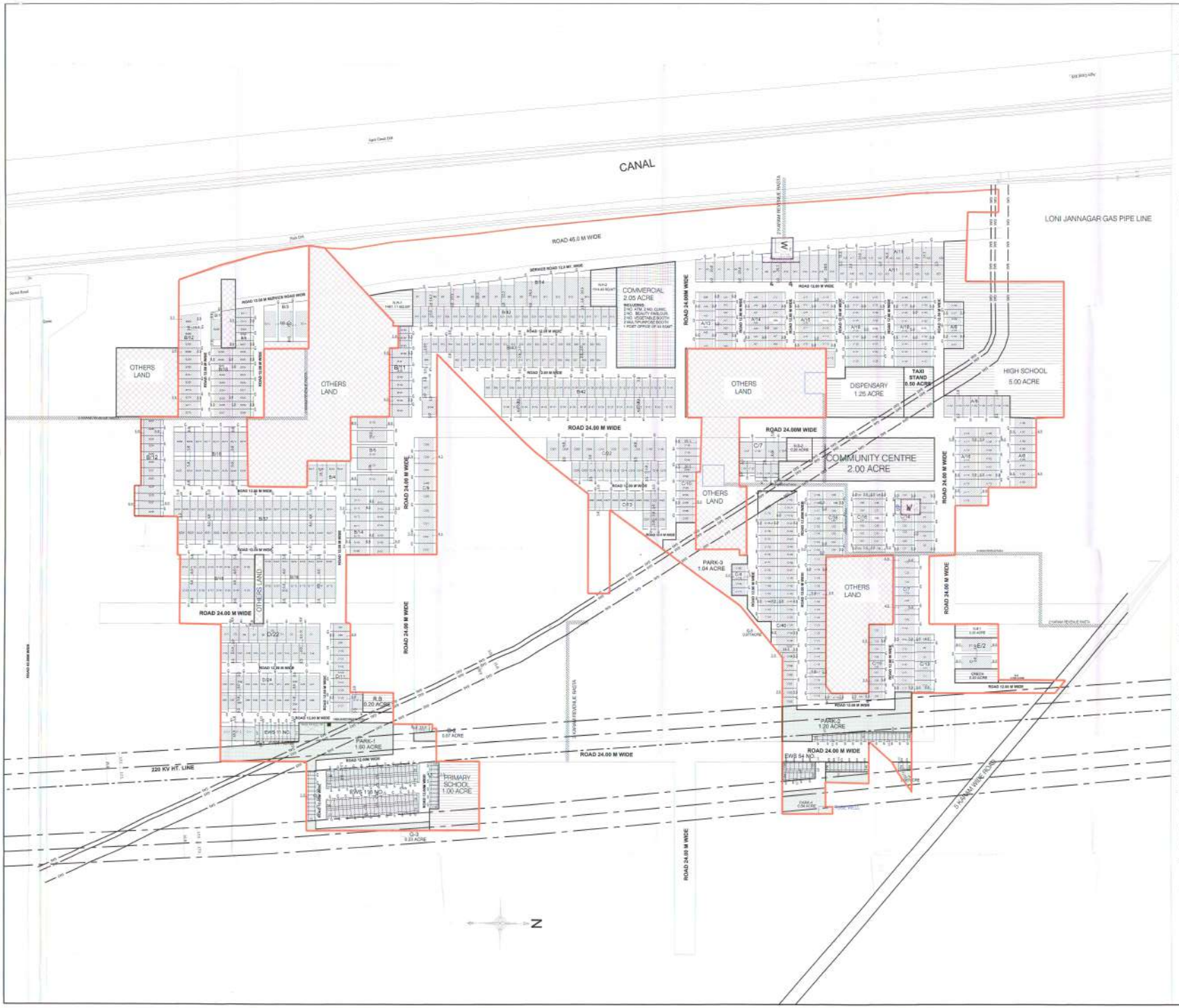

ZONING PLAN OF RESIDENTIAL COLONY MEASURING 102.194 ACRES (LICENCE NO. 05 OF 2012 DATED 24-01-2012) FALLING IN SECTOR-70, FARIDABAD BEING DEVELOPED BY MINU'S COLLECTIONS PVT LTD.

FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES,1965.

1. USE ZONE :-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER:

NOTATION	Permissible use allowed on the portion of the plot marked in col. 1	Type of building permissible on land marked in col. 1
1.	2.	3.
	ROAD	Road furniture at approved places.
	PUBLIC OPEN SPACE	To be used only for landscape features.
	RESIDENTIAL	Residential building.
	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site. As per
	COMMUNITY BUILDING	supplementary zoning plan to be approved separately for each site.
	REVENUE RASTA	

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 accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard :-

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND FLOOR FOR RESIDENTIAL ZONE	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site.	60% 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.	25% of such portion of the site.	25% of such portion of the site.
d) For EWS	55% of such portion of the site.	55% of such portion of the site.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT :-

The maximum permissible F.A.R of the site mentioned in col 1 of the schedule given below shall be shown in col 1 and 2 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
(1)	(2)	(3)
a) For the first 200 sqm. of the total area of the site	1.85	12.00 meters
b) For the next 91 sqm. of the area i.e. between 200 sqm and 300 sqm. meters.	1.00	12.00 meters
c) For the next 100 sqm. of the area i.e. between 301 sqm. and 400 sqm.	0.85	12.00 meters
d) For the remaining area beyond 400 sqm.	0.80	12.00 meters
e) For EWS	1.85	12.00 meters

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

4. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS :-

The maximum height and number of storeys allowed on the plot as marked in col. 1 of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

MAXIMUM HEIGHT	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT
Residential Main	3	12.00 Mts.

5. 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 i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than three dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

6. 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 EWS/NPNL plots, subject to the following conditions:- a) The site coverage and No. of dwelling units shall be as per 5. (2) & (3) above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

7. SPACE ABOUT BUILDING :-

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

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 30 cms. above the road level and in the case of the other buildings it shall not be less than 15 cms.

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. :-

a) Such boundary walls which abut upon a road or an open space and such portion of party walls which lie between the road and the front building line shall be constructed according to standard design as approved by the Director Gen ural. On the remaining sides, boundary walls, if constructed, shall be 1.83 meters in height.

b) Not withstanding the height of the boundary wall given in sub-clause (a) above but subject to the provision of sub clause (c) below, the height of hedges and fences shall not exceed 1.83 mtrs.

c) Not withstanding the boundaries of the plot as sold, in case of corner plots, boundary wall shall - be rounded off at such corner by a radius as given below:
i. 0.5 meters Radius for plots opening on to open space.
ii. 1.0 meters Radius for E.W.S. plots.
iii. 1.5 meters Radius for 125 sq. meters TO 420 sq. meters
iv. 2.0 mtrs. radius for plots above 420 sq. meters

d) Not withstanding (a),(b) & (c) above, if in the opinion of the Director General, at any junction the visibility is affected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

11. GATE AND GATE POST :-

a. Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b. An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

12. DISPLAY OF POSTAL NUMBER OF THE PLOT :-

The premises number and postal address shall be written at the space chosen 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 tow-side collection point to be provided by the colonizer.

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 use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

16. That the colonizer shall obtained the clearance / NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14-09-2006 issued by Ministry of Environment and Forest , Government of India before starting the construction / execution of development works at site.

17. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms / Haryana Govt. notification as applicable.

18. That the colonizer /owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.

19. You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned sho for transformer/switchingstation /electric sub- station as per the norms prescribed by the power utility in your project site at the time of approval of Building plan.

20. The above said zoning plan is approved subject to the condition that the community building/buildings shall be constructed by the colonizer/owner as per provisions of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which, the said site shall vest with the Government.

Note :- Read this drawing in conjunction with the demarcation plan verified by DTP,Faridabad vide Endst. No.2398 Dated 19-05-2012.

DRG. NO. DO.TCP 3413-A DATED 07-09-2012

(R.S. BATTH) ATP(HQ) | (SUNITA GETAY) DTP(HQ) | (JITENDER SHAG) DTP(EV) | (J. S. KEDIA) CTP (HR) | (T. C. GUPTA, IAS) DG.TCP (HR)