From

The Director
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Prabhu Shanti Real Estate Pvt. Ltd.
BU-2, SFS Flats, Pitam Pura,
New Delhi.

Memo No. 23178 Dated 11-9-07

Subject:- Approval of demarcation and zoning plan of the Group Housing Scheme measuring 8.976 acres (licence No. 179 of 2007 dated 25.4.2007) in Sector-3A Bahadurgarh being developed by M/s Prabhu Shanti Real Estate Pvt. Ltd.

Reference:- Your letter dated 9.5.2007 on the subject noted above.

Please find enclosed herewith a copy of zoning plan of the above said Group Housing Scheme bearing Drg. No. DTCP-1366 dated 10.9.2007 duly approved by Director, Town and Country Planning, Haryana, Chandigarh for necessary action.

DA/As above

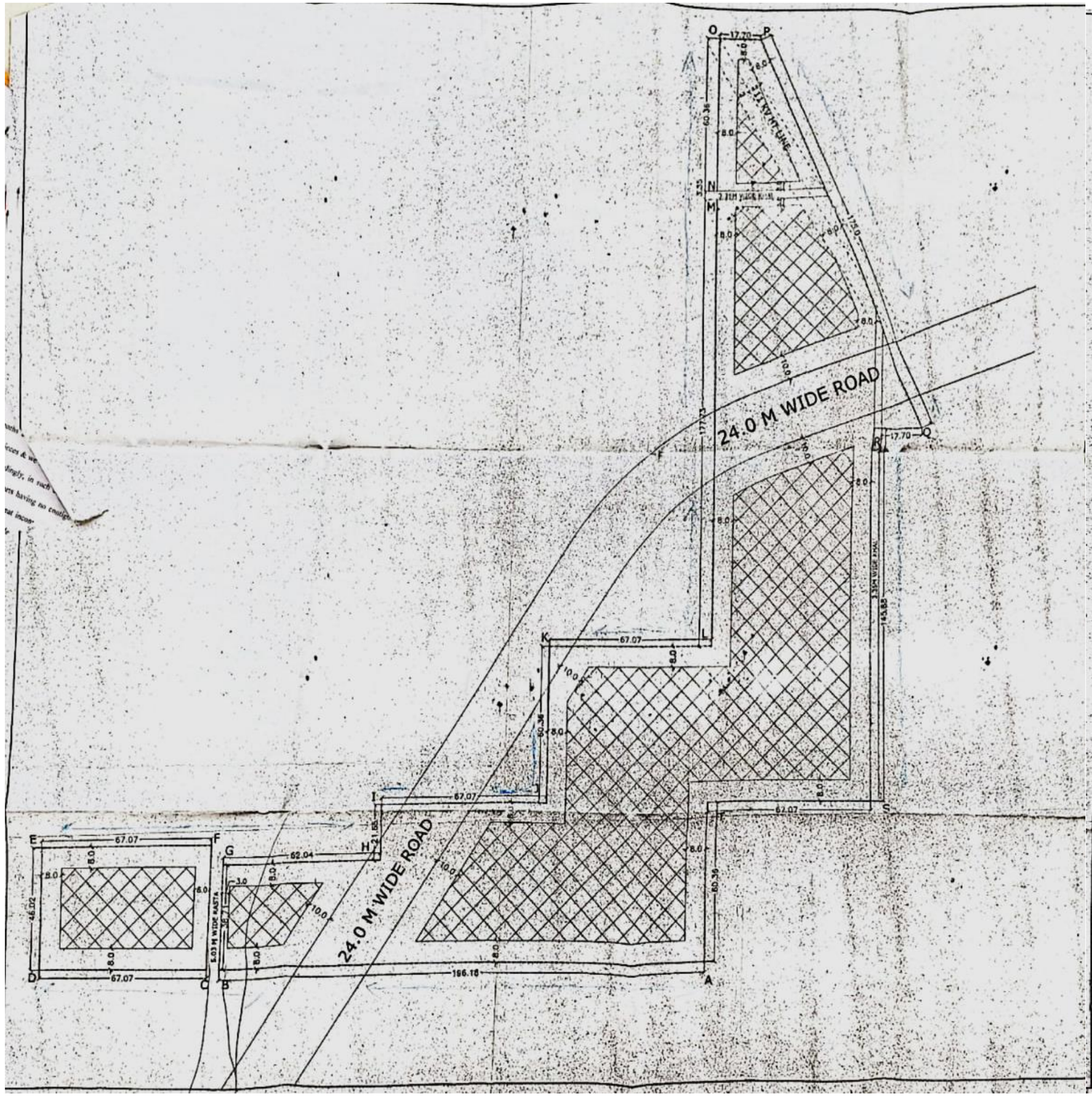
District Town Planner (HQ) VK,
For Director Town and Country Planning,
Haryana, Chandigarh.

Endst No. Dated

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

1. Senior Town Planner, Rohtak w.r.t. his office memo. no. 3098 dated 10.7.2007 alongwith a copy of approved zoning plan.
2. District Town Planner Jhajjar w.r.t. his office endst. no. 3005 dated 3.7.2007 alongwith a copy of approved zoning plan.

District Town Planner (HQ) VK,
For Director Town and Country Planning,
Haryana, Chandigarh.



ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 8.976 ACRES IN SECTOR-3A, BAHADURGARH (LICENCE NO. 179 OF 2007 DATED 25.4.07) BEING DEVELOPED BY M/S PRABHU SHANTI REAL ESTATE PVT. LTD.

FOR THE PURPOSE OF RULE 32(iii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES,1965.

1. SHAPE & SIZE OF SITE:

The shape and size of the Group Housing Colony is in accordance with the approved demarcation plan shown as a To T as confirmed by D.T.P Hisar vide Endst. No. 3005 Dated 9.8.2007.

2. TYPE OF BUILDING PERMITTED:

The type of building permitted on the site shall be buildings designated in the form of cluster development for residential purpose or any ancillary or subsidiary building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR:

a) Building shall only be permitted with in the portion of the site marked as buildable zone and no where else.

b) The maximum coverage on ground floor shall be 35% and that on upperost floors shall be 30%.

c) The maximum FAR shall not exceed 175. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director, Town and Country Planner, Haryana.

4. HEIGHT OF BUILDING:

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

a) The maximum height of the buildings shall not be more than 50 meters and shall not exceed 1.5 times (the width of the road abutting) plus the front open space. This clause shall be read in conjuction of clause no. 12 mentioned below.

b) If a building abuts on two or more streets of different widths, the buildings 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 constructed to this height to a depth of (one), along the centre street.

c) Buildings/blocks/s which rise to 30 meters or more in height shall be constructed of no objection certificate has been obtained from the National Airport Authority.

d) All Building block(s) shall be constructed so as to maintain an inside distance not less the set back required for each building according to the table below:-

S. No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS. (in meters)
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

e) 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.

5. SUB-DIVISION OF SITE:

a) The site of this Group Housing Colony shall be governed by the Haryana Apartments Ownership Act.

b) The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL:

Such boundary wall, railings or their arrangement, medians or fencing with gates and gate posts shall be constructed as per design approved by DTCP Haryana, in addition to the gate system an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/ public open space.

7. DENSITY:

The maximum density of the population provided in the colony shall be 550 PPA and the maximum be 660 PPA.

For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for servant dwelling unit two persons per room or one person per 80 sq. ft. of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION:

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10 % of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 SQ.FT. In addition, 15% of the total number of dwelling units having a minimum area of 225 sq.ft shall be earmarked for EWS category.

9. PARKING:

Parking space shall be provided at the rate of one car park per flat excluding EWS flats. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-

a) Basement . 25 sqm.
b) Stilts . 30 sqm.
c) Open . 25 sqm.

At least 50% of the equivalent car spaces shall be provided in the form of covered parking.

10. LIFTS AND RAMPS:

Ramps would be optional in Group housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by gensgrators along with automatic switchover would be essential. The clear width of ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

11. OPEN SPACES:

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and land scaped according to the plan approved by the D.T.C.P, Haryana. At least 15% of the total site area shall be developed as organised open space i.e. tot lots and play ground.

12. APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana (under section 8(2) of the Act No.41 of 1963), before taking up the 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. On the points where such rules are silent and insufficient on solution or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DTCP, Haryana.

14. CONVENIENT SHOPPING:

0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions.

a) The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.

b) The size of Kiosk/Booth shall not be more than 2.75 m x 2.75 m and 2.75 m x 5.25 m.

c) The height of Kiosk/Booth/Departmental Store shall not exceed 4.00 meters.

15. PROVISION OF COMMUNITY BUILDINGS:

The community buildings shall be provided as per the composite norms in the Group Housing Scheme.

16. BASEMENT:

Twin level basement within the building afire 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, fire room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and tanks, if they satisfy the public health requirements and for no other purposes. Area under atria (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 partitions of basement will be permissible for uses other than those specified above.

17. APPROACH TO SITE:

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana.

18. 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 Rules 1965/ NBC and the same should be got certified from the competent authority.

b) Electric sub station / generator room if provided should be on stilt ground near Entry. Combo 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.

19. 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 group housing before applying for an occupation certificate.

20. 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 on site.

ORG. NO. D.T.C.P. 1566 DATED 19.9.07

(DISTRICT TOWN PLANNER) DTP(HQ)

(DISTRICT TOWN PLANNER) DTP(HR)

(EXECUTIVE ENGINEER) D.T.C.P.(HR)