

**ZONING PLAN FOR NURSERY SCHOOL SITE NO.3 BLOCK - F MEASURING 0.219 ACRE
IN RESIDENTIAL COLONY NAMELY MAYFIELD GARDEN, SECTOR - 57, GURGAON BEING
DEVELOPED BY M/S. SHEETAL INTERNATIONAL PVT. LTD.**

ZONING CLAUSES FOR NURSARY SCHOOL

FOR THE PURPOSE OF RULE 34(XI) AND (48) 2 OF THE PUNJAB SCHEDULED ROADS
AND CONTROLLED AREAS REGULATIONS OF UNREGULATED DEVELOPMENT RULES, 1965

1. SHAPE AND SIZE OF THE SITE :

2. LAND USE :
The site shall be used for Nursery 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 :

a) The ground coverage will be as per the Punjab Scheduled Roads and Controlled
Areas Regulations and Unregulated Development Rules, 1965 with an FAR of 1.00
on the area of 0.20 acres.

b) Building shall be permitted within the portion of the site marked as  on this plan and nowhere else.

5. BASEMENT :

Basement within the building zone of the site provided it fulfills with the
ground and is properly landscaped may be allowed. The basement may, in addition
to parking, could be utilised for generator room, lift room, fire fighting pumps,
water reservoir, electric, sub-station, air conditioning plants and boilers. If they
satisfy the public health requirements and for no other purposes. Area under stairs
(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 ancillary
services of the main building and it is further stipulated that no other partition
of 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 mts. with
an adequate slope, not steeper than 1:10. The entry and exit shall be separate
preferably at opposite ends.

8. HEIGHT :

The height of the building block, subject of course to the provisions of the site
plan and FAR, shall be governed by the following :-

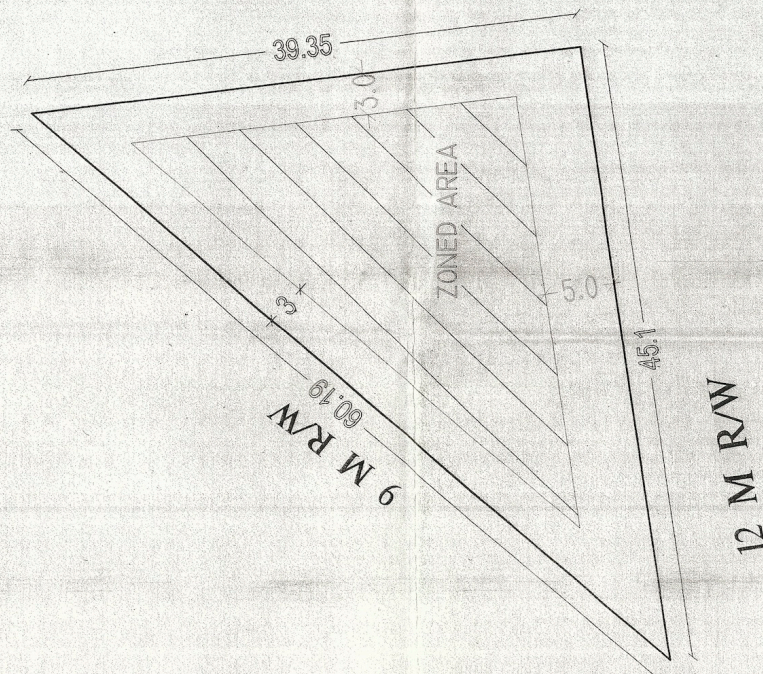
- The maximum height of the building shall not be more than 15 m and shall
not exceed 5 times the width of the road abutting the building.
- If a building abuts on two or more streets of different widths, the building
shall be deemed to face upon the street that has the greater width and
the height of the buildings shall be regulated by the width of that street and
may be continued to this height to a depth of 24 m, along the narrow street.
- All building blocks shall be constructed so as to maintain an infra 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

d) If such interior or exterior open space is intended to be used for the benefit
of the building, the minimum width of such open 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 / 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 DCP,
Haryana. The width of the main gate shall be not less than 1.25 metre and
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 Nursery School shall not be sub-divided under any circumstances
whatsoever.

11. APPROACH TO SITE :
The vehicular approach to the site & parking at shall be planned and provided
giving due consideration to the junctions of and the junctions with the surrounding
roads, to the satisfaction of the DCP, 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 DCP, 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
code provided in the part (VI) of the Punjab Scheduled Roads and Controlled
Areas Regulations and Unregulated Development Rules, 1965, and its
amendments. The building shall also conform to the bye-laws of the DCP,
4913-1987 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 DCP-Haryana.

14. FIRE SAFETY MEASURES :

- The colonizer will adhere to the provision of proper fire safety measures in the
multi-storied buildings, conforming to the provision of Rule 1965 / National
Building Code and the same should be got certified by the competent authority.
- Electric Sub Station/Generator room if provided should be on solid ground
not less than 10m from the building. Generator room 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.

15. GENERAL :

- Among other plans and papers, detailed elevations of a building along all
sides exposed to public view shall be drawn to a scale of 1cm=1m and
the plan to a scale of 1cm= 8m, shall accompany the building application,
on any face of the building, but shall be suitably enclosed.
- Water storage tanks and other plumbing works etc., shall not be shown
on any face of the building, like inscription, crosses, names of persons are
permitted on any external face of the building.
- The name of the institution / building could be affixed on the external
face of the building for which detailed elevations / sections, showing the
same would have to be got approved from the DCP, Haryana.
- The colonizer shall obtain the clearance/NOC as per the provisions of the
notification No. S.O. 1533 (E) dated 14.9.2006 issued by Ministry
of Environment and Forest/Government of India before starting the
construction/execution of development works at site.

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

17. The colonizer/owner shall use Compact Fluorescent Lamps fitting for
internal lighting as well as Campus lighting.

18. You shall convey the ultimate power load requirement of your power
utility to enable be provision of project to the concerned the site for
transformer / substation / electrical sub station as per the norms
prescribed by the power utility in your project site before submission of building
plan (at least 2 months from the approval of zoning plan).

CHAUHAN GLOBAL SCHOOL
Authorised Signatory
Authorised Signatory

DIG. NO. DCP 196

DATE 24/1/2019
Anand (Owner Sign)
DTP (HC)
DTP (HR)
DTP (HR)