

ZONING PLAN OF THE GROUP HOUSING UNDER "AFFORDABLE HOUSING POLICY UNDER HOUSING FOR ALL 2018- FOR CORE AREA" OVER LAND MEASURING 2.1255 ACRES (LICENCE NO. 1 OF 2020 DATED) IN THE REVENUE ESTATE OF VILLAGE DHARAMPUR, PINJORE, MUNICIPAL CORPORATION, PANCHKULA (HARYANA) BEING DEVELOPED BY BERKELEY AUTOMOBILES LTD.

FOR THE PURPOSE OF THE HARYANA BUILDING CODE, 2017 AND THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

1. SHAPE & SIZE OF THE SITE
THE SHAPE & SIZE OF THE AFFORDABLE GROUP HOUSING COLONY IS IN ACCORDANCE WITH THE DEMARCATION PLAN SHOWN AS 'A' TO 'Y' AS CONFIRMED BY DTP, PANCHKULA vide Endst. No. 1938 dated: 20.11.2019

2. TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS
(a) THE APARTMENT OF PRE-DEFINED SIZE RANGE SHALL BE ALLOTTED AT A PRE-DEFINED RATE TO ENSURE PROVISION OF AFFORDABLE HOUSING POLICY, DATED: 26TH JUNE 2018
(b) THE CARPET AREA OF THE APARTMENT SHALL BE 48 SQ. MTR.
(c) THE TERM "CARPET AREA" SHALL MEAN THE NET USEABLE FLOOR AREA OF AN APARTMENT, EXCLUDING THE AREA COVERED BY THE EXTERNAL WALLS, AREA UNDER SERVICE SHAFTS, EXCLUSIVE BALCONY OR VERANDAH AREA AND EXCLUSIVE OPEN TERRACE AREA, BUT INCLUDES THE AREA COVERED BY THE INTERNAL PARTITION WALLS OF THE APARTMENT. THE NET USEABLE COVERED FLOOR AREA BOUND WITHIN THE WALLS OF THE APARTMENT BUT EXCLUDING THE AREA COVERED BY THE WALLS AND ANY BALCONY WHICH IS APPROVED FREE-OF-F.A.R. (ONLY BALCONY), BUT INCLUDING THE AREA FORMING PART OF KITCHEN, TOILET, BATHROOM, STORE & BUILT-IN-CUPBOARD/ALMIRAH/SHELF, WHICH IS BEING USABLE COVERED AREA SHALL FORM PART OF THE CARPET AREA.

3. GROUND COVERAGE AND FLOOR AREA RATIO (FAR)
(a) THE BUILDING SHALL BE CONSTRUCTED ONLY WITHIN THE PORTION OF THE SITE MARKED AS BUILDABLE ZONE AS EXPLAINED ABOVE, AND NOWHERE ELSE.
(b) THE MAXIMUM GROUND COVERAGE SHALL BE 50%.
(c) THE MAXIMUM COMMERCIAL COMPONENT SHALL BE 6% OF THE NET PLANNED AREA with an F.A.R. OF 175. THE MAXIMUM F.A.R. ON THE BALANCE AREA SHALL NOT EXCEED 250.

4. BASEMENT
(a) FOUR LEVEL BASEMENT WITHIN THE BUILDING ZONE OF THE SITE PROVIDED IT IS FLUSHED WITH GROUND AND PROPERLY LANDSCAPED MAY BE ALLOWED. THE BASEMENT IN ADDITION TO PARKING COULD BE UTILIZED FOR GENERATOR ROOM, LIFT ROOM, FIRE FIGHTING PUMPS, WATER RESERVOIR, ELECTRIC SUB-STATION, AIR CONDITIONING PLAN AND TOILETS, IF THEY SATISFY THE PUBLIC HEALTH REQUIREMENTS AND 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/COMMERCIAL PURPOSES BUT WILL BE USED ONLY FOR PARKING. IT IS FURTHER STIPULATED THAT NO OTHER PARTITIONS OF BASEMENT WILL BE PERMISSIBLE FOR USES OTHER THAN SPECIFIED ABOVE.
(b) THE CLEAR WIDTH OF THE RAMP LEADING TO THE BASEMENT SHALL BE 4 METERS WITH AN ADEQUATE SLOP NOT STEEPER THAN 1:10. THE ENTRY AND THE EXIT OF THE RAMP IN THE BASEMENT SHALL BE SEPARATE PREFERABLY AT OPPOSITE ENDS.

5. HEIGHT OF BUILDING
THE HEIGHT OF THE BUILDING BLOCK, SUBJECT TO THE PROVISIONS OF THE SITE COVERAGE & F.A.R. SHALL BE GOVERNED BY THE FOLLOWING -
(a) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE UNLIMITED AND SHALL NOT EXCEED 1.5 TIMES THE WIDTH OF THE ROAD ABUTTING PLUS FRONT OPEN SPACE.
(b) IF A BUILDING ABUTS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS, THE BUILDING SHALL BE DEEMED TO FACE UPON THE STREET THAT HAS 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 THE DEPTH OF 24 METERS ALONG THE NARROW STREETS.
(c) ALL BUILDINGS/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.
(d) ALL BUILDING BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTERSE DISTANCE NOT LESS THAN THE SETBACK REQUIRED FOR EACH BUILDING ACCORDING TO THE TABLE BELOW.

S.NO.	HEIGHT	SET BACK IN MTR.
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	55 AND ABOVE	16

(d) IF SUCH INTERIOR OR EXTERIOR OPEN SPACE IS INTENDED TO BE USED FOR 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.

6. SUB DIVISION OF THE SITE:
a) THE SITE OF THE AFFORDABLE GROUP HOUSING COLONY SHALL BE GOVERNED BY THE HARYANA APARTMENT OWNERSHIP ACT 1983 AND THE RULES FRAMED THEREUNDER.
b) THE SITE SHALL NOT BE FURTHER SUBDIVIDED OR FRAGMENTED IN ANY MANNER WHATSOEVER.

7. GATE POST AND BOUNDARY WALL
(a) 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,ULB, 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 THE SECTOR ROAD/PUBLIC OPEN SPACE.

8. DENSITY
THE MINIMUM DENSITY OF THE POPULATION PROVIDED IN THE COLONY SHALL BE 750- 900 PERSON ACRE. FOR COMPUTING THE DENSITY THE OCCUPANCY PER DWELLING UNIT SHALL BE TAKEN AS 5 PERSONS.

9. ACCOMMODATION FOR SERVICE POPULATION
NO SEPARATE EWS CATEGORY APARTMENTS SHALL BE PROVIDED TO ELIMINATE ANY CROSS SUBSIDY COMPONENT AND THIS TO AVOID ANY ADVERSE IMPACT ON THE AFFORDABILITY OF APARTMENTS MADE AVAILABLE UNDER AFFORDABLE HOUSING POLICY DATED 26TH JUNE 2018.

10. PARKING
THE PARKING SPACE SHALL BE PROVIDED AT THE RATE OF HALF EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT. ONLY ONE TWO-WHEELER PARKING SITE SHALL BE EARMARKED FOR EACH FLAT, WHICH SHALL BE ALLOTTED ONLY TO THE FLAT OWNERS, THE PARKING BAY OF TWO WHEELERS SHALL BE 0.8*2.5 METERS
NO CAR PARKING SHALL BE ALLOTTED TO ANY APARTMENT OWNER IN SUCH PROJECTS.
THE BALANCE AVAILABLE PARKING SPACE, IF ANY, BEYOND THE ALLOCATED TWO WHEELER PARKING SITES CAN BE EARMARKED AS FREE VISITOR CAR PARKING SPACE.

NOTE- ONE ECS WOULD BE EQUAL TO
BASEMENT =32 SQM
STILTS =28 SQM
GROUND FLOOR =23 SQM

11. LIFTS AND RAMPS
(a) IN BUILDING HAVING MORE THAN 4 STOREYS, LIFT WITH 100% STANDBY GENERATORS ALONG WITH AUTOMATIC SWITCHOVER IS MANDATORY ALONG WITH STAIRCASE OF REQUISITE WIDTH AND NUMBER. AT LEAST ONE LIFT WITH MINIMUM SIZE OF 1.80 * 3.0 METRS SHALL BE PROVIDED.
(b) IN BUILDING UP TO 4 STOREYS, IF LIFT WITH 100% STANDBY GENERATORS ALONG WITH AUTOMATIC SWITCHOVER ARE NOT PROVIDED THAN RAMPS CONFIRMING TO THE REQUIREMENTS OF NATIONAL BUILDING CODE SHALL BE PROVIDED.

12. 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 DG, ULB, HARYANA. AT LEAST 15% OF THE NET PLANNED AREA SHALL BE DEVELOPED AS ORGANIZED OPEN SPACE I.e. TOT-LOTS AND PLAY GROUND

13. APPROVAL OF BUILDING PLANS AND OCCUPATION CERTIFICATE
THE APPLICANT SHALL SUBMIT BUILDING PLANS ALONG WITH CERTIFICATE FROM THE COMPETENT STRUCTURAL ENGINEER REGARDING THE SAFETY OF THE BUILDING, CLEARLY STATING THAT STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE INCLUDING FIRE SAFETY, STRUCTURAL SAFETY AND EARTHQUAKE RESISTANCE. THE APPLICANT SHALL GET THE BUILDING PLANS APPROVED FROM THE COMPETENT AUTHORITY I.e. DG,ULB. THE APPLICANT SHALL ALSO GET OCCUPATION CERTIFICATE FROM THE COMPETENT AUTHORITY WITHIN A PERIOD OF TWO YEARS FROM THE DATE OF APPROVAL OF BUILDING PLANS OR GRANT OF ENVIRONMENTAL CLEARANCE, WHICHEVER IS LATER. THE BUILDING PLANS SHALL HAVE TO BE GOT APPROVED FROM THE DG, URBAN LOCAL BODIES, HARYANA UNDER THE PROVISIONS OF THE RESPECTIVE ACTS, BEFORE STARTING UP THE CONSTRUCTION.

14. BUILDING BYE-LAWS
THE CONSTRUCTION OF THE BUILDING/BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017, ON THE POINTS WHERE SUCH RULES ARE SILENT & STIPULATE NO CONDITION OR NORM, THE MODEL BUILDING BYE LAWS ISSUED BY THE INDIAN STANDARDS, AND PROVISIONS GIVEN IN THE NATIONAL BUILDING CODE OF INDIA SHALL BE FOLLOWED.

15. PROVISION OF THE COMMUNITY BUILDING
THE COLONISER SHALL BE REQUIRED TO PROVIDE THE FOLLOWING COMMUNITY SITES IN THE PROJECT, WHICH SHALL FORM PART OF THE COMMON AREAS AND FACILITIES AS DEFINED UNDER THE HARYANA APARTMENT OWNERSHIP ACT 1983 :-
ONE MULTIPURPOSE HALL HAVING AREA 1000 SQ. FT AND ONE CRECHE HAVING AREA OF 1000 SQ FT.

16. APPROACH TO THE SITE
THE VEHICULAR APPROACH TO THE SITE AND PARKING LOTS SHALL BE PLANNED AND PROVIDED GIVING DUE CONSIDERATION TO THE JUNCTIONS OFF AND THE JUNCTIONS WITH THE SURROUNDING ROADS TO THE SATISFACTION OF THE DG, ULB, HARYANA.

17. FIRE SAFETY MEASURES
(a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STOREY BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017/ NATIONAL BUILDING CODE OF INDIA 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 DG/ LT. 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 COMPETENT AUTHORITY.
(c) TO ENSURE THE FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE DIRECTOR, FIRE SERVICES, HARYANA OR ANY PERSON AUTHORIZED BY HIM. THIS APPROVAL SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE.

18. SOLAR PHOTOVOLTAIC POWER PLANT :-
SOLAR PHOTOVOLTAIC POWER PLAN SHALL PROVIDED AS PER THE NORMS SPECIFIED BY HAREDA & HARYANA BUILDING CODE, 2017 & SHALL BE MADE OPERATIONAL IN THE BUILDING WHEREVER APPLICABLE, BEFORE APPLYING FOR AN OCCUPATION CERTIFICATE.

19. RAIN WATER HARVESTING SYSTEM:-
THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/ HARYANA GOVT. NOTIFICATION AS APPLICABLE.

20. THE OWNER SHALL OBTAIN THE CLEARANCE /NOC AS PER THE PROVISION OF THE NOTIFICATION NO. S.O. 1533(E) DATED 14-09-2005 ISSUED BY MINISTRY OF ENVIRONMENT AND FOREST, GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCTION /EXECUTION OF DEVELOPMENT WORKS AT SITE.

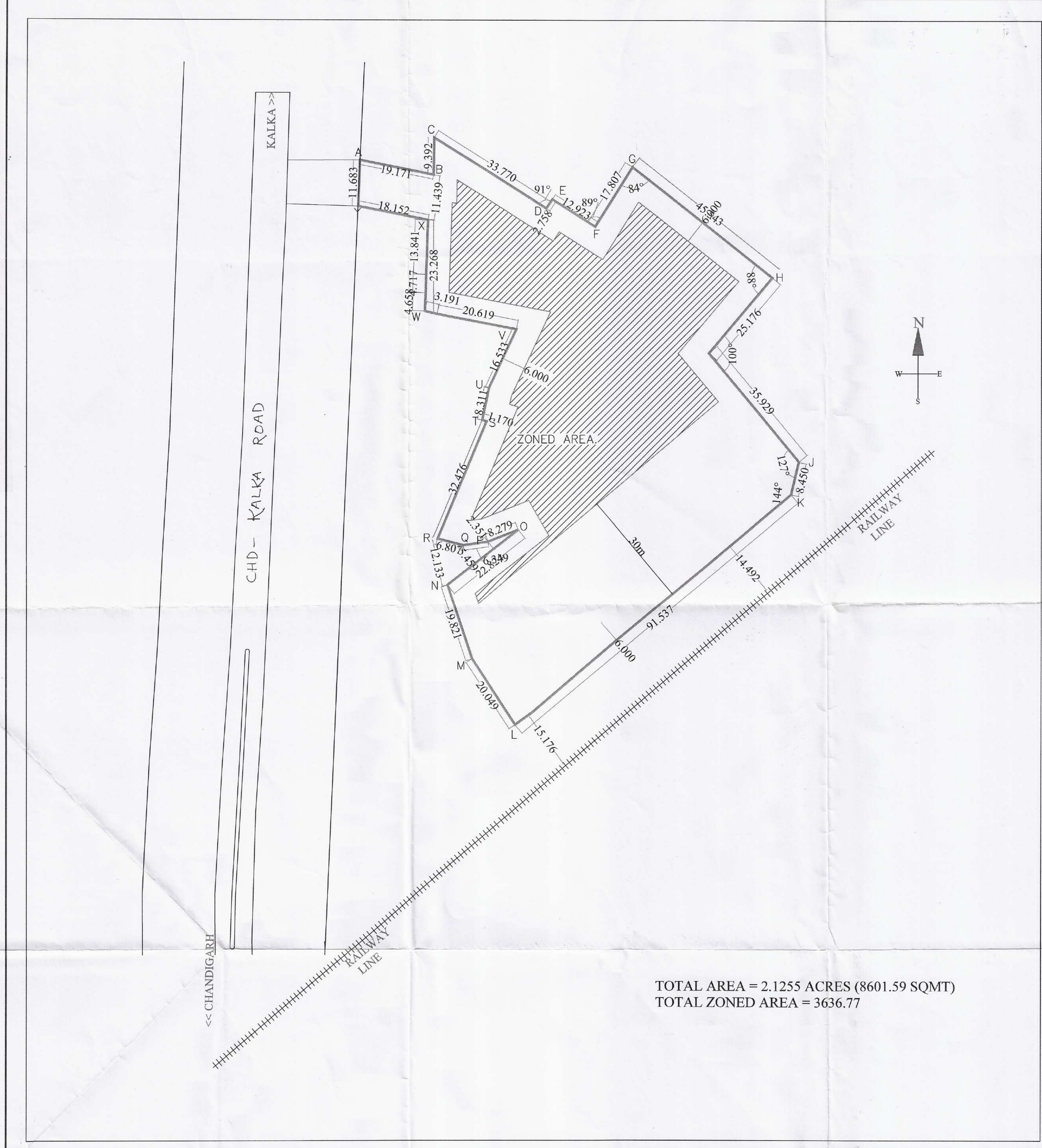
21. THE APPLICANT SHALL USE ONLY LED FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

22. NO SEPARATE ZONING PLAN IS APPROVED FOR COMMUNITY SITE/ SITES EARMARKED WITHIN GROUP HOUSING SCHEME. THE COMMUNITY BUILDING /BUILDINGS SHALL BE CONSTRUCTED BY THE COLONISER, OWNER AS PER PROVISIONS OF THE HARYANA BUILDING CODE 2017, FALLING WHICH THE SAID SITE SHALL VEST WITH GOVERNMENT.

23. THE COLONISER SHALL CONVEY THE "ULTIMATE POWER LOAD REQUIREMENT" OF THE PROJECT TO THE CONCERNED POWER UTILITY, WITH A COPY TO THE DIRECTOR, WITHIN TWO MONTHS PERIOD FROM THE DATE OF GRANT OF LICENCE TO ENABLE PROVISION OF SITE IN YOUR LAND FOR TRANSFORMERS / SWITCHING, STATION, ELECTRIC, SUB-STATIONS AS PER THE NORMS PRESCRIBED BY THE POWER UTILITY AT THE TIME OF APPROVAL OF BUILDING PLANS OF THE PROJECTS.

DRG. NO. DULB/CTP/2020/09 DATED: 28.05.2020

SD *[Signature]* ATP *[Signature]* O.L DTP *[Signature]* STP *[Signature]* CTP *[Signature]* DIRECTOR, GENERAL URBAN LOCAL BODIES HRY(PKL)



TOTAL AREA = 2.1255 ACRES (8601.59 SQMT)
TOTAL ZONED AREA = 3636.77