

150.0M WIDE EXPRESS WAY

43.0M WIDE GREENBELT

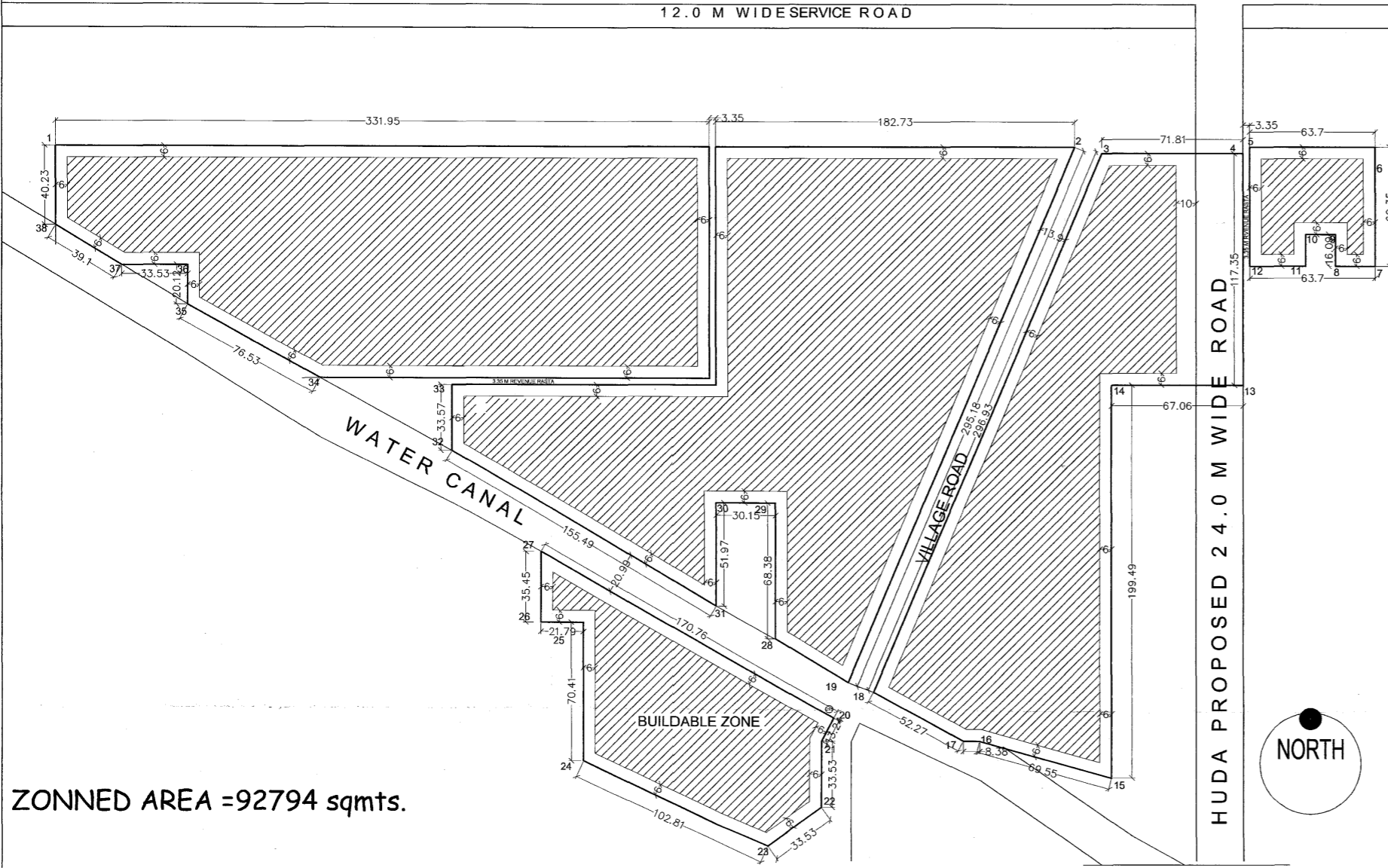
45.0 M WIDE SECTOR ROAD

12.0 M WIDE SERVICE ROAD

ZONING PLAN OF GROUP HOUSING COLONY MEASURING 28.905 ACRES (LICENCE NO 158 OF 2008 DATED 14.8.2008 ) FALLING IN SECTOR-64, SONEPAT BEING DEVELOPED BY SUNFLOWER MERCANTILE LTD.AND OTHERS IN COLLABORATION WITH NAVJYOTI OVERSEAS PVT. LTD.

FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

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ZONED AREA = 92794 sqmts.

- SHAPE & SIZE OF SITE** :-  
The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as 1 to 38 as confirmed by DTP, Sonapat vide Enst. No. 170 dated 14.8.2011.
- TYPE OF BUILDING PERMITTED** :-  
The type of buildings permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, Public amenities and public utilities as may be prescribed and approved by Director General, Town and Country Planning, Haryana.
- 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 of ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 28.905 acres.  
c) The maximum FAR shall not exceed 175 on the area of 28.905 acres. 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.
- BASEMENT** :-  
Four level basements within the building zone of the site provided it flushed with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, 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 silt (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and 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 specific above.
- HEIGHT OF BUILDING** :-  
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 buildings shall not be more than as allowed by National Airport Authority and shall 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 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 continued to this height to a depth of 24M, along the narrow street.  
c) All building structures which rise to 30 meters or more in height shall be constructed shall constructed if no objection certificate has been obtained from the National Airport Authority.  
d) All Building Block(s) shall be constructed so as to maintain an intere distance not less than 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
- CONVENIENT SHOPPING** :-  
0.5% of the total area on which Ground Coverage & FAR permitted 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 the kiosks / shops shall not be more than 2.75 M x 2.75 M and 2.75 M x 8.25M.  
c) The height of the kiosks / shops / departmental store shall not exceed 4.00 meter.
- PROVISION OF COMMUNITY BUILDINGS** :-  
The community buildings shall be provided as per the composite norms in the Group Housing Scheme.
- 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 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 solid ground near DG/AT. 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.
- SOLAR WATER HEATING SYSTEM** :-  
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building blocks (where hot water is required) before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM** :-  
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- The owner shall obtain the clearance/NOC as per the provisions 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/ execution of development works at site.
- That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That no separate zoning plan is approved for community site/sites earmarked within group housing scheme. The community building/buildings shall be constructed by the colonizer/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.
- That you shall construct the EWS Flats within two years and give the advertisement in the newspaper for inviting the application for EWS Flats in your Group Housing Colony within 12 months from issuance of this zoning plan.

DRG.No. DG,TCP 3651 DATED 28/12/12

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