

**ZONING PLAN OF AFFORDABLE HOUSING SCHEME MEASURING 11.262 ACRES (LICENCE NOS. 69 OF 2010 DATED 11.09.2010) IN SECTOR 67, GURGAON BEING DEVELOPED BY SH. DHARAMBIR AND OTHERS IN COLLABORATION WITH M/s DSS INFRASTRUCTURE PVT. LTD.**

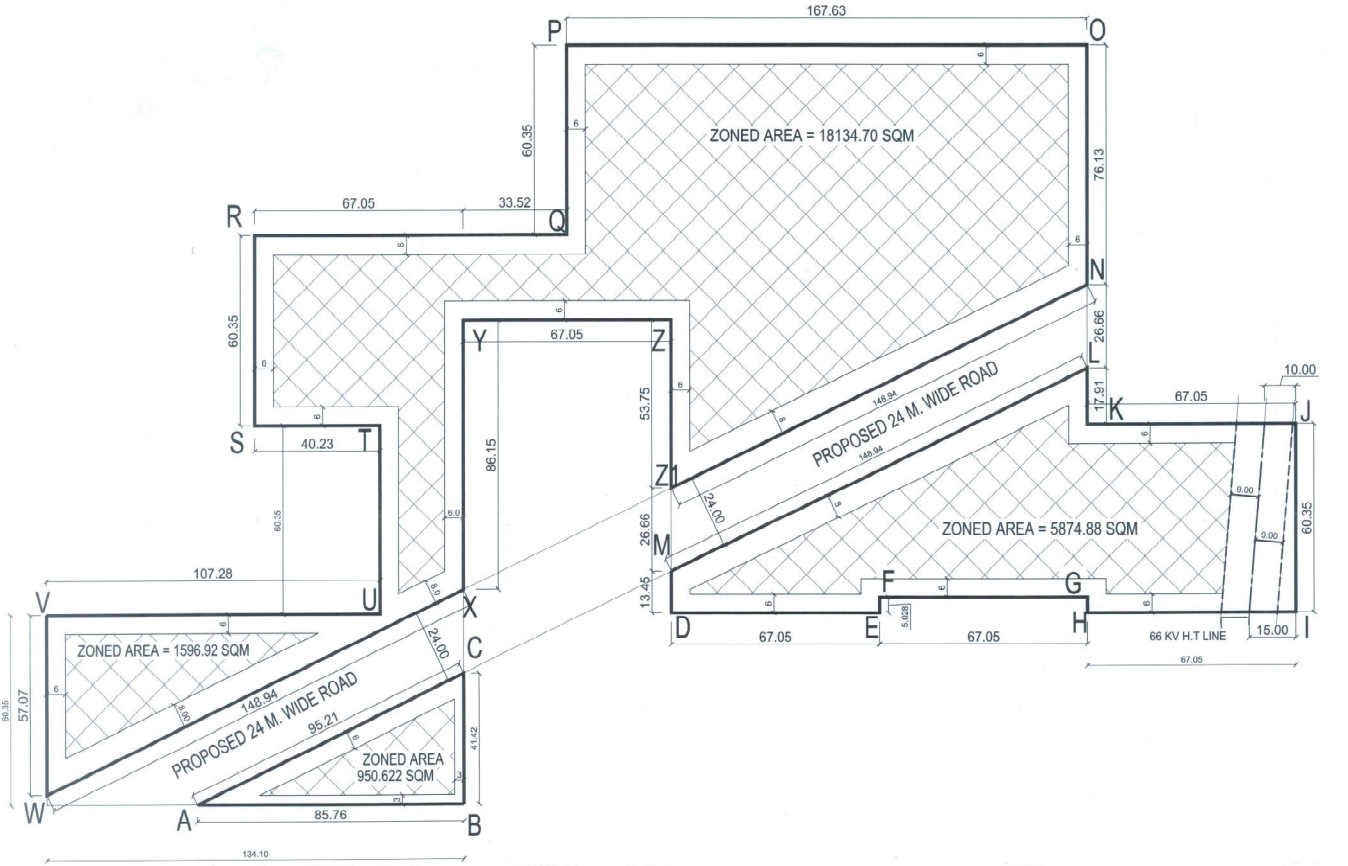
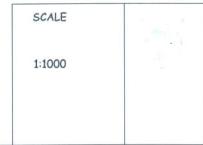
**ZONING CLAUSES FOR AFFORDABLE HOUSING**

FOR THE PURPOSE OF RULE 38(iii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1955.

- SHARE & SIZE OF SITE:**  
The shape and size of the Affordable Housing Colony is in accordance with the demarcation plan shown as (A to Z1) as confirmed by DTP Gurgaon vide Encl. No. 5884 Dated 13.10.2010.
- TYPE OF BUILDING PERMITTED:**  
a) The type of building permitted on this site shall be dwellings designated in the form of flat 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, Town and Country Planning, Haryana.  
b) The 4% commercial component will be allowed on the area of 11.262 acres.
- GROUND COVERAGE AND FAR:**  
a) Building shall only be permitted with in the portion of the site marked as [hatched] buildable zone and no where else.  
b) The maximum coverage on ground floor shall be 50% on the area of 11.262 acres.  
c) The maximum permissible FAR shall be 150 for commercial component as explained above in clause 2(b) and 17% for affordable housing on the buildable area. 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.
- HEIGHT OF BUILDING:**  
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:  
a) The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times the width of the road (altitude) plus the flat open space.  
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) 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 inter-estate distance not less than the setback required for each building according to the space open.
- LIETS AND RAMPS:**  
Ramps shall be optional in Affordable Housing building in case of 100% stand by generators along with automatic extinguisher 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. 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 metres with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- OPEN SPACES:**  
While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and level according to the plan approved by the D.T.C.P. Haryana. At least 15% of the total site area shall be developed as organized open spaces in the form of lawns and play ground.
- APPROVAL OF BUILDING PLANS:**  
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCOP, Haryana (under section 82) of the Act No.14 of 1963), before taking up the construction.
- BUILDING BYE-LAWS:**  
The construction of the buildings/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, 1955. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law as given in the NBC shall be followed as may be approved by DTCOP, Haryana.
- PROVISION OF COMMUNITY BUILDINGS:**  
The community facilities shall be provided for normal density of a planned colony only.
- BASEMENT:**  
Four level basements within the building zone of the site provided it flush with the ground and is properly landscaped may be allowed. The basements may in addition to parking could be utilized for generator room, lift room, the lighting points, water reservoir, electric substation, air conditioning plants and boiler utilities, if they satisfy the public health requirements and for no other purposes. Area under exclusively for parking and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purpose but will be used only for parking and auxiliary services of the main building and it is further stipulated that no other part of the basement will be permissible for uses other than those specified above.
- APPROACH TO SITE:**  
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the DTCOP, Haryana.
- FIRE SAFETY MEASURES:**  
a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Rules 1965/NBC and the same should be got certified from the competent authority.  
b) Electric Sub Station / generator room if provided should be on solid ground near DGLT. Control panel 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.
- SOLAR WATER HEATING SYSTEM:**  
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made compulsory in each building block before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM:**  
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- SUB-DIVISION OF SITE:**  
a) The site of the Affordable 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.
- GATE POST AND BOUNDARY 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 DTCOP Haryana. In addition to the gateposts an additional wicket gate not exceeding 1.25 metres 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.
- DENSITY:**  
The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 600 PPA on the area of 11.262 acres.  
For computing the density, the occupancy per affordable housing unit shall be taken as five persons & for EWS unit shall be taken as one persons for every 80 sqft.
- ACCOMMODATION:**  
The size of affordable unit shall not be less than 48 sqm. (Carpet Area). Further, minimum 15% of the total number of dwelling units having a minimum area of 25 sqm. (Carpet Area) shall be earmarked for EWS category.
- PARKING:**  
a) Parking space shall be provided @ 1 Equivalent Car Space (ECS) for each dwelling unit. For EWS units, the developer shall maintain 10% of the total required car parking space. The parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to a third party. The area for parking per car shall be as under:  
i) Basement: 35 sqm.  
ii) Gable: 30 sqm.  
iii) Open: 25 sqm.

B.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1	10	3
2	15	5
3	20	7
4	25	7
5	34	8
6	39	9
7	39	10
8	39	11
9	40	12
10	48	13
11	60	14
12	65 above	16

\* ALL DIMENSIONS ARE IN METERS.  
\* ZONED AREA = 39841.77 SQ.MT.



DRG. NO. D.T.C.P. - 2322 DATED: 13.12.2010

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