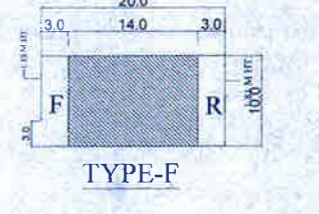
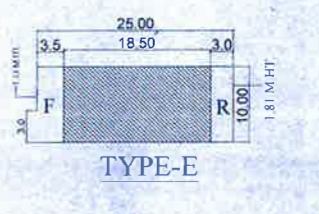
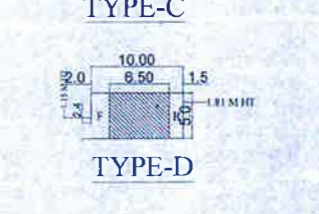
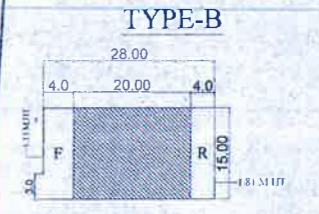
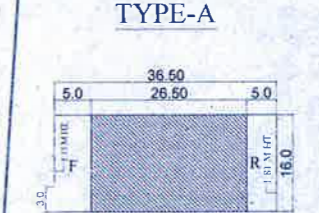
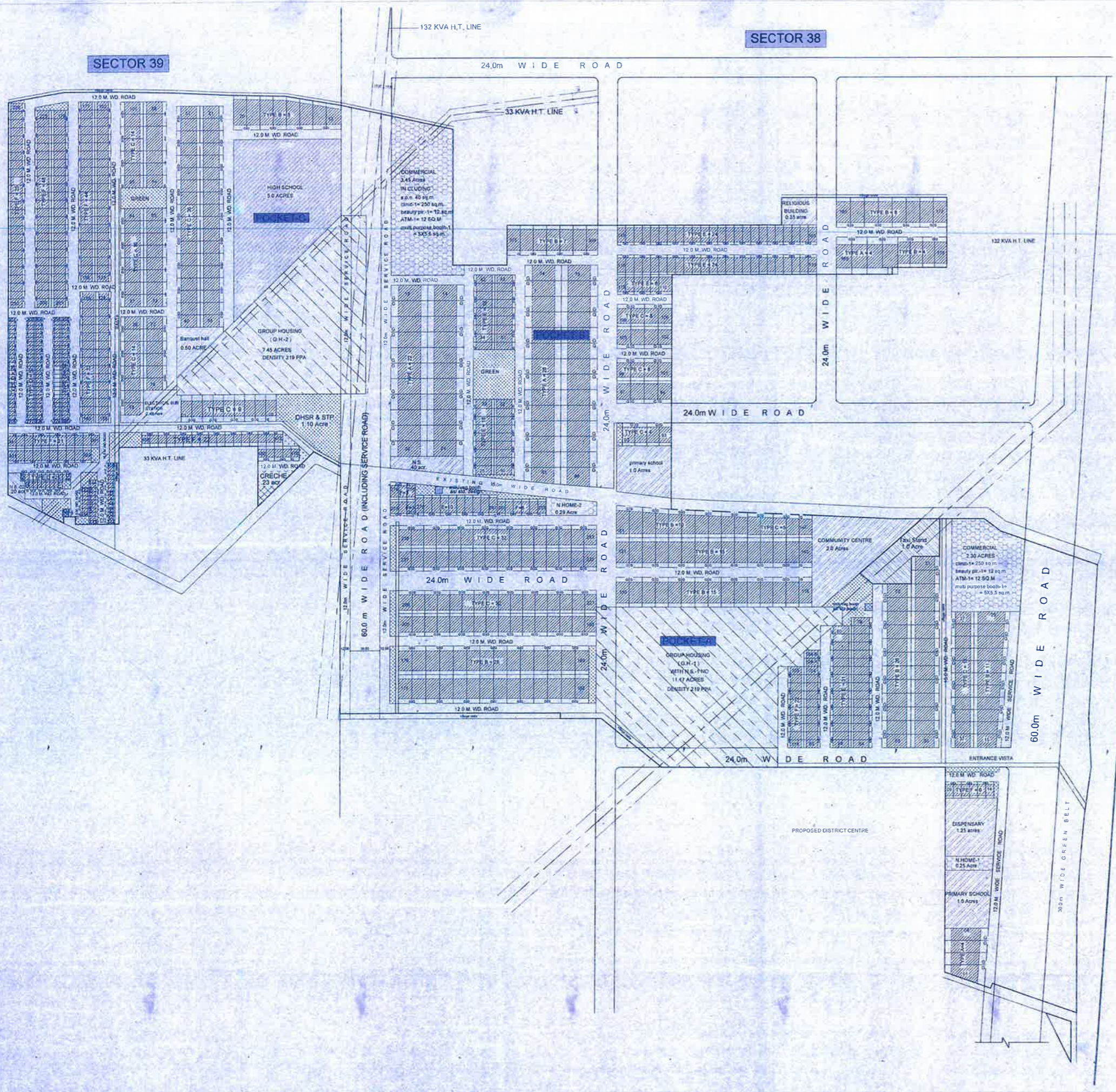


SECTOR 39

SECTOR 38



ZONING PLAN OF RESIDENTIAL COLONY MEASURING 162.48 ACRES IN SECTOR-38, 39 PANPAT, BEING DEVELOPED BY M/S PARSVYATH DEVELOPERS LTD.

NOTATION

1	ROAD	Type of building permissible to use marked as per 1.
2	PUBLIC OPEN SPACE	To be used only for recreational purposes.
3	RESIDENTIAL	As per supplementary zoning plan to be approved separately for each site.
4	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
5	COMMUNITY BUILDING	As per supplementary zoning plan to be approved separately for each site.

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING

The proportion up to which a site may be covered with building, shall be in accordance with the following table, retaining portion using an open space in an open space ground, the building as outlined:

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FOR RESIDENTIAL ZONE	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site.	10% of such portion of the site.	55% of such portion of the site.
b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	40% of such portion of the site.	35% of such portion of the site.
c) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqm.	35% of such portion of the site.	25% of such portion of the site.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT

The maximum permissible F.A.R. and maximum permissible height on the area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
a) For the first 200 sqm. of the area of the site.	1.48	11.00 meters
b) For the next 90 sqm. of the area i.e. between 200 sqm. and 290 sqm. meters.	1.20	10.00 meters
c) For the next 120 sqm. of the area i.e. between 300 sqm. and 420 sqm.	0.92	10.00 meters

Note: In case of permissible ground coverage as permitted in the last is not possible to achieve on the ground the same may be achieved on top floor.

4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than three dwelling units shall be allowed on each plot, however maximum number of dwelling units on each floor is 1. Ground floor shall not exceed two dwelling units. In case of plots falling in BWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

5. SUB-DIVISION/COMBINATION OF PLOTS

No plot shall be sub-divided, however two plots under one ownership may be combined to form a single plot except BWS plots, subject to the following conditions:

- The site coverage and No. of dwelling units shall be as per II and III above. The maximum permissible coverage shall be calculated considering the combined plot as a single site.

6. SPACE ABOUT BUILDING

All buildings other than boundary wall and gate post shall be constructed only within the portion of the site marked as residential building shall be present beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS

The maximum height and number of storeys allowed on the plot as per the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT
Residential	3	11.00 Meters

8. PLINTH LEVEL

Unless otherwise specified by the Director, Plinth Height in the case of the building intended to be used for human habitation shall not be less than 1.80 meter above the road level and in the case of the other buildings it shall not be less than 1.50 m.

9. RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 30 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

10. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.

- Such boundary walls which abut upon a road or an open space on a given portion of gate post which is between the road and the front building line shall be constructed according to standard design as approved by the Director. On the remaining portion boundary walls if constructed, shall be 1.83 meters height.
- Notwithstanding the height of the boundary wall given in sub-clause (a) above, the height of the boundary wall shall not exceed 1.83 meter.
- Notwithstanding the boundaries of the plot as shown, in case of an inner street, boundary walls shall be rounded off at each corner by a radius as given below:
 - 0.5 meters Radius for plots having up to 100 sqm.
 - 1.0 meters Radius for plots having up to 400 sqm.
 - 1.5 meters Radius for plots having up to 400 sqm.
 - 2.0 meters Radius for plots above 400 sqm.
- Notwithstanding (a), (b) & (c) above, if in the opinion of the Director, at any junction the visibility is affected by any construction, obstruction etc., the owner shall comply with any directions which may be given.

11. GATE AND GATE POST

- Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- An additional gate, if approved design not exceeding 1.5 meter width may be allowed in the plot and the boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open spaces.

12. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be within 1.50 meters shown for this purpose on the standard design of the gate as per approved design.

13. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the low altitude collection point to be provided by the collector.

14. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

15. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system as per norms specified by HREDA shall be made operational in the buildings wherever applicable before applying for an occupation certificate.

16. The contractor shall obtain the clearance/NOC as per the provisions of the Notification No. 30, 1533 (E) dated 14.02.2005 issued by Ministry of Environment and Forest, Government of India before starting the construction/erection of development works at site.

17. The contractor shall use only Compact Fluorescent Lamp (CFL) for external lighting as well as campus lighting.

18. The rain water harvesting system shall be provided as per Central Ground Water Authority, no. 12/19/2002 dated 12.02.2002 issued by Ministry of Environment and Forest, Government of India before starting the construction/erection of development works at site.

Note: Read this drawing in conjunction with the dimensions plan No. DCP/1433 dated 26.11.07

DRO. NO. D.C.P. 1433, DATED: 26.11.07

(Hitesh Sharma) DTP(HR)

(Dhara Singh) CTP(HR)

(S. S. Dhillon) D.T.C.P.(HR)