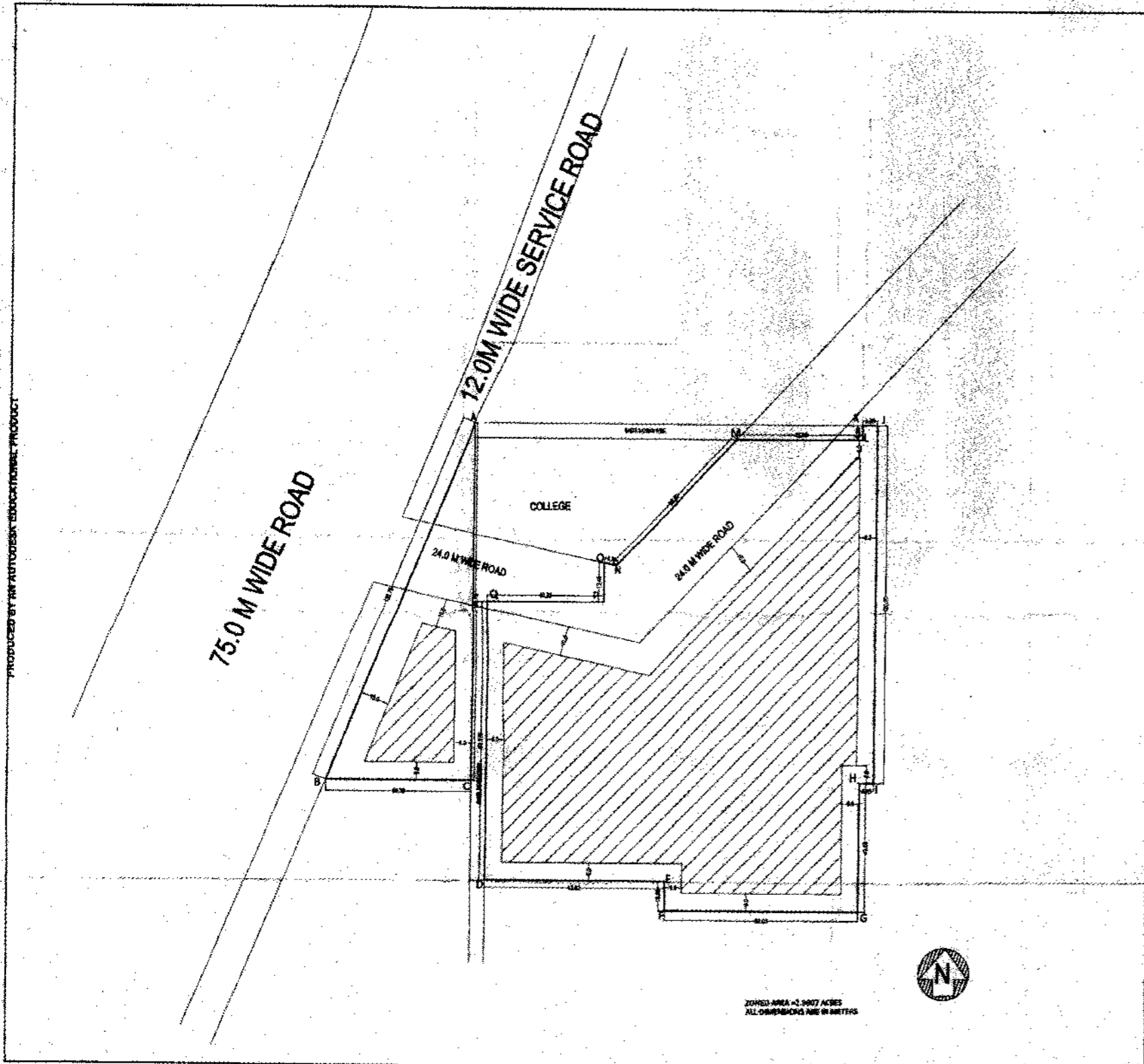


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16-1292
ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.00 (LICENCE NO. 11 OF 2014 DATED 10.06.2014) IN SECTOR-102, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY NANI RESORTS & FLORICULTURE PVT. LTD.

1. **SHAPE & SIZE OF SITE**
 The shape and size of the Affordable Group Housing Colony is in accordance to the demarcation plan shown in A to D as confirmed by SP7, Gurgaon vide Encl. No. 242 dated 20.02.2014.
2. **TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS**
 The Apartment of pre-defined size-range shall be allotted in a pre-defined ratio to ensure provision of affordable housing policy dated 13th August, 2011.
 The carpet area of the apartments shall range from 28 sqm. to 64 sqm. in size.
 The term "Carpet area" shall mean the net usable covered floor area located within the walls of the apartments by excluding the area covered by the walls and any balcony which is approved from 0.25M (only balcony) but including the area covering part of kitchen, toilet, bathroom, store and balcony cubicles/steps/shelf, which being usable covered area shall form part of the carpet area.
3. **Ground Coverage and FAR**
 Building shall not be permitted with in the portion of the site marked as **RESERVED** habitable zone and in where else.
 The maximum coverage of ground floor shall be 50% on the area of 4.0772 acres.
 The maximum commercial development shall be 4% of the total area i.e. 0.1630 acres with an FAR of 175. The maximum FAR on the balance area i.e. 4.7248 acres shall not exceed 225. However it shall not include Commercial Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be approved from Director General, Town and Country Planning, Haryana.
4. **BASEMENT**
 Four level basement within the building zone of the site provided it abuts with the ground and is properly landscaped may be allowed. The basement, more in addition to parking tanks for garbage, may be used for generator room, lift room, fire fighting pump, water reservoir, electric sub-station, air conditioning plant and boiler. It may carry the public health equipments and for no other purposes than under 1000 sqm. for parking and basement shall not be covered towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and utility services of the main building and it is further stipulated that no other portions of basement will be permissible for use other than those specific above.
5. **HEIGHT OF BUILDING**
 The height of the building block, subject to clause to the provisions of the SBA coverage and FAR, shall be governed by the following:
 a) The maximum height of the buildings shall not be more than as stipulated by National Airport Authority of India and shall not exceed 1.3 times the width of the road abutting the street open zone.
 b) If a building shall on two or more streets of different widths, the building shall be deemed to face, upon the street that is the greater width and the height of the building shall be regulated by the width of that street and may be continued to the height to a depth of 20M, along the narrow street.
 c) All building projections which rise to 30 meters or more in height shall be constructed and constructed if no objection certificate has been obtained from the National Airport Authority of India.
 d) All building heights shall be constructed to be so maximum as to ensure a clear distance not less than the set back required for each building according to the table below:

AREA	HEIGHT OF BUILDING (meters)	SET BACK/OPEN SPACE/TOE/LEAFY AROUND BUILDING (meters)
1	30	3
2	30	6
3	30	6
4	30	7
5	30	8
6	30	9
7	30	10
8	30	11
9	30	12
10	30	13
11	30	14
12	30 above	15

 e) To ensure fire safety and structural stability of the buildings of more than 30 meters in height, the developer shall submit the structural drawings duly vetted from registered Institute like IIT Delhi, IIT Bombay, IIT Kanpur, IIT Roorkee or IIT Guwahati etc. Fire fighting system shall be approved by the Director, Urban Local Bodies, Gurgaon or any person authorized by the Director, Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.
 f) If such interior or exterior 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.
6. **DENSITY**
 a) The minimum density of the population provided in the colony shall be 800 PPA and the maximum shall be 800 PPA on the area of 4.907 acres.
 b) For Computing the density the occupancy per dwelling unit shall be taken as the persons.
 c) **PARKING**
 a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
 b) Only one two-wheeler parking slot shall be essential for each flat, which shall be allotted only to the flat-owner. The parking bay of two-wheelers shall be 0.6 x 2.2 m.
 c) No car parking shall be allotted to any apartment owner in each project.
 d) The balance available parking spaces, if any, beyond the allocated two-wheeler parking slots, can be converted to two-wheeler parking spaces.
 e) The area for parking per car shall be as under:
 A) Basement 35 sqm.
 B) Silt 30 sqm.
 C) Open 25 sqm.
 f) At least 30% of the equivalent car spaces shall be provided in the form of covered parking.
7. **ACCOMMODATION FOR SERVICE POPULATION**
 No separate PWS 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 13th August, 2011.
8. **BOUNDARY WALL AND GATEWAYS**
 Such boundary wall, railing or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG, TCP, Haryana. In addition to the gates/gate, an additional vehicle gate not exceeding 1.75 meters width may be allowed in the front and side boundary wall provided that no main gate or vehicle gate shall be allowed to open on to the sector road/public open space.
9. **LIFTS AND RAMP**
 Ramps shall be provided in Group Housing Building in case of 100% stand by Government along with lifts/escalators which are provided for running of flats along with stairs. However, in case of buildings having more than 1 storey's lifts with 100% standby elevators shall be provided. Such elevators shall be essential. At least one lift shall be provided with minimum size of 1.80 X 2.0 meter. The clear width of the ramp leading to the basement floor shall be minimum 1 meter with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
10. **OPEN SPACES**
 While at the open space including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by DG, TCP, Haryana. At least 15% of the net planned area shall be developed as open space i.e. net area for play ground.
11. **USE OF COMMON AREAS**
 a) The site of the Affordable Group Housing Colony shall be Governed by the Haryana Apartment Ownership Act.
 b) The site shall not be sub-leased or transferred to any person, whatsoever.
12. **APPROACH TO SITE**
 The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DG, TCP, Haryana.
13. **APPROVAL OF BUILDING PLANS**
 The building plans of the buildings to be constructed at site shall have to be approved from the DG, TCP, Haryana under section 8(2) of the Act No. 41 of 1987 before taking up the construction.
14. **BUILDING BYE LAWS**
 The construction of the building/buildings shall be governed by the building rules provided in part VI of the Punjab Self-Helped Town, Controlled Areas, Institutions of Unplanned Development Rules, 1986 and G. Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair users, built-in seats, built-in and auditory signals in elevators or lifts and other relevant measures for hospital, primary health center and other medical care and rehabilitation units. On the points where such rules are there and stipulate no condition or norm, the model building bye-laws issued by the Haryana and as given in the NBC shall be followed as may be approved by DG, TCP, Haryana.
15. **PROVISION OF COMMUNITY SUBSIDIES**
 The contractor shall be required to provide the following community sites in the project, which shall form part of the open spaces and facilities provided under the Haryana apartment ownership act:
 a) One built-up community hall of not less than 100.00 sqm. area.
 b) One built-up Anganwadi centre of not less than 100.00 sqm. area.
16. **FIRE SAFETY MEASURES**
 a) The owner will ensure the provision of ground fire safety measures in the multi-storied buildings conforming to the provisions of Rules 1985/ NBC and the same should be approved 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 approved from the competent authority.
17. **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 (except where hot water is required) before issuing an occupation certificate.
18. **RAIN WATER HARVESTING SYSTEM**
 The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. **Clearance/Objection Certificate**
 The owner shall obtain the clearance/MOC as per the provisions of the Notification No. S.O. 1553 (G) dated 14.08.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
20. **Lighting**
 The site licensee shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Compact LEDs.
21. **Other**
 That no separate zoning plan is approved for residential sites/units provided within group housing scheme. The conformity building/buildings shall be constructed by the contractor/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and addition) Act No. 4 of 2013, which which the said site shall vest with the Government.

16.06.2014
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