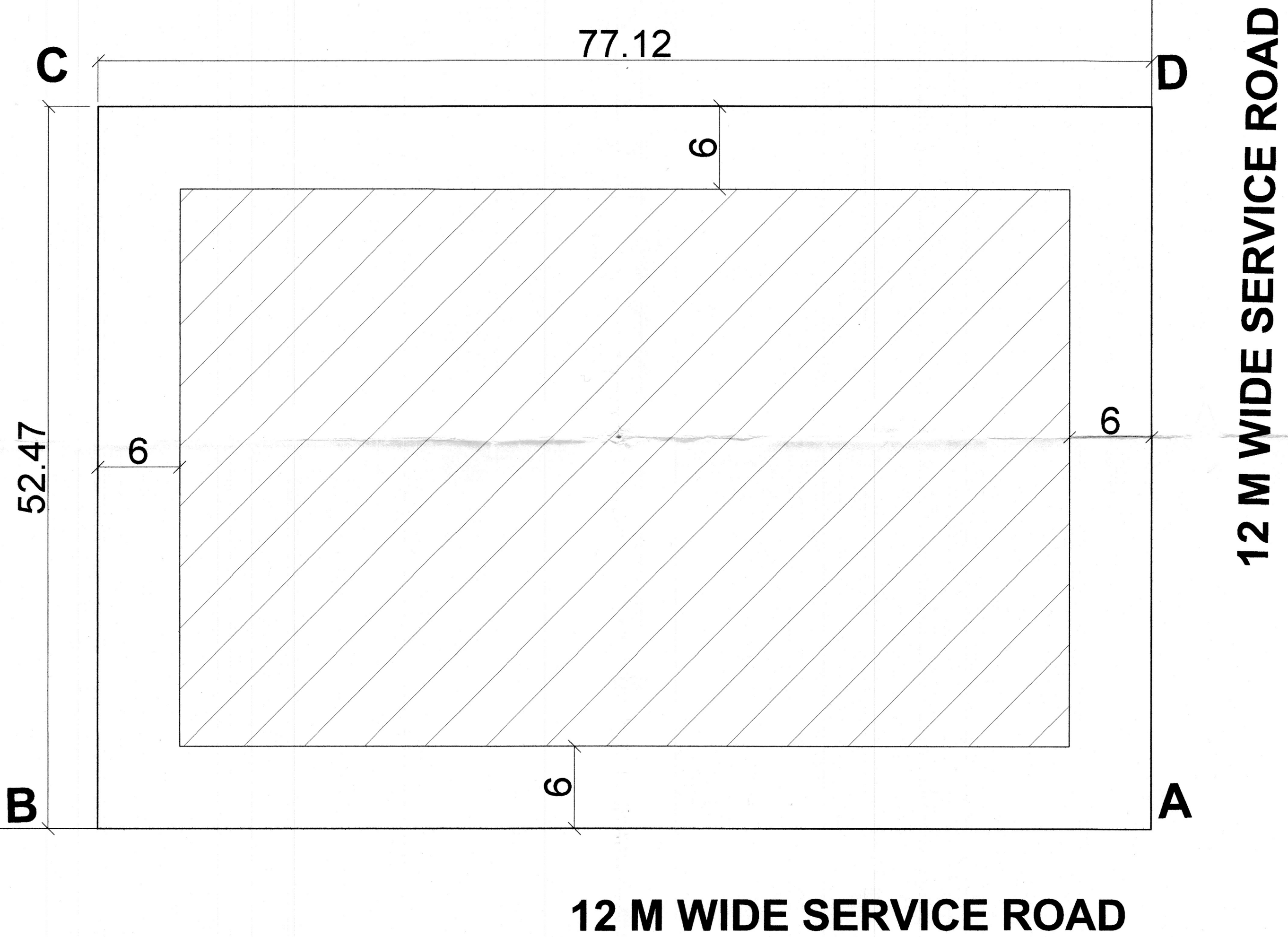




45 M WIDE MAIN ROAD

ZONED AREA = 2635.4064 SQM.

ALL DIMENSIONS ARE IN METER

ZONING PLAN OF PRIMARY SCHOOL OVER AN AREA MEASURING 1.0 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY FOR AN AREA MEASURING 112.956 ACRES (LICENCE NO 129 TO 138 OF 2007 DATED 03.03.2007 OF PARSAVNATH DEVELOPERS LTD. IN SECTOR-1,1B & 2B, REWARI BEING DEVELOPED BY Mr. JITENDER KUMAR S/o Mr. SAJAN SINGH AND OTHERS.

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 shown as A to D on the Zoning Plan.

iii. **LAND USE :**
The type of buildings use permissible is Primary School 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 xcii(c)).

iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
(a) The type of buildings permitted on this site shall be buildings designated and intended to be used for imparting education through day or evening classes. It may include residence for Principal/ Warden/or other teaching staff, watch and ward staff and other administrative staff subject to maximum limit of 10% of the Permissible FAR and hostels for students, extension counter of post office and bank as may be permitted by Director, Town & Country Planning, Haryana, subject to maximum limit of 20% of the Permissible FAR.
(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-iii 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 area of 1.0 acre.
(c) Maximum permissible FAR shall be 150% on the area of 1.0 acres.

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 (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (front, rear and sides in each plot)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 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 (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 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 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, as per Haryana Building Code-2017 (as amended from time to time), before starting up the construction.

xi. **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;
(j) Strong rooms, bank cellars, etc.;
(l) 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 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, 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 not 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 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 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 Photovoltaic 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) Garbage collection centre 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 8579 DATED 28-8-22

(RAM AVTAR BASSI)
AD (HQ)

(RAKESH BANSAL)
ATP (HQ)

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DTP (HQ)

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