



REVISED ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 4.237 ACRES (LICENCE NO. 1052 OF 2006 DATED 7.08.06) BEING DEVELOPED BY M/S ZION PROMOTERS & DEVELOPERS PVT. LTD. IN SECTOR-48, FARIDABAD.

FOR THE PURPOSE OF RULE 306(A) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1986.

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 E.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on the site shall be buildings designed in the form of flat development for residential purposes or any ancillary or apartment 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 F.A.R.

a) Building shall only be permitted within the portion of the site marked as **ZONED AREA** and no where else.
 b) The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 4.237 acres.
 c) The maximum F.A.R. shall not exceed 178 on the area of 4.237 acres. 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 Planning, Haryana.

4. HEIGHT OF BUILDING

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

a) The maximum height of the buildings shall not be more than 60 meters and shall not exceed 1/3 times the width of the roads abutting plus the front open space. This clause shall be read in conjunction of clause no. 13 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 continued to this height to a depth of 24M. along the narrower street.

c) Buildings/structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
 d) All building blocks shall be constructed so as to maintain an setback distance not less than the setback required for each building according to the table below:

S.No.	HEIGHT OF BUILDING (In meters)	SETBACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (In meters)
1	10	3
2	15	6
3	18	8
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	15

e) If each lot/lot or collector open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of each open or space shall be the one specified for the tallest building as specified above.

5. SUB-DIVISION OF SITE

a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
 b) The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Each Boundary wall, railing or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTCP/Haryana. In addition to the gateposts an additional wicket gate not exceeding 1.20 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 minimum density of the population provided in the colony shall be 100 PPA and the maximum be 400 PPA on the area of 4.237 acres.
 For computing the density, the occupancy per main dwelling unit shall be taken as two persons and for service dwelling unit two persons per room or one person per 60 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EMS. 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 each unit attached to the main units shall not be less than 140 sq.m. In addition 10% of the total number of dwelling units having a minimum area of 200 sq.m shall be earmarked for E.W.S category.

9. PARKING

Parking space shall be provided at the rate of one car park per flat excluding EMS 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. 35 sqm.
- b) Open. 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 RAMP

Ramp would be optional in Group Housing building in case of 100% stand by generator along with automatic switchover are provided for running of the lift along with stairs. However, in case of buildings having more than four storeys lift with 100% stand by generator along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters 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 landscaped according to the plan approved by the D.T.C.P. Haryana. At least 10% of the total site area shall be developed as organized open space for lot site 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 82) of the Act No.41 of 1963, before taking up the construction.

13. BUILDING BYE-LAWS

The construction of the buildings shall be governed by the building rules provided in the part VI of the Punjab Scheduled Areas and Controlled Areas, Restriction of Unregulated Development Rules, 1986. On the points where such rules are silent and require no condition or norm, the model building bye-laws framed by the DTCP 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 the block/plot shall not be more than 2.5 m x 2.5 m and 2.5 m x 4.5 m.
 c) The height of Kiosk/Shop/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

Two level basement within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may be additional to parking space intended for generator room, lift room, fire fighting pump, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Areas under stairs (only for parking) and basement shall not be counted towards F.A.R. 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 use 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 building conforming to the provisions of Rules 1963 and the same should be got certified from the competent authority.
 b) Electrical Sub Station / generator room if provided should be on solid ground near D.T.C.P. Control room 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 provision of solar water heating system shall be as per norms specified by HARGDA and shall be made operational in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

21. The collector shall obtain the clearance/NOC as per the provisions of the Notification No. G.O. 1433 (B) Dated 14.03.2004 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

22. The collector shall use only Compact Fluorescent Lamp fittings for internal lighting as well as exterior lighting.

DRG. NO. D.T.C.P. 1506-DATED 24.11.13

ZONING PLAN
 Scale = 1:1500

