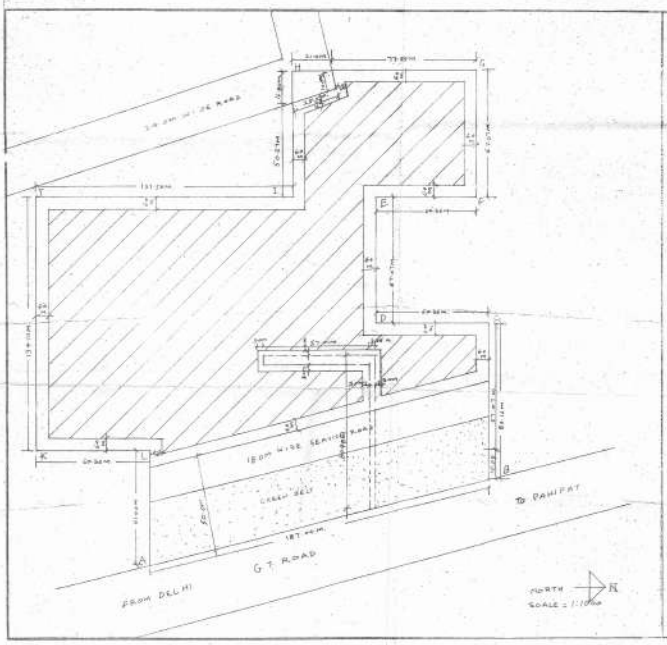

ZONING PLAN OF THE GROUP HOUSING SCHEME MEASURING 10.119 ACRES OF M/S APEX BUILDTECH PVT. LTD. IN SECTOR-9 BONDPAT
FOR THE PURPOSE OF RULE 38(58) AND 42 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1.SHAPE & SIZE OF SITE:
The shape and size of the Group Housing site is in accordance with the approved demarcation plan shown as A To L.

2.TYPE OF BUILDING PERMITTED
The type of building permitted on this site shall be buildings designated in the form of flatted developments 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, Town and Country Planning, Haryana.

3. 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 on ground floor shall be 33% and that on subsequent floors shall be 30%.
c) The maximum FAR shall not exceed 175. 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 the provisions of the site coverage and FAR, shall be governed as following:-
a) The maximum height of the building(s) shall not be more than 50 meters and shall not exceed 1.5 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 narrow street.
c) Building/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 block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

SL. 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.	50 & above	16

e) 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:
a) The site of the Group Housing 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 BOUNDRY WALL.
Such Boundary wall, railings 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 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 or wicket gate shall be allowed to open on to the sector road/ public open space.

7.DENSITY:
The maximum density of the population provided in the scheme shall be 100 PPA and the maximum be 400 PPA. For computing the density, the occupancy per main dwelling unit shall contain as five persons and for service dwelling unit two persons per room or one person per 50 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 EWS. The number of such dwelling units for domestic servants shall be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main unit 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 EWS category.

9. PARKING:
Parking space shall be provided at the rate of one car park per 100 sq.m excluding EWS 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 space is as under :-
a) Basement. 35 sqm.
b) Stilts. 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 RAMPS.
Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. The clear width of the ramp leading to the nearest floor shall be 4 meters with an adequate slope not steeper than 1/10.

11.OPEN SPACES.
While all the open spaces including those between the blocks or wings of buildings shall be developed, equipped and landscaped according to the plan approved by the D.T.C.P. Haryana. At least 15% of the total site area shall be developed as organised open space i.e. tot lots and play grounds.

12. APPROVAL OF BUILDING PLANS:
The building plans of the buildings to be constructed at site will have to be got approved from the DTCP, Haryana (under section 9(2) of the Act No.41 of 1963), prior taking up the construction.

13.BUILDING BYE- LAWS:
The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and where no condition or norm, the model building bye-laws issued by the IGI, and as given in the NBC (if) 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 deemed permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing site.
b) The size of Kiosk/Shops shall not be more than 3.75 m x 2.1 m and 2.75 m x 0.25 m.
c) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meters.

15.PROVISION OF COMMUNITY BUILDINGS.
The community building shall be provided as per the composite norms in the Group Housing Scheme.

16.BASEMENT:
Twin level basement within the building zone of the site provided is 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 reserve, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements or for no other purposes. Area under stilts only for parking and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary service of the main building and it is further stipulated that no other partitions of basement will be permitted for uses other than those specified above.

17. APPROACH TO SITE:
The vehicular approach to the site and parking lots shall be planned and provided along due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana. A temporary access may be drawn from 60.00 meters wide sector road till the service road becomes fully operational.

18. FIRE SAFETY REQUISITES:
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conformed to the provisions of Rules 1965 NBC and in some should be got certified from the competent authority.
b) Electric Sub Station / generator room if provided should be on solid ground near DG/LT. Control panel on ground floor or in upper basement and it shall 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 use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for an occupant certificate.

DRG. NO. D.T.C.P. 866 DATED 29-5-06

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