

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.40347 ACRES (LICENCE NO. 31 OF 2019 DATED 61.03.2019 ) IN SECTOR-103, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. BIJENDER SINGH AND

> No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

The building plans of the building to be constructed at site shall have to be got approved from

the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before staring the construction.

(a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (iii) (b) as per The Haryana Building Code, 2017. (b) The basement shall be constructed, used and maintained as per Code 7.16.

The building/buildings to be constructed shall be planned and designed to the norms and

standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP, xv. PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.

xvi. EXTERNAL FINISHES. a). The external wall finishes, so far as possible shall be in natural or permanent type of

materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana. b). The water storage tanks and plumbing works shall not be visible on any face of the building

and shall be suitably encased. c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever,

d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.

a). Lift and Ramps in building shall be provided as per Code 7.7. b). Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number. c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the

requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2016.

Building Code, 2017, amended from time to time.

xix. 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 Code 7.17 the Haryana Building Code, 2017, National Building Code of India and the same should be got certified from the competent

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 Chief Electrical Inspector, Harvana...

c). To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

XX. BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5.

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 DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and

xxii. PROVISION OF COMMUNITY BUILDINGS :-

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 built-up community Hall of not less than 185.81 Sqm. area. b. One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area

xxiii. GENERAL:

a). Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.

b). The water storage tanks and other plumbing works etc.shall not be shown on any face of the building but shall be suitably encased. c). No applied decoration like inscription, crosses, names of persons are permitted on any

external face of the building.

d). That the rain water harvesting system shall be provided as per Code 8.1 e). That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its

f). That the owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department

vide Notification No. 19/4/2016-5 Power dated 14.03.2016. g). That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana

Government Renewable Energy Department. h). That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

i). Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017. j). Garbage collection center of appropriate size shall be provided within the site.

xxiv. That 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 Development and Regulation of Urban Areas (Amendment and

validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. DTCP 6871 DATED 01-03-2019