

B-9

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BR-III
(See Rule 44)

From Senior Town Planner
Chairman, Building Plans Approval Committee for
Licensed Colonies/ Controlled Area, Gurgaon.

To Malibu Little Star Primary School Pvt. Ltd.
SCO-4, , CSC, Pocket-C, First Floor Sarita Vihar,
New Delhi.

Memo No. 12 Dated 1-1-15

Subject: - Approval of building plans for Malibu Little Star Primary School site no. 2, measuring 1.146 acres in residential plotted colony measuring namely Malibu Towne in sector-47 & 50, Gurgaon-Manesar Urban Complex being developed by M/s Malibu Estates Pvt. Ltd.

Please refer your application dated 30.09.2014, on the matter cited as subject above.

It is to inform that the Building Plans Approval Committee in its meeting held on 01.01.2015 granted permission for the aforesaid construction for primary school purpose, subject to the provision of Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act 1963 and its rules framed thereunder alongwith special reference to following conditions:-

1. That the plans are valid for a period of 5 years subject to validity of licence. However, as per the amended provision of section 3(3) (iv) of the Haryana Development & Regulations of Urban Areas Act, 1975, you shall construct and obtain the occupation certificate of the building before 30.04.2016, otherwise as per the above said provision, the site of the Primary school shall vest with the Government.
2. That structural design of the building shall be carried out in accordance with the provisions of NBC and relevant I. S. Code.
3. You will get the setbacks of your building (s) checked at plinth level and obtain a DPC certificate before proceeding with superstructure.
4. The responsibility of the structural design and the structural stability of the building block against earthquake etc shall be solely of the Architect/owner.
5. A certificate from a recognised structural engineer shall be submitted in this office within 60 days of issuance of this letter that the structural design of the building is designed as per the provisions of NBC and relevant Code for all seismic load, all dead and live loads, wind pressure and structural safety from each earthquake of the intensity expected. As per provision of Rule 39(d) a set of structural drawings (for record) shall also be submitted alongwith above certificate.
6. The required open parking around building shall be metalled and properly organized.
7. ~~The building shall be designed for appropriate seismic loads, all dead and live loads, wind pressure etc as per I.S. Code and IS 30 standards. In all cases normal strength concrete is assisted stress is provided.~~
8. All material to be used for erection of building shall conform to I.S.I and NBC standards.
9. No walls/ceiling shall be constructed of easily inflammable material and stair cases shall be built of the fire resisting material as per standard specification.

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10. No addition/alteration in the building shall be made without the prior approval of this office. Further, only figured dimensions shall be followed and in case of any variation in the plans, prior approval of this office shall be a pre-requisite.

11. FIRE SAFETY:-

The applicant firm shall also prepare and submit the plans in triplicate to Commissioner, MCG, clearly marked and indicating the complete fire protection arrangements and means of escape/ access for the proposed building with suitable legend and standard signs.

On receipt of the above request the Commissioner, MCG after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety Bye Laws, and would issue a NOC from Fire Safety and means of escape/access point of view. The clearance/NOC from Fire Authority shall be submitted in this office alongwith a set of plans duly signed by the Commissioner, MCG within a period of 90 days from the date of issuance of sanction of building plans. Further, it is also made clear that no permission for occupancy of the building shall be issued by Commissioner, MCG unless he is satisfied that adequate fire fighting measures have been installed by you and suitable external fire fighting infrastructure has been created at Gurgaon, by Commissioner, MCG. A clearance to this effect shall be obtained from the before grant of occupation certificate.

12. No person shall occupy or allow any other person to occupy the new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director General or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

13. If any infringement of bye-laws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.

14. Before grant of occupation certificate, you shall have to submit a notice of a completion of the building in form BR-IVB regarding completion of works described in the plans and it shall be accompanied by:-

- a) DPC Certificate issued by DTP, Gurgaon.
- b) Structural stability certificate duly signed by the recognized structural Engineer/Architect.
- c) A clearance from Fire Safety point of view from Fire Officer, Gurgaon.

15. As per report of SE-II, HUDA, Gurgaon bearing memo no. 14929 dated 28.11.2014, following conditions have been imposed:-

- a) The ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's No. 20032-of-2008, 13594 of 2009 and 807 of 2012. In this connection you have submitted NOC issued by Administrator, HUDA, Gurgaon vide endst. no. 1094 dated 24.12.2014.
- b) The formation/plinth levels of plot/building shall be fixed suitably in order to provide the levels of their P.H. amenities perfect to suit and fit for connection in HUDA services by gravity/velocity flow. It will be the sole responsible of owner to take level of HUDA existing road/sewer/SWD etc. from the concerned HUDA Division and accordingly finalize their levels of plot/building P/H amenities in conformity to suit & fit the permissible connections with external services.
- c) The water supply shall be given in underground storage tank at ground level and the owner shall be sole responsible to maintain required residual pressure/hydraulic head. Booster of adequate capacity shall be constructed by owner & additional

- d) The domestic water tank provided at roof level and as well as at ground level shall be filled from the over flow of fire compartment. The firm and the supervising Architect of the project shall be entirely responsible for making provisions of Fire Safety and fire fighting measures and shall abide by all fire safety bye laws and proper prior approval from concerned authority.
- e) The scrutiny of the drawing does not entitle to owner to discharge building effluent and any other discharge into Public Health sewer or open/plain ground and all restriction of water & air pollution control board shall be invariably be applicable.
- f) **WATER SUPPLY:-**
- i) The down take system shall be provided by your by providing clear water storage tank of not less than half day storage of water for domestic usage on top of the building block and as well as in buster at ground.
 - ii) In let pipes from down take to toilet shall be 25/20/15 mm dia as shown on the plans and connection to each individual fixture shall be 15mm dia.
 - iii) The adequate booster pumps to boost the water in the water tanks with 100% standby arrangement shall also be provided by you. It is made clear that you shall be sole responsible for boosting arrangement at the time.
 - iv) The alternative arrangement of power supply, such as Gen set etc. of suitable capacity shall also be provided by you during failure of electricity, if any duly with prior permission of concerned authority.
- g) **SEWERAGE:-**
- i) All the external sewerage lines should not be less than 200 mm dia pipes.
 - ii) All soil pipe connection W.C. to soil stack/manhole shall be 100 mm dia as shown on the plans.
 - iii) Waste water stack shall be 100/75 mm dia as shown on the plans and soil stack shall be 100 mm dia.
 - iv) All W.C. shall be provided with high /low level flushing cistern (Double Button). The capacity of flushing cistern shall be of 8 ltrs.
 - v) All F.T. shall be 75 mm dia.
 - vi) All pipes from waste water stack to I.C and I.C to manhole shall be 100 mm dia as shown on the plans.
 - vii) Suitable approach/ventilation arrangement shall be provided by you by providing inspection window/duct etc. for repairing of piping system.
 - viii) Provision of toilet for handicapped persons shall be made in building by the owner.
- h) **STORM WATER DRAINAGE:-**
- i) All the external storm water drainage shall be provided suitably so as to suitable disposal of rainwater in to the system of the Public SWD.
 - ii) All rainwater stack pipe shall be 100/150mm dia pipes as shown on the plans.
 - iii) Roof top rain and as well ground surface storm water harvesting system shall be provided by society as per Central Water Ground Water Authority/Haryana Govt. Notification as applicable and shall be kept operational all the time.
 - iv) There is a proposal to supply recycled water to meet out the requirements of flushing & irrigation.
- i) That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in the each building block.
- j) You shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- k) You shall obtain the approval/clearance/NOC as per provision of the notification No. S.O. 1533(E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/executing of development works at site for colony including this school building.
- l) That the owner will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks /such cleaning as per decision taken in the meeting of the central monitor committee (CMC) held under the Chairmanship of Cabinet Secretary on 22.03.2013 (D.O. No. Q.11021/12/2010-PHE(Vol. IV dated 7th Feb, 2013 for

the Principal Secretary to Govt. Haryana, Urban Local Bodies Department, Chandigarh vide letter no. 16/2013-2CI dated nil.

m) You shall provide dual plumbing system in the Primary School area for taking connection of sewage treated/recycled water supply for use to meet out requirement & consumption of flushing and irrigation purposes. The owner will sick connection soon as & when the recycled water supply system is made available by the Department/colonizer. It will be held mandatory for the owner. The firm has to make provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer that no tap or outlet of any kind will be provided from the flushing line/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even abluition taps should be avoided.

- i) No cross connection between recycled water system and potable water system shall be made.
- ii) All plumbing pipes fittings, valves of flushing system pipe will be of red colour or painted red. In case of embedded pipes, Marker taps of red colour at suitable intervals shall be fixed. The underground and over head tanks should have. Recycle water not fit for drinking and other warning signs embossed/marked on them.
- iii) Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal of 5" (125mm) will be maintained between them. In case of cross suitable colored/taped sleeve shall be used.
- iv) The society/firma will provide appropriate pipes (both up and down) for solar water heating system.

n) The scrutiny of this drawing is done from Public Health Point only and does not entitle to owner to make P.H. amenities connections in the HUDA without seeking prior sanction of competent authority.

o) Case for completion/compounding should be got checked from public health point of view of building to check for construction as per norms.

16. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises/site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera Vs State of Haryana and others.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.
DA/One set of Building Plans.

[Signature]
Senior Town Planner,

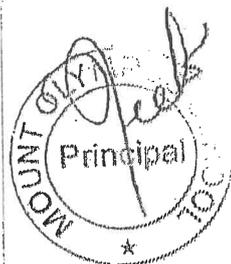
Chairman Building Plan Approval Committee
For Licensed Colonies/ Controlled Area
Gurgaon

Dated

Encl. No.

A copy is forwarded to the following for information and further necessary action:-

- i) The Director General, Town & Country Planning, Haryana SCO 71-75, Sector-17C, Chandigarh.
- ii) Superintending Engineer-II, HUDA, Gurgaon w.r.t. his memo No. 14929 dated 28.11.2014.
- iii) District Town Planner, Gurgaon w.r.t. his memo No. 4732 dated 20.11.2014.



[Signature]
MANAGER

Senior Town Planner,
Chairman Building Plan Approval Committee
For Licensed Colonies/ Controlled Area
Gurgaon

Required Numbers of Students= 200
 Numbers of BOYS= 130
 Numbers of GIRLS= 70

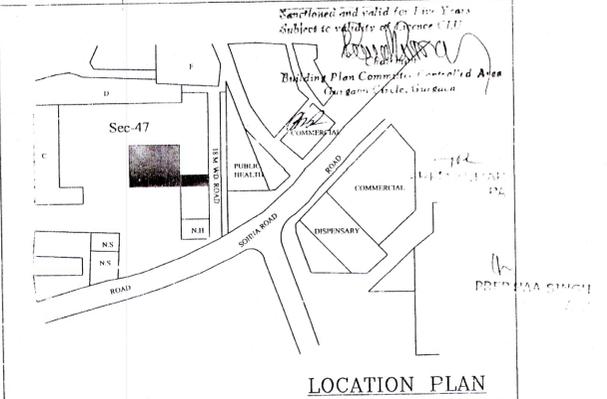
Sanitary requirement as per NBC
 W.C.
 1 per 40 Students for Boys=19 no.
 1 per 25 Students for Girls=20 no.
 Total =39 no.
 Urinals
 1 per 20 Students for Boys=38 no.
 Wash Basin
 1 per 60 Students for Boys=13 no.
 1 per 40 Students for Girls=13 no.
 Total =26 no.
 Drinking Water
 1 per 50 Students for Boys=15 no.
 1 per 50 Students for Girls=10 no.
 Total =25 no.

Provide Sanitary Fixtures
 W.C.
 Boys=20 no.
 Girls=20 no.
 Total=40 no.
 Urinals=40 no.
 Wash Basin
 Boys=22 no.
 Girls=17 no.
 Total=39 no.
 Drinking Water
 Total=30 no.

AREA DETAIL -
 CLU GRANTED PLOT AREA = 4637.69 sq.m
 PERM. COVD. FAR = 100% on 1 Acre = 4046.85 sq.m
 PERM. COVD. AREA AT G. FL. (33%) = 1335.46 sq.m
 MIN. PARKING AREA 10% of site area = 463.76 sq.m
 PROPOSAL(FAR AREA)
 PROP. COVD. AREA AT G. FL. = 499.31 sq.m
 PROP. COVD. AREA AT F. FL. = 798.55 sq.m
 PROP. COVD. AREA AT S. FL. = 1061.89 sq.m
 PROP. COVD. AREA AT TH. FL. = 798.96 sq.m
 PROP. COVD. AREA AT FR. FL. = 805.00 sq.m
 TOTAL PROP. COVD. AREA = 3963.71 sq.m
 ACHIVED FAR = 97.94%

PROPOSAL(NON-FAR AREA)
 BASEMENT AREA = 1526.71SQM
 GROUND FL/ STILT AREA = 681.05SQM
 FIRE ESCAPE STAIRCASE AT F. FL = 35.55SQM
 FIRE ESCAPE STAIRCASE AT S. FL = 35.55SQM
 FIRE ESCAPE STAIRCASE AT T. FL = 35.55SQM
 FIRE ESCAPE STAIRCASE AT FR. FL = 35.55SQM
 AREA AT MUMTY = 91.03SQM
 TOTAL Non FAR AREA AT ALL FLS = 2440.99SQM

PARKING DETAIL -
 STILT PARKING - 15.89X16.59+9.63X30.27+9.63X8.42 = 263.61+295.73+81.08 = 640.42SQM
 ECS = 640.42/30 = 21.34SQM
 Open parking = 49x21 = 1029 sq.m
 ECS = 1029/25 = 41.16SQM
 Total parking = 640.42+1029 = 1669.42 sq.m



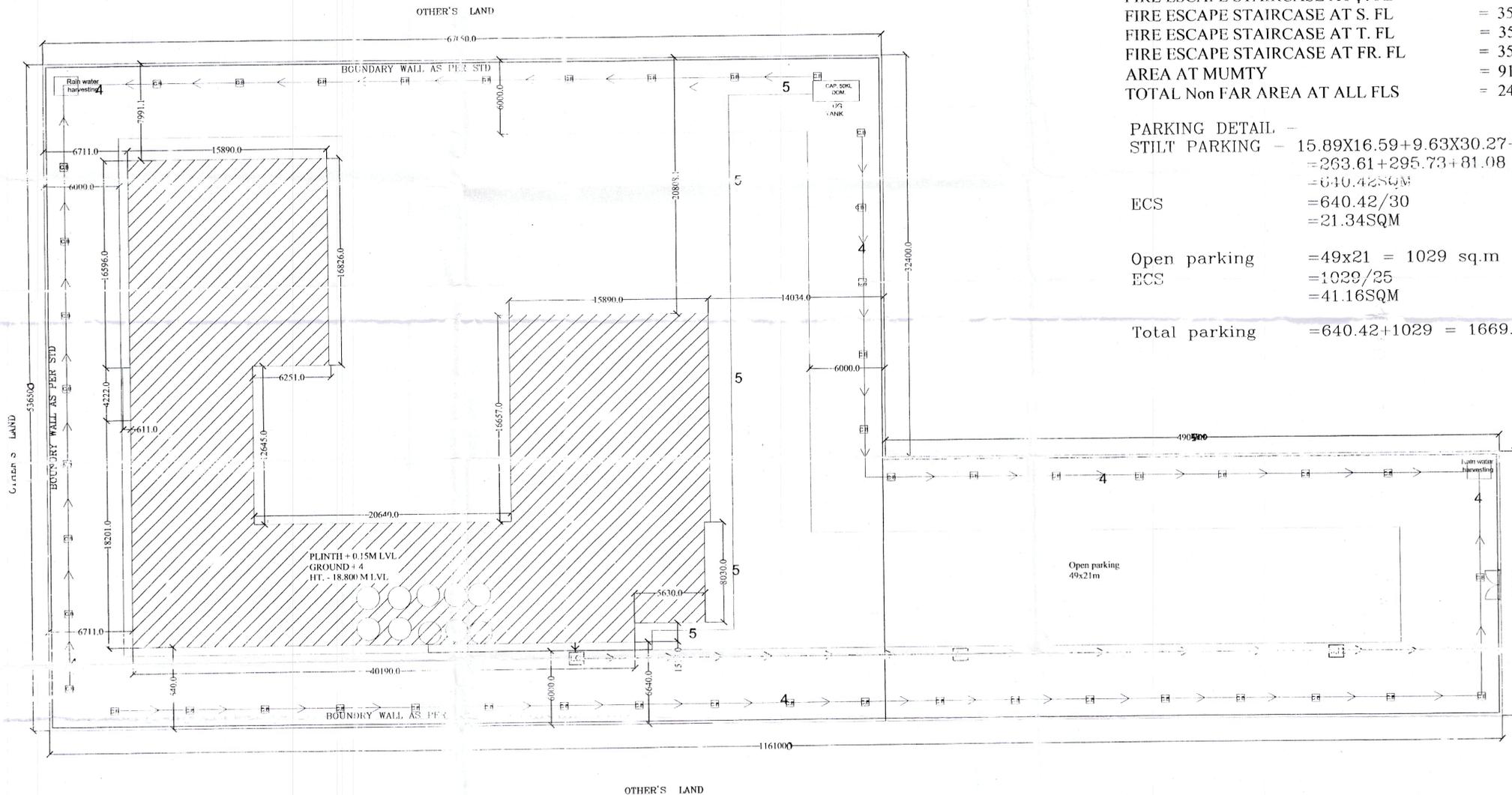
NOTE :-
 RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED AS PER DIRECTION OF THE COMPETENT AUTHORITY.
 SOLAR ASSISTED WATER HEATING SYSTEM WILL BE PROVIDED AS PER GOVERNMENT NORMS.
 THE RESPONSIBILITY OF STRUCTURE DESIGN & STRUCTURAL STABILITY OF THE BUILDING AGAINST EARTH QUAKE SHALL BEEN ENTIRELY OF THE ARCHITECT/OWNER.
 THE BASEMENT IS MECHANICALLY VENTILATED.

APPLICANT
 M/s Malibu Little Star Primary School Private Limited SCO-4, CSC, Pocket-C, First Floor, Sarita Vihar, New Delhi - 76

ARCHITECT
[Signature]

PROPOSED SITE PLAN FOR SETTING UP OF PRIMARY SCHOOL AT 2, MALIBU TOWN, SECTOR-17, GURGAON

SCALE :- 1:200
 DATE :- SEP 2014
 CHKD. BY :-
 DRN BY :- NITISH
 DWG. TITLE :- SITE PLAN

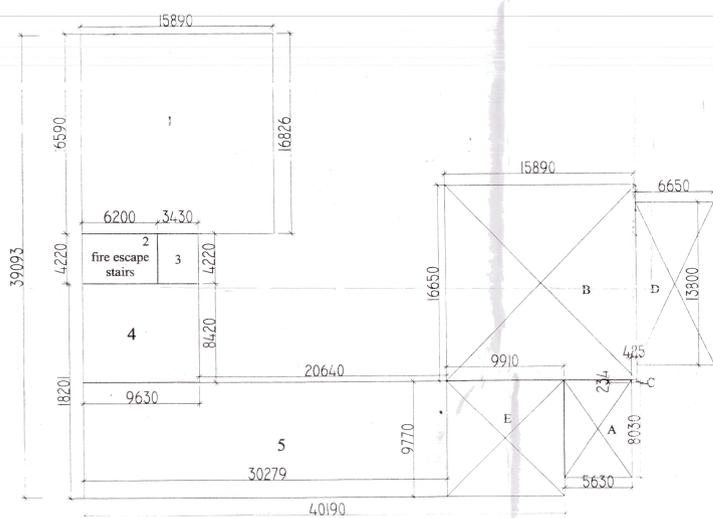


- 1 100MM Ø SSP
- 2 75MM Ø SWP
- 3 100MM Ø GIP. DN
- 4 150Ø RAIN WATER PIPE
- 5 200MM Ø FIRE PIPE
- 6 32MM Ø GIP. UP
- I.C.

[Signature]
 Date: 14/09/2014
 Scale: 1:200
 Sheet: 01 of 01

Sanctioned and valid for Five Year
Subject to validity of License C11
Building Plan Committee, Council Area
Gurgaon, Haryana

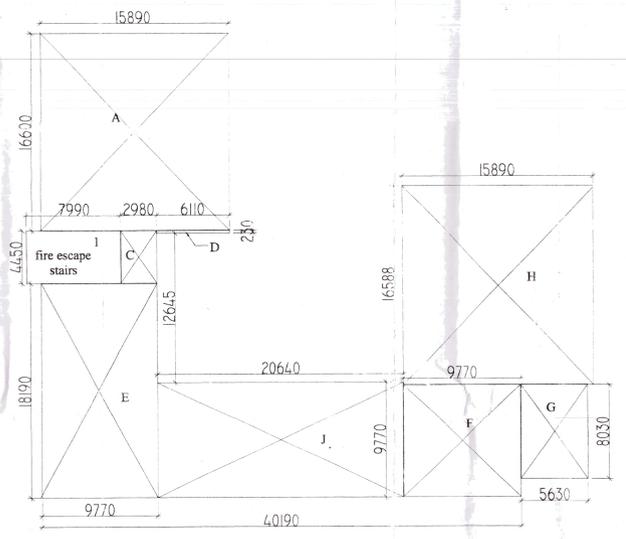
PREM KUMAR PA
PREM MA SINGH



GROUND FLOOR PLAN

AREA DETAIL - GROUND FLOOR
COUNTED TOWARDS FAR
A=5.63X8.03=45.20
B=15.89X16.65=264.56
C=.23X.485=0.111
D=6.65X13.80=91.77
E=9.91X9.77=96.82
Net area =499.31

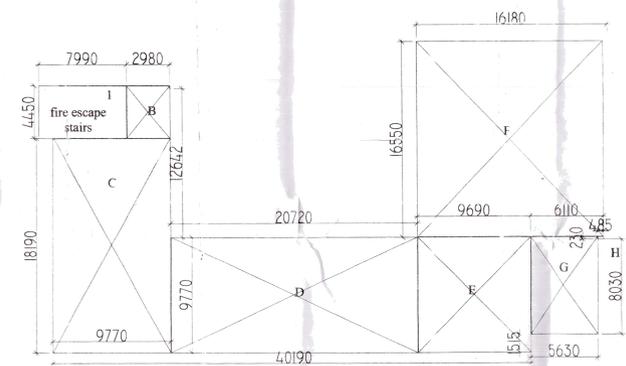
AREA DETAIL -NOT COUNTED IN FAR
1=15.89X16.59=263.61
2=6.20X4.22=26.16
3=3.43X4.22=14.47
4=9.63X8.42=81.08
5=30.27X9.77=295.73
=681.05



SECOND FLOOR PLAN

AREA DETAIL - FIRST FLOOR
PLAN
counted towards FAR
A=15.89X16.60=263.77
C=2.98X4.45=13.26
D=6.11X.23=1.40
E=9.77X18.19=177.71
F=9.77X9.77=95.45
G=5.63X8.03=45.20
H=15.89X16.58=263.45
J=20.64X9.77=201.65
Net area=1061.89

AREA DETAIL -NOT COUNTED IN FAR
I=7.99X4.45= 35.55 SQM



FOURTH FLOOR PLAN

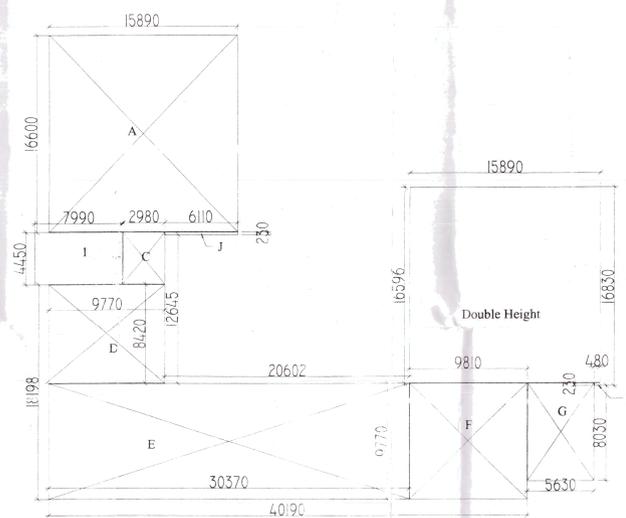
AREA DETAIL - THIRD FLOOR
PLAN
counted for FAR
B=2.98X4.45=13.26
C=9.77X18.19=177.71
D=20.72X9.77=202.43
E=9.69X9.77=94.67
F=16.18X16.55=267.77
G=6.11X8.03=49.06
H=.23X.48=.11
Net area=805.00

AREA DETAIL -NOT COUNTED IN FAR
I=7.99X4.45= 35.55 Sqm



BASEMENT FLOOR PLAN

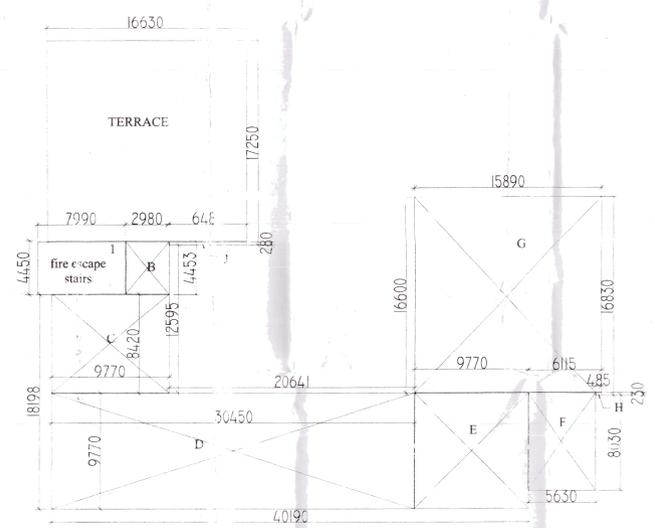
AREA DETAIL -NOT COUNTED IN FAR - BASEMENT FLOOR
PLAN
1=9.68X29.42=284.78
2=36.61X29.89=1094.27
3=10.90X9.54=103.93
4=5.44X8.03=43.68
Net Area=1526.71 Sqm



FIRST FLOOR PLAN

AREA DETAIL - UPPER GROUND FLOOR PLAN
counted towards FAR
A=15.89X16.60=263.77
C=2.98X4.45=13.26
D=9.77X8.42=82.26
E=30.37X9.77=296.71
F=9.81X9.77=95.84
G=5.63X8.03=45.20
H=4.8X.23=.11
J=6.11X.23=1.40
Net area=798.55 Sqm

AREA DETAIL -NOT COUNTED IN FAR
I=7.99X4.45= 35.55 SQM



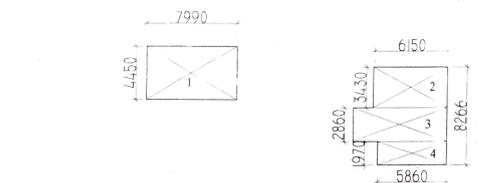
THIRD FLOOR PLAN

AREA DETAIL - SECOND FLOOR PLAN
counted towards FAR
B=2.98X4.45=13.26
C=9.77X8.42=82.26
D=30.41X9.77=297.10
E=9.77X9.77=95.45
F=5.63X8.03=45.20
G=15.89X16.60=263.77
H=4.8X.23=.11
J=6.48X.28=1.81
Net area=798.96 Sqm

AREA DETAIL -NOT COUNTED IN FAR
I=7.99X4.45= 35.55 Sqm

TOTA FAR AREA=
G. FL =499.31
F. FL =798.55
S. FL =1061.89
T. FL =798.96
FT.FL =805.00
TOTAL =3963.71 SQM

AREA DETAIL -NOT COUNTED IN FAR=
BASEMENT =1526.71
G. FL =681.05
F. FL =35.55
S. FL =35.55
T. FL =35.55
FR. FL =35.55
FT.FL =91.03
TOTAL =2440.99 SQM



FIFTH FLOOR PLAN

AREA DETAIL -NOT COUNTED IN FAR
1=7.99X4.45=35.55
2=6.15X3.43=21.09
3=7.99X2.85=22.85
4=5.86X1.97=11.54
=91.03 SQM

PROPOSED SITE PLAN FOR SETTING UP OF
PRIMARY SCHOOL AT AT 2, MALIBU
TOWN, SECTOR- 47 GURGAON

APPLICANT
M/s Malibu Little Star Primary School Private Limited SCO-4, CSC, Pocket-C, First Floor,
Sarita Vihar, New Delhi - 76

ARCHITECT

SCALE :- 1:200
DATE :- SEP. 2014
CHKD. BY :-
DRN BY :- NITISH
DWG. TITLE:- AREA DETAILS
SHEET NO. :- 2

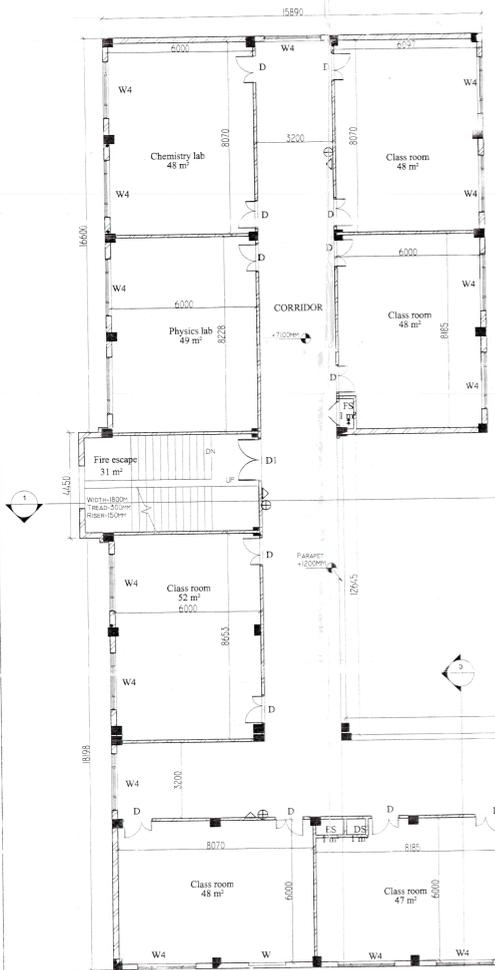


Approved for Fire & Safety
 Building Plan Committee
 Gurgaon Circle, Gurgaon

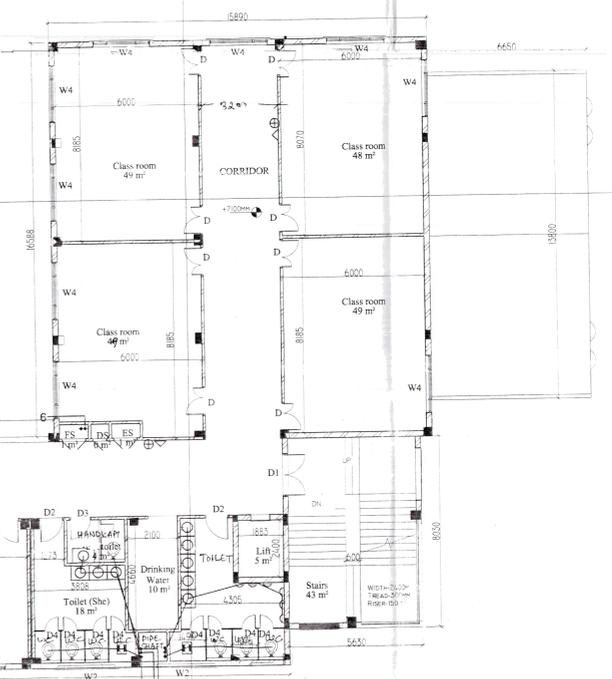
PREPARED BY
 PRERNA SINGH
 21/7



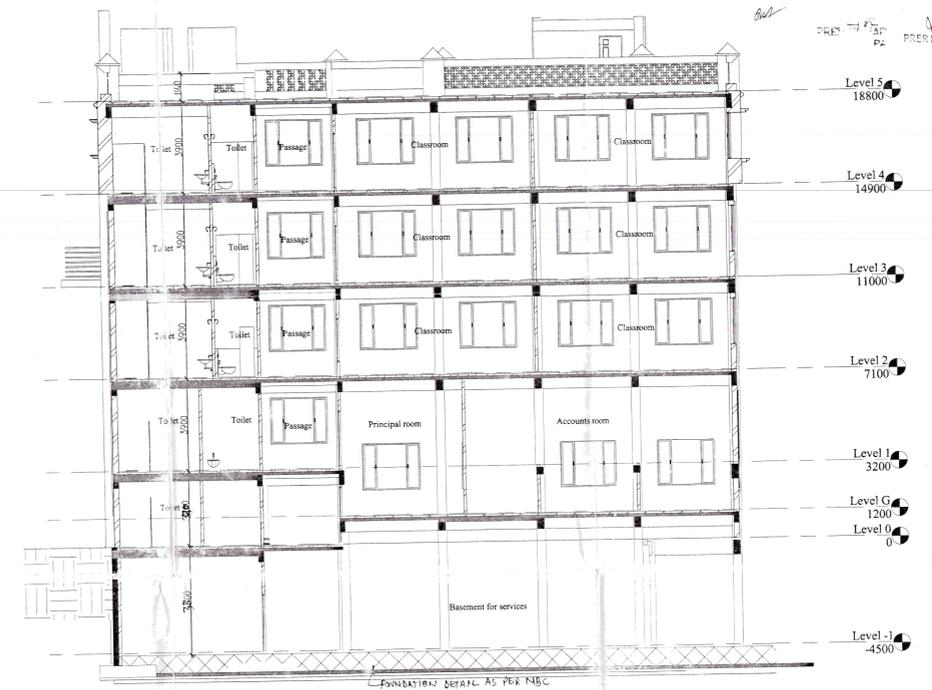
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SECTION AT 3



SECTION AT 2

- JOINERY DETAIL :-
 D - 1200 X 2400
 D1 - 1800 X 2100
 D2 - 1000 X 2400
 D3 - 900 X 2400
 D4 - 750 X 2400
 W - 1500 X 1150
 W2 - 2400 X 1350
 W3 - 900 X 1150
 W4 - 2400 X 1950
 W5 - 900 X 910
 W6 - 2400 X 1150
- 100MM Ø SP
 - 75MM Ø WWP
 - 20MM Ø SP DN
 - 20MM Ø SP UP
 - 1000 SANI WATER PIPE
 - 200MM Ø FIBRE PIPE
 - LC
 - Manual Gas Fire
 - Fire Extinguisher
- FS - Fire Shaft
 ES - Electrical Shaft
 DS - Data Shaft

APPLICANT
 M/s Malibu Little Star Primary Private Limited
 SCO-4, CSC, Pocket-C, First Floor,
 Sarita Vihar, New Delhi - 76

ARCHITECT

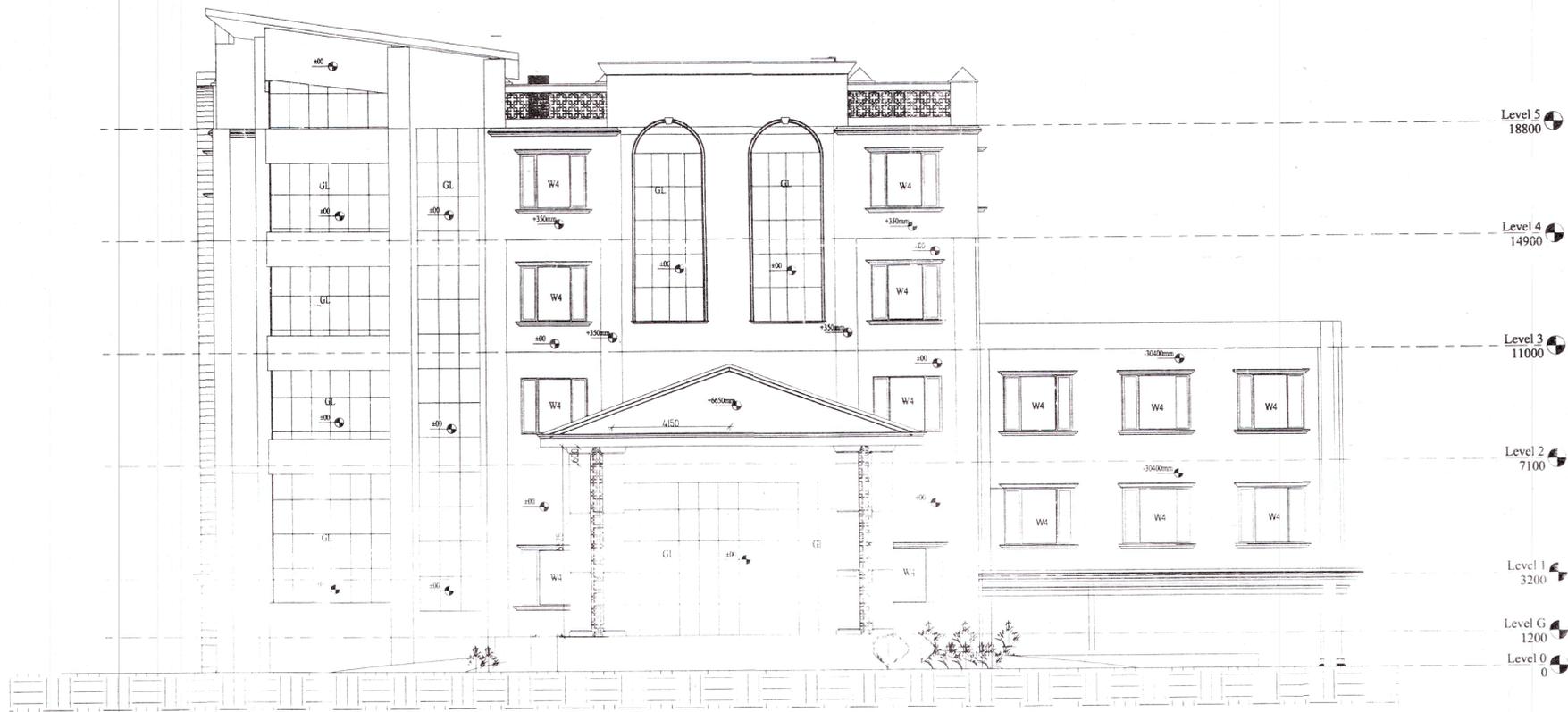
PROPOSED SITE PLAN FOR SETTING UP OF
 PRIMARY SCHOOL AT 2, MALIBU
 TOWN, SECTOR - 47, GURGAON

SCALE :- 1:100
 DATE :- SEP. 2014
 CHKD. BY :-
 DRN BY :- NITISH
 DWG. TITLE :- FLOOR PLANS

SHEET NO.
 04

Five Years
Subject to validity of License/CLU
Chairman
Building Plan Committee Controlled Area
Gurgaon Circle, Gurgaon

PRERNA SINGH
ATP



EAST ELEVATION



WEST ELEVATION

APPLICANT
M/s Malibu Little Star Primary School
Private Limited
SCO-4, CSC, Pocket-C, First Floor,
Sarita Vihar, New Delhi - 76

ARCHITECT

**PROPOSED SITE PLAN FOR SETTING
UP OF PRIMARY SCHOOL AT 2,
MALIBU TOWN, SECTOR- 48,
GURGAON**

SCALE :- 1:100
DATE :- SEP. 2014
CHKD. BY :-
DRN BY :- NITISH
DWG. TITLE :- ELEVATIONS

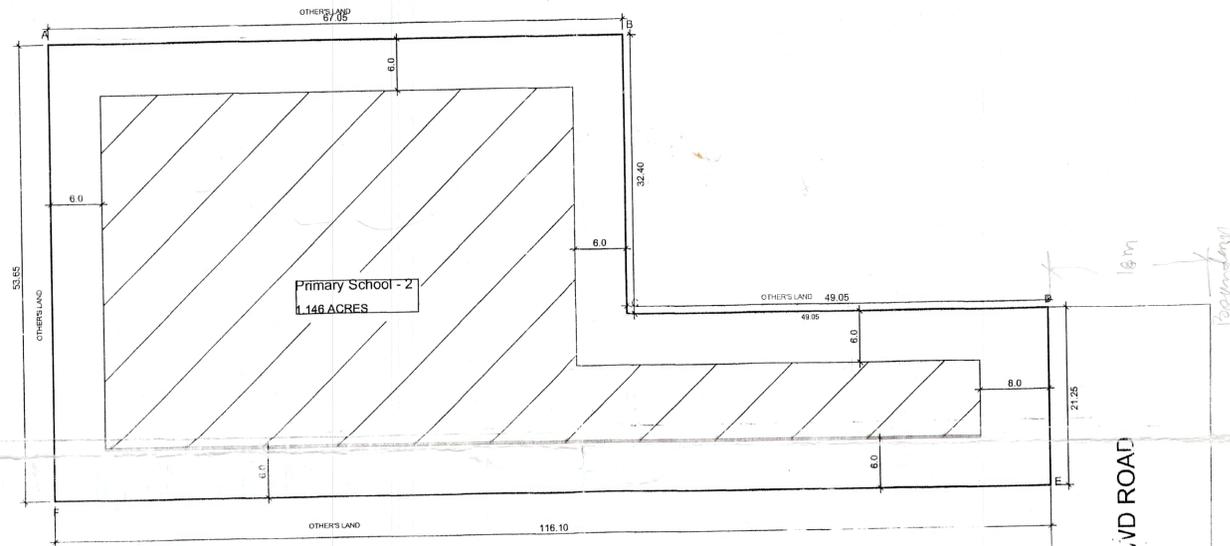
Gurdev Singh Mathi
Sanghvi & P. Bhatia Architects
C-10, Sector-14, Gurgaon



SHEET NO.

7

ZONING PLAN OF PRIMARY SCHOOL SITE (PS-2) MEASURING 1.146 ACRES IN RESIDENTIAL PLOTTED COLONY NAMEDLY MALIBU TOWNE IN SECTOR-47 & 50, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S MALIBU ESTATE PVT. LTD.



ZONED AREA = 0.6731 ACRE.
ALL DIMENSIONS ARE IN METERS

ZONING CLAUSES

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. **SHAPE AND SIZE OF THE SITE :**
The shape and size of the site is in accordance to the demarcation plan shown as A to F on the zoning plan.
2. **LAND USE :**
The site shall be used for Primary School as shown on the zoning plan and its use for any other purpose shall not be permitted in any case.
3. **TYPE OF BUILDING PERMITTED :**
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. 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.
4. **GROUND COVERAGE AND FAR :**
The ground coverage will be as per the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 with an FAR of 1.00 on the area of 1.00 acre.
a) Building shall be permitted within the portion of the site marked as on this plan and nowhere else.
5. **BASEMENT :**
Twin Basement within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may, in addition to parking, could be utilized for generator room, lift lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for parking and ancillary services of the main building and it is further stipulated that no other partition or basement will be permissible for uses other than those specified above.
6. **PARKING :**
Adequate parking facilities shall be provided within the site. The total area of such parking lot shall not be less than 10% of the area of the site. At least 20% of the parking area shall be provided at the street level.
7. **WIDTH / SLOPE OF RAMP :**
The clear width of the ramp leading to the basement floor shall be 4.00 metres with an adequate slope, not steeper than 1:10. Entry and exit shall be separate preferably at opposite ends.
8. **HEIGHT :**
The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:-
a) The maximum height of the building shall not be more than 21 m and shall also not exceed 1.5 times (the width of the road abutting) plus the front open space.
b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24m, along the narrow street.
c) All building blocks shall be constructed so as to maintain an interse distance not less than the sum of the setback required for each building according to the table below:-

S.NO.	HEIGHT OF BUILDING (metres)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDINGS (metres)
1.	10	3
2.	15	5
3.	18	6
4.	21	7

- 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 above.
- e) Any height in excess of the one specified above and required for the purpose of water tank, lift room, or any other features, shall be subject to the approval of the Director General / Government.
- f) The plinth height of the building shall not be less than 45 cms. from the centre of the finished level of the street abutting the boundary wall.

9. **BOUNDARY WALL/ GATE/ GATE POSTS / HEDGES & FENCES:**
Such boundary wall, railings or their combination, hedges or fences alongwith gates and gate posts, shall be constructed as per design approved by DG,TCP, Haryana. In addition to the gate/ gates, an additional wicket gate not exceeding 1.25 metres width may be allowed in the front and side boundary wall, provided that no main gate or wicket gate shall be allowed to open on to the sector road / public open space.

10. **SUB-DIVISION OF SITE :**
The site of Primary School shall not be sub-divided under any circumstances whatsoever.

11. **APPROACH TO SITE :**
The vehicular approach to the site & parking lot shall be planned and provided roads, to the satisfaction of the DG,TCP, Haryana.

12. **APPROVAL OF BUILDING PLANS :**
The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under Section 8 (2) of the Act No.41 of 1963), before taking up any construction.

13. **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 and Controlled Areas Restriction of Unregulated Development Rules, 1965, and IS Code No.4963-1987 regarding provisions for physically handicapped persons. On the points where such rules are silent and stipulate no condition or 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 DG,TCP,Haryana.

14. **FIRE SAFETY MEASURES :**
a) The coloniser will ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provision of Rules, 1965 / National Building Code and the same should be got certified by the competent authority.
b) Electric Sub Station/Generator room if provided should be on solid ground near DGLT. 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.

15. **GENERAL :**
a) Among other plans and papers, detailed elevations of a building along all side exposed to public view shall be drawn to a scale of 1cm=1m and site plan to a scale of 1cm=4m, shall accompany the building application.
b) Water storage, tanks and other plumbing works etc., shall not be shown on any face of the building, but shall be suitably encased.
c) No applied decoration like inscription, crosses, names of persons are permitted any external face of the building.
d) The name of the institution / building could be affixed on the external face of building for which detailed elevations / sections, showing the same would have to got approved from the DG,TCP, Haryana.

16) The provision of solar water heating system shall be as per norms specified HAREDA and shall be made operational in each building block (where hot water required) before applying for an occupation certificate.

17) The rainwater harvesting system shall be provided as per central ground authority norms/ Haryana Govt. notification as applicable.

18) The colonizer/ owner shall use Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.

19) The coloniser/owner shall construct the community building within a period of 03 years. This period shall commence after two months from the issue of this zoning plan. The period shall commence after two months from the issue of this zoning plan during which the owner would submit their building plans for sanction. The above mentioned three years period, however, will exclude the ninety days statutory period given for approval of the building plans. In case of failure to do so, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.

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