

Directorate of Town and Country Planning, Haryana,
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Memo No. ZP-1338/AD (NK) /2019/ 20692 Dated:- 29-08-19

To

Alishan Eco Textile Park Ltd.,
509-L, Model Town,
Panipat

Subject:- Approval of Zoning Plan of Integrated Industrial Colony (IILP) to be setup over an area measuring 59.08125 acres (License No. 42 of 2019 dated 05.03.2019) in the revenue estate of village Diwana, Tehsil and District Panipat being developers by Alishan Eco Textile Park Ltd.

Please refer on the subject cited above.

Please find enclosed a copy of approved Zoning Plan of Integrated Industrial Colony (IILP) to be setup over an area measuring 59.08125 acres (License No. 42 of 2019 dated 05.03.2019) in the revenue estate of village Diwana, Tehsil and District Panipat bearing Drg. No. DTCP-7125 dated 28.08.2019.

DA/As above


(Savita Jindal)
District Town Planner, (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh

Endst. No. ZP-1338/AD (NK) /2019/ _____ Dated _____

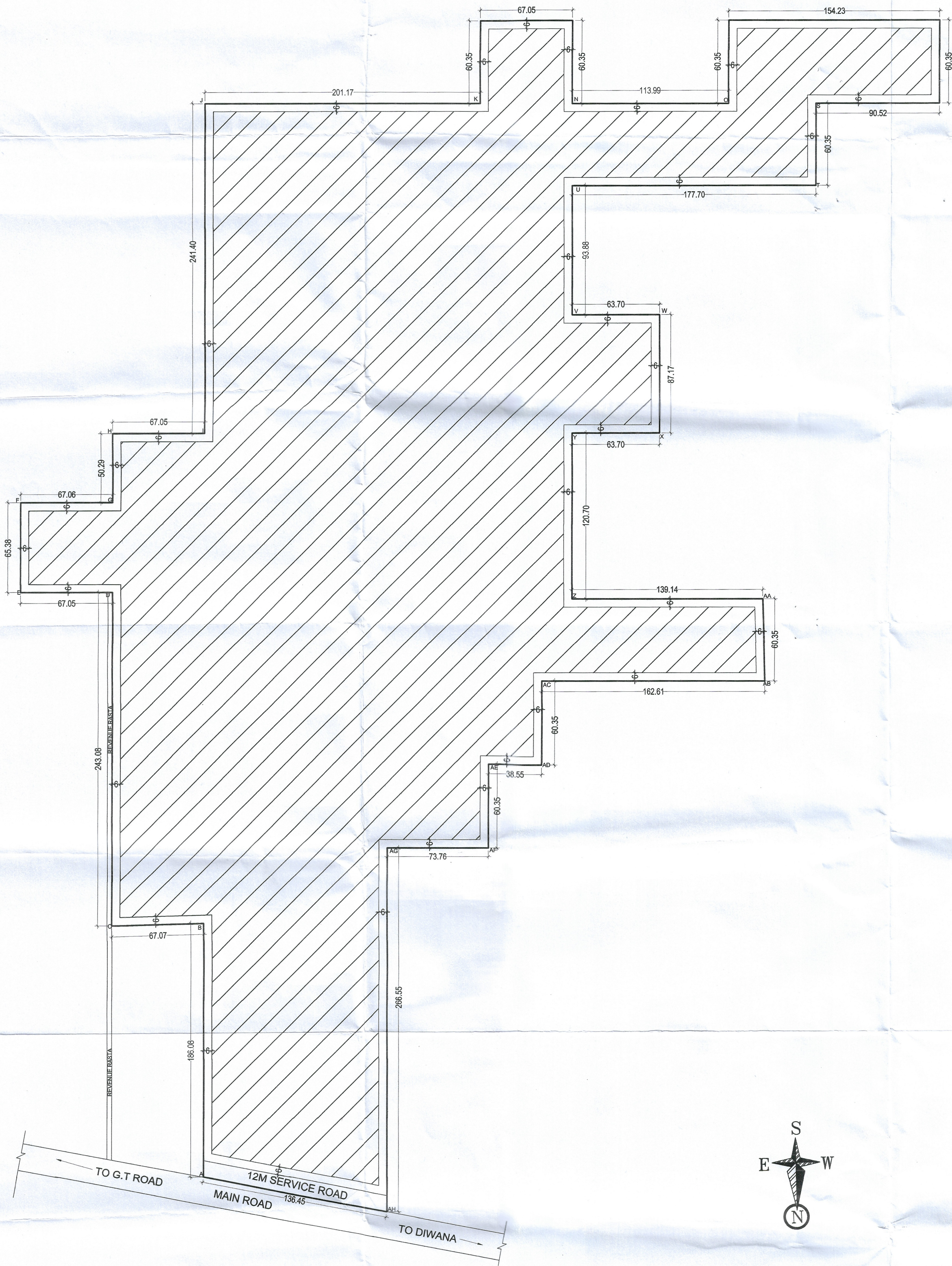
A copy is forwarded to the following for information and further necessary action.

1. The Senior Town Planner, Rohtak along with a copy of approved Zoning Plan of Integrated Industrial Colony (IILP).
2. The District Town Planner, Panipat along with a copy of approved Zoning Plan of Integrated Industrial Colony (IILP).
3. Nodal Officer, Website Updation along with a copy of approved Zoning Plan of Integrated Industrial Colony (IILP).

DA/As above


(Savita Jindal)
District Town Planner, (HQ)
For: Director Town and Country Planning,
Haryana, Chandigarh

ZONING PLAN OF INTEGRATED INDUSTRIAL COLONY (IILP) FOR AN AREA MEASURING 59.08125 ACRES (LICENCE NO.42 OF 2019 DATED 05.03.2019) IN THE REVENUE ESTATE OF VILLAGE DIWANA, TEHSIL &, DISTRICT-PANIPAT BEING DEVELOPED BY ALISHAN ECO TEXTILE PARK LTD.



ZONED AREA =53.972 ACRES (91.35%)
ALL DIMENSIONS ARE IN METERS.

i. FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (xcvi) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

ii. **SHAPE & SIZE OF SITE :-**
The shape and size of the Integrated Industrial colony is in accordance with the demarcation plan received from DTP, Panipat vide Endst no. 1257 dated 13.06.2019 and as shown "A to AH" in the zoning plan.

iii. **LAND USE :-**
The type of buildings use permissible is Integrated Industrial Colony 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 "Industrial" (Refer Code 1.2 xxii(d)).

iv. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
a) The type of building permitted is development of 'Integrated Industrial colony', i.e. development of flatted factories (either horizontal or vertical development) under the Act no. 8 of 1975, wherein ownership registration and regulation is entirely governed under Haryana Apartment Ownership Act(HAOA), 1983.
b) No freehold land/industrial plots shall be available in such colony.
c) The entire complex shall be a gated industrial colony with no internal boundary walls separating different industrial establishments.
d) At least 15% of the total site area under industrial use shall be earmarked by the developer for organized open parking in the shape of different pockets. This area shall be free of FAR.
e) At least 5% of the total site area under industrial use shall be earmarked by the developer for organized open space in the shape of different pockets.
f) Warehouse/ godowns shall be considered as a component of Industrial use. In these cases 9.0 mtr. set-backs shall be left around the building.
g) Residential component of 0.742 acres in shape of G.H. is permitted. No commercial use is permitted, since no fees for the same has been paid.
h) 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 structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2 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 within the portion of the site marked as Building zone as explained above, and nowhere else.
b) The maximum coverage of ground floor shall be 60 % on area 58.33925 acres .
c) The maximum FAR on industrial component is 1.0 (Global FAR) on area 58.33925 acres .
b) The maximum ground coverage on residential component shall be 50% on area 0.742 acres .
c) The maximum FAR on residential component is 225% on area 0.742 acres
d) Minimum 20% of the FAR achieved for use shall be allocated/use for cluster based manufacturing activity.

vi. **HEIGHT OF BUILDING :-**
Unrestricted height of the building block shall be allowed subject to the following:-
a) The height of the buildings shall be unrestricted as provided in the Haryana Building Code, 2017 and further subject to clearance as prescribed in the Haryana Building Code, 2017.
b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed in the Haryana Building Code, 2017 .
c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code the Haryana Building Code, 2017 .

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (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 & 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. At least 15% of the total site area under industrial use shall be earmarked by the developer for organized open parking in the shape of different pockets. This area shall be free of FAR.

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 Competent Authority.
b). The approach to the site shall be shown on the zoning plan.
c). The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
e). The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
f). In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.

BAR ON SUB-DIVISIONS OF SITE :-
The site of the Integrated Industrial Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
Sub-division of the site shall not be permitted, in any circumstances.

APPROVAL OF BUILDING PLANS:-
The building plans of the building to be constructed at site shall have to be got approved from the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and as per Haryana Building Code-2017 before starting the construction.

BASEMENT :-
(a) The number of basement storeys within building zone of site shall be as per the Haryana Building Code, 2017.
(b) The basement shall be constructed, used and maintained as per the Haryana Building Code, 2017.

PLANNING NORMS:-
The building/buildings to be constructed shall be planned and designed to the norms and standards as per the Haryana Building Code, 2017, and as approved by DTCP, Haryana.

PROVISIONS OF PUBLIC HEALTH FACILITIES:-
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.

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 DTCP, 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 as per the Haryana Building Code, 2017 shall be followed.

LIFTS AND RAMPS:-
a). Lift and Ramps in building shall be provided as per 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 cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of National Building Code of India, 2016.

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.

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, 2016 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 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. These approval shall be obtained prior to starting the construction work at site.

BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Haryana Building Code, 2017.

OPEN SPACES :-
While all the open spaces including those between the blocks and wings of Buildings shall be developed, equipped and landscaped according to the plan approved by DTCP, Haryana. At least 5% of the net total site area shall be developed as organized open space in the shape of different pockets.

PROVISION OF COMMUNITY BUILDINGS :-
The coloniser shall be required to provide the following community sites for every 50 acres in the project, which shall form part of the common areas and shall be counted against the FAR applicable for Industrial use.
a. One built-up community Centre of not less than 200 Sqm. area.
b. One built-up Anganwadi-cum-cresche of not less than 200 Sqm. area.
c. One built-up Health Centre/Dispensary of not less than 500 Sqm. area.
d. Skill development Centre and Common Facilities Centre not less than 2000 Sqm area.

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). The 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 on any external face of the building.
d). That the rain water harvesting system and recharging of the ground water table to minimize water run-off shall be provided as per the Haryana Building Code, 2017.
e). That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building .
f). That the owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
g). That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
h). That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes .
i). Norms for differently abled persons shall be followed as per the Haryana Building Code, 2017.
j). Garbage collection center of appropriate size shall be provided within the site.
k). That the owner shall take the necessary measures for setting up of an effluent treatment plant of appropriate size and its appropriate use and also for safe disposal of effluents after proper treatment.
l). That the owner shall also undertake solid/municipal waste management measures as may be directed by the Haryana State Pollution Control Board/Local Authorities.
m). That no separate zoning plan is approved for community site/sites earmarked within Integrated Industrial Colony. The community building/buildings shall be constructed by the coloniser/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

11.) THE INTERNAL CIRCULATION ROADS SHALL BE OF WIDTH NOT LESS THAN 12.0 METERS.

DRG. NO. DTCP 7125 DATED 28/8/19

(NARINDER KUMAR)
AD (HQ)

(DINESH KUMAR)
SD(HQ)

(JAIDEEP)
ATP (HQ)

(SAVITA JINDAL)
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