

# ZONING PLAN FOR INDUSTRIAL PLOTS FALLING IN THE INDUSTRIAL COLONY ON THE AREA MEASURING 50.131 ACRES (LICENSE NO. 08 OF 2011 DATED 19.1.2011) IN SECTOR-57, FARIDABAD BEING DEVELOPED BY PIONEER TOWN PLANNERS PVT LTD. AND OTHERS IN COLLABORATION WITH IRIS REAL ESTATE PVT LTD.

## ZONING CLAUSES FOR INDUSTRIAL COLONY

FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

### 1) USE ZONE :-

The land shown in this zoning plan shall be utilised in accordance with the marking explained in the table below and in no other manner.

NOTATIONS	Permissible use of land on the position of the plot marked in Column 1	Type of building permissible on land marked in Column 2	3.
ROAD	ROAD	Road furniture at approved places.	
OPEN SPACE	OPEN SPACE	Used only for landscape & open parking features.	
INDUSTRIAL	INDUSTRIAL	Industrial buildings, Ancillary Buildings & related features.	
RESIDENTIAL	RESIDENTIAL	Residential building, As per zoning plan approved separately for site.	
COMMERCIAL	COMMERCIAL	As per zoning plan approved separately for site.	
PUBLIC UTILITY	PUBLIC UTILITY	As per zoning plan approved separately for site.	

### 2) GROUND COVERAGE AND FAR :-

Building shall only be permitted with in the portion of the sites marked as building zone and no where else.

A) The Ground Coverage and FAR will be as per rule 49 of the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Rules, 1965. As applicable to be industries.

### 3. HEIGHT OF BUILDING :-

- A) The max. height of the building shall not be more than 30 meters.
- B) Murmly area shall not be counted towards FAR.
- C) Projections beyond building line shall be permissible as per Rule 49(2)(ii), (iii) & (iv) and shall not be counted towards covered area.

### 4) BASEMENT :-

The basement not exceeding the maximum permissible coverage on the ground floor and intended to be used only for parking and services shall be allowed, if it satisfies the public health, fire safety and structural requirements and shall not be counted towards FAR.

### 5) PLINTH HEIGHT :-

The plinth height of the industrial building shall not be less than 46 cms. above the M.L. of adjoining road & in the case of other ancillary buildings it shall not be less than 30 cms. above the M.L. of adjoining road.

### 6) BOUNDARY WALL/GATE AND GATEPOST /METER ROOM / FENCES :-

A) Such boundary wall railing or their combination, fences, along with gate, gate post and meter room fences along with gate, gate post and meter room shall be constructed as per standard design approved by the DGTC and shall be constructed in the position indicated on the zoning plan.

B) NOT with standing (A) above, if in the opinion of the director at any junction the visibility is affected by any construction plantation etc. the owner shall comply with any direction on this behalf from him.

### 7) RESTRICTION OF ACCESS FROM 30 METER OR MORE WIDE SECTOR ROADS AND PUBLIC OPEN SPACES :-

In the case of plots which abut on to the 30 meter or more wide sector roads and plots which abut on public open spaces no direct access whatsoever (secondary or main shall be allowed into the plots from such roads and open spaces).

### 8) BAR ON SUB DIVISION OF PLOTS :-

No plot shall be sub divided, however two or more plots under one ownership may be combined to form a single plot the site coverage and FAR shall be calculated by considering the combined plots as a single plot.

### 9) APPROVAL OF BUILDING PLANS :-

The building plan of the buildings to be constructed at site shall have to be got approved from the competent / designated authority (Under Section 8(2) of the Act No 41 of 1963) before taking up construction.



- 10) **BUILDING BYE LAWS :-**  
The construction of the building/buildings shall be governed by the building rules provided in the part (VII) of the Punjab Scheduled Roads & Controlled Area Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent & stipulate no condition on norm, the model building bye laws issued by the indian standard institute and as given in the National Building Code shall be followed as may be approved by the competent Authority.
- 11) **FIRE SAFETY MEASURES :-**  
The owner will ensure the provision of proper fire safety measure in the building conforming to the provision of Rules 1965 / National Building Code and it should be got approved from the competent authority, electrical sub station / generator room if provided should be on solid ground near dg/lt control panel and it should be located on outer periphery of the building and the same should be got approved from the competent Authority.
- 12) **DISPLAY OF THE POSTAL NUMBER OF THE PLOT :-**  
The premises number postal address shall be written at the space shown for this purpose on the standard design of the gate and gate post as per approved design.
- 13) **PLANNING NORMS :-**  
Planning norms and the building/building to be constructed shall be planned and designed to the norms and standards as approved by DGTC, Haryana.
- 14) **WIDTH / SLOPE OF RAMP :-**  
The clear width of the ramp leading to the basement floor shall be 4 mtrs. with an adequate slope, not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- 15) **SOLAR WATER HEATING SYSTEM :-**  
The use of solar water heating system as per norms specified by hareda is mandatory and shall be made operational in the buildings wherever applicable before applying for an occupation certificate.
- 16) **RAIN WATER HARVESTING SYSTEM :-**  
The rain water harvesting system shall be provided as per central ground water authority norms / Haryana Govt. Notifications as applicable.
- 17) The applicant shall obtain the Clearance/NOC as per provision of Notification No. SO-1533 (E) dated 14.9.2006 issued by The Ministry of Environment and Forest Govt. of India before starting the construction at site.
- 18) The coloniser/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- 18) The coloniser/owner convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switchingstation /electric sub station as per the norms prescribed by the power utility in your project site at the time of approval of building plan.

NOTE :- Read this drawing in conjunction with the demarcation plan verified by District Town Planner, Faridabad vide endst. no. -1506 dated 30.03.2012.

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(R.S. BATHI) ATP (HQ)  
(SUNITA SETHI) DTP (HQ)  
(JITENDER SHAG) STP (EAV)  
(J.S. REDHU) CTP (HR)  
(T.C. GUPTA, IAS) DG, TOP (HR)