

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY SCHEME MEASURING 5.512 ACRES (LICENCE NO. 17. OF 2018 DATED 27/02/2018. ) IN THE REVENUE ESTATE OF VILLAGE KHERA AND BHATOLI, SECTOR-20, YAMUNA NAGAR- JAGADHRI DISTRIC YAMUNA NAGAR PANDIT LAND AND INFRASTRUCTURE PVT. LTD 20-3470.

i. Code referred in the clause is Haryana Building Code, 2017, amended from time to time.

## II. SHAPE & SIZE OF SITE.

The shape and size of site is in accordance with the demarcation plan shown as 'A' to 'Q', as confirmed by DTP, Yamuna Nagar, vide his memo no. C-2453/DTP(Y) dated 19.12.2017.

### iii. TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS.

- (a) The apartment of pre-defined size-range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
- (b) The carpet area of the apartments shall range from 28 Sqm. to 60 Sqm. in size.
- c) The "carpet area" shall be as defined in Code 1.2 (xix) of the Haryana Building Code, 2017.
- (d) The site shall be developed and building constructed thereon as indicated and explained in the table below:-

Notation	Land use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

### iv. 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 proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 50% of the licence
- (b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 50% of the licenced area i.e. 5.512 acres.
- (c) The maximum commercial component shall be 4% of the net planned area i.e. 0.2205 acre with an FAR of 175. The maximum FAR on the balance area i.e. 5.2915 acres shall not exceed 225. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director General, Town and Country Planning, Haryana.

### v. HEIGHT OF BUILDIN

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

- (a) The maximum height of the building shall be as per Code 6.3(3)(i)(b).
- (b) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5).

Sr. No.	Height of Building (in metres) upto	Exterior open spaces to be left on all sides of building blocks (in metres) (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 and above	16

(c) 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.

# vi. PARKING.

- (a) The parking spaces in group housing shall be as per Chapter 7.1.
- (b) In no circumstance, the behicle(s) belonging/ related to the premises shall be parked outside the site area.
- (c) The parking space shall be provided at the rate of half equivalent car space ( ECS) for each dwelling unit.
- (d) Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.
- (e) No car parking shall be allotted to any apartment owner in such projects.
- (f) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space
- (g) The area for parking per car shall be as under :-(i) Basement 32 Sqm.

(ii) Stilts 28 Sqm.
(iii) Open 23 Sqm.

# vii. APPROACH TO SITE.

- (i) 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.
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  (j) The approach to the site shall be shown on the zoning plan.
- (k) Entry and Exit shall be permitted as indicated/ marked on the plan.

# VIII. GATE POST AND BOUNDARY WALL.

- (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate/ gates 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 or wicket gate shall be allowed to open on the sector road/public open space.
- (b) The boundary wall shall be constructed as per Chapter 7.5.

#### ix. DENSITY.

- (a) The minimum density of the population provided in the colony shall be 750 PPA and the maximum shall be 900 PPA on the area of 5.512 acres.
- (b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons.

### x. ACCOMMODATION FOR SERVICE POPULATION.

No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

#### xi. OPEN SPACES.

approved by the Competent Authority. At least 15% of the net planned area shall be developed as organized open space i.e. tot-lots and play ground.

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan

### xii. PROVISION OF COMMUNITY BUILDINGS.

The coloniser shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.

- (a) One built-up community Hall of not less than 185.81 Sqm. area.
- (b) One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area.

### xiii. BAR ON SUB-DIVISION OF SITE.

- (a) The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- (b) Sub-division of the site shall not be permitted, in any circumstances.

#### xiv. APPROVAL OF BUILDING PLANS.

The building plans of the buildings to be constructed at site shall have to be got approved from the Competent Authority/ any other persons authorized by him, under the provisions of the respective Building code, before starting up the construction.

#### xv. BASEME

- (a) The number of basement storeys in Affordable Group Housing shall be as per Chapter 6.3(3)(i)(b).
- (b) The construction of basement shall be executed as per Chapter 7.16.

## xvi. PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2016.

# xvii. EXTERNAL FINISHES.

- (a) 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.
- (b) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

# xviii. LIFTS AND RAMPS.

Lift and Ramps in building shall be provided as per Chapter 7.7.

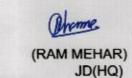
# xix. BUILDING BYE-LAWS.

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed.

# XX. FIRE SAFETY MEASURES.

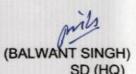
- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified form the Competent Authority.
- (b) Electric Sub Station/ generator 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) The 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. This approval shall be obtained prior to starting the construction work at site.
- xxi. The rain water harvesting system shall be provided as per Chapter 8.1.
- xxii. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
- xxiii. That the owner shall ensure the installation of Solar Power Plant as per Chapter 8.2.
- xxiv. 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 exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) Garbage collection center of appropriate size shall be provided within the site.

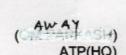
DRG. NO. DGTCP 6343 DATED 01/03/2018



ZONED AREA = 3.8111 ACRES

ALL DIMENSIONS ARE IN METERS





(LALIT KUMAR)



(JITENDER BI

(T.L. SATYAPRAKASH, IAS)