

ZONING PLAN OF GROUP HOUSING COLONY FOR AN ADDITIONAL A (LICENCE NO. 98 OF 2014 DATED 13.08.2014) IN LICENCED GROUP I 9.068 (LICENCE NO. 24 OF 2008 DATED 11.02.2008), TOTAL AREA 10 BAHADURGARH BEING DEVELOPED BY KASHI PROMOTERS PVT.LT

FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROL **DEVELOPMENT RULES. 1965.** 

#### SHAPE & SIZE OF SITE

The shape and size of the additional area measuring 1.58 acres is in accordance with the demarcation plan as confirmed by DTP, Jhajjar vide endst. no. 2319 Dated 25.07.2014.

#### TYPE OF BUILDING PERMITTED

The type of building 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 utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

#### **GROUND COVERAGE AND FAR**

- Building shall only be permitted with in the portion of the site marked as build able zone and no
- The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 10.648 acres (9.068 + 1.58).
- The maximum FAR shall not exceed 175 on the area of 10.648 acres (9.068 + 1.58). 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 General, Town and Country Planning, Haryana.

### 4. HEIGHT OF BUILDING

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

- The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- 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.
- Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
- All building block(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BARO	CK / OPEN SPACE TO BE LEFT UND BUILDINGS.(in meters)	
1.	10	3	All v and V and a second	
2.	15	5	7	
3.	18	6	2	
4.	21	7		
5.	24	8		
6.	27	9	/1	
7.	30	10		
8.	35	11	)	
9.	40	12		
10.	45	13		

14

16

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

11.

12.

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- The site shall not be further sub divided or fragmented in any manner whatsoever.

## **GATE POST AND BOUNDARY WALL**

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55 & above

Such Boundary wall, railings 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 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 shall be allowed to open on the sector road/public open space.

- The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 400 PPA on the area of 10.648 acres (9.068 + 1.58).
- For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

# 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 then 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 200 sq.ft shall be earmarked for E.W.S

## PARKING

- Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. 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:-
  - Basement. 35 sqm.
  - 30 sqm. Stilts.
  - iii) Open.
- At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.
- The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

#### 10. LIFTS AND RAMPS

Rulil

- In building having more than four mandotry alongwith staircase of re-
- M shall be provided. In building upto four storeys, if lift w then ramps conforming to the requ shall be provided.

### 11. OPEN SPACES

While all the open spaces including those landscaped according to the plan approv

#### as organized open space i.e tot lots and pl

The building plans of the buildings to be of other persons or the committee authorize

12. APPROVAL OF BUILDING PLA

Restriction of Unregulated Development

## 13. BUILDING BYE-LAWS

The construction of the building/buildings Scheduled Roads Controlled Areas, Restri-4963-1987 regarding provisions for Physic 46 of The Persons With Disabilities (Equal includes construction of ramps in public b signals in elevators or lifts and other relev condition or norm, the model building by India shall be followed as may be approve

#### 14. CONVENIENT SHOPPING

0.5% of the area of 10.648 acres (9.068 + 1 following conditions.

ground coverage and FAR of the Gro The size of Kiosk/Shops shall not be

The ground coverage of 100% with

The height of Kiosk/Shops/Departm

## 15. PROVISION OF COMMUNITY

The community buildings shall be provide

## BASEMENT

- Four level basements within the bui and is properly landscaped. The bas fighting pumps, water reservoir, ele public health requirements and for be counted towards FAR. Basement Parking. It is further stipulated that
- The clear width of the ramp leading 1:10. The entry and exit shall be sep

## 17. APPROACH TO SITE

The vehicular approach to the site and pa junctions of and the junctions with the su

## 18. FIRE SAFETY MEASURES

- The owner will ensure the provision provisions of Punjab Scheduled Roa
- National Building Code of India and Electric Sub Station/generator room floor or in upper basement and it sh approved from the competent author
- To ensure the Fire Fighting Scheme person authorized by the Director,U the construction work at site.

## 19. SOLAR WATER HEATING SYST

The provision of solar water heating syste each building block before applying for an

## 20. RAIN WATER HARVESTING SY

The rain water harvesting system shall be notification as applicable.

- 21. The colonizer shall obtain the cleara 14.9.2006 issued by Ministry of Envir execution of development works at s
- 22. The coloniser/owner shall use only C
- 23. That no separate zoning plan is appr community building/buildings shall b Development and Regulation of Urba
- site shall vest with the Govt. 24. That you shall abide by the policies
- The coloniser shall convey the "Ultir with a copy to the Director, within to in your land for Transformers/Switch utility at the time of approval of buil

DRG. NO. DG,TCP 4961



SD(HQ)





