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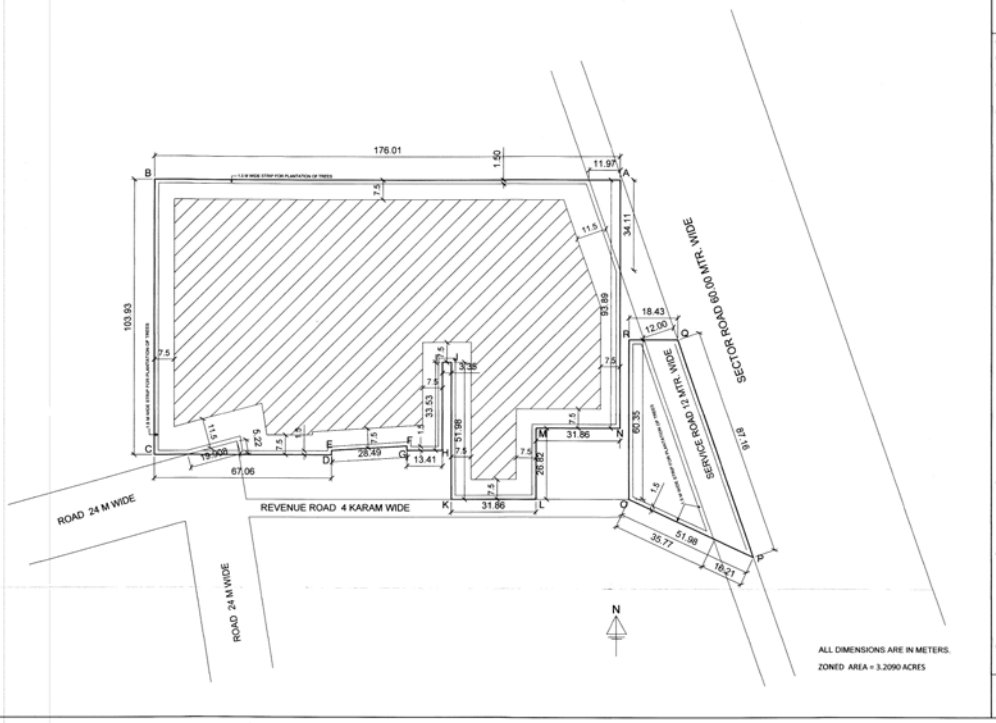

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.0 ACRES (LICENCE NO. 76 OF 2017 DATED 08-09-2017) IN SECTOR-33, SONIPAT BEING DEVELOPED BY SUPERMAX AFFORDABLE HOUSING PVT. LTD.

i. FOR THE PURPOSE OF CODE 6.1 (2) & 1.7 (xxx) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

ii. **SHAPE & SIZE OF SITE :-**
The shape and size of the affordable group housing colony is in accordance with the demarcation plan shown as "A to B" as confirmed by DTP, Sonipat vide endst. no. 1403 dated 02.04.2017.

iii. **LAND USE :-**
The site shall be used for Affordable Group Housing Colony in accordance to permission granted by Competent Authority and under no circumstances, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2 (xxiii)).

iv. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
a) The apartment of pre-defined size range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
b) The maximum permissible height of building shall be 15.00 mtrs. or 03 storeys in size.
c) The term "carpet area" shall mean the net usable covered floor area bounded within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free of FAR (only balcony), but including the area forming part of kitchen, toilet,bathroom,store and built-in-cupboard/storeroom/shelf, which being usable covered area is to be included in the carpet area.
b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use zone	Type of building permitted/permissible structures
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause 2 above and uses permissible in the open space zone.

v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**
a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
b) The maximum permissible FAR on the site shall be 1.75 on the area of 5.0 acres.
c) The maximum commercial component shall be 4% of the net planned area i.e. 0.20 acre with an FAR of 1.75. The maximum FAR on the balance area i.e. 4.80 acres shall not exceed 225. However it shall not include Community buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

vi. **HEIGHT OF BUILDING :-**
Overall/net height of the building block shall be allowed subject to the following:-
a) (a) The height of the buildings shall be unrestricted as prevented in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(ii&iii) of the Haryana Building Code, 2017.
b) The plinth height of building shall be minimum 0.45 meter and maximum 1.5 meters as prescribed Code 7.5 of the Haryana Building Code, 2017.
c) All building block(s) shall be constructed so as to maintain an inter se distance as per the provision of National Building Code, 2016, as given in the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	IN CASE OPEN WINDOWS TO BE KEPT (in meters)
1	10	6
2	12	7
3	14	8
4	16	9
5	18	10
6	20	11
7	22	12
8	24	13
9	26	14
10	28	15
11	30	16
12	32	17
13	34	18
14	36	19
15	38	20
16	40	21
17	42	22
18	44	23
19	46	24
20	48	25
21	50	26
22	52	27
23	54	28
24	56	29
25	58	30
26	60	31
27	62	32
28	64	33
29	66	34
30	68	35
31	70	36
32	72	37
33	74	38
34	76	39
35	78	40
36	80	41

d) 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 an space shall be the one specified for the tallest building as specified in (c) above.

vii. **PARKING :-**
a. The parking space shall be provided at the rate of half equivalent car space (ECS) for each flat/dwelling unit.
b. Only one two wheeler parking site shall be constructed for each flat, which shall be allotted only to the flat owners. The parking box of two wheelers shall be 0.8 x 2.0 m.
c. No car parking shall be allotted to any apartment owner in each projects.
d. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be used for parking on a free-of-charge basis on a first come basis.
e. The ECS for parking per car shall be as under:-
i). Basement - 27.5 sq.mtrs.
ii). Stilts - 28 sq.mtrs.
iii). Open - 23 sq.mtrs.

viii. **APPROACH TO SITE :-**
a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b) The approach to the site shall be shown on the zoning plan.
c) The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 42 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be maintained.
d) Vehicular approach to the site shall be provided through the revenue road on the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
e) In case of basement extending beyond the building line, it shall be capable of taking load of fire tender. The clearance of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.

ix. **SUB-DIVISION OF SITE :-**
a) The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 1983 and Rules Framed thereunder.
b) Sub division of the site shall not be permitted in any circumstances.

x. **DENSITY :-**
The minimum density of the population provided in the colony shall be 750 PPA and the maximum shall be 900 PPA on the area of 4.80 acres.
For Computing the density, the occupancy per dwelling unit shall be taken as five persons.

xi. **ACCOMMODATION FOR SERVICE POPULATION :-**
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.

xii. **APPROVAL OF BUILDING PLANS:-**
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 3(1) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before starting the construction.

xiii. **BASEMENT :-**
(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.

xiv. **PLANNING NORMS:**
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, Haryana.

xv. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and service provided in the buildings shall conform to Chapter 11 of The Haryana Building Code, 2017 and the National Building Code, 2016.

xvi. **EXTERNAL FINISHES:**
a) The external wall finishes, so far as possible shall be in natural or permanent type of material such as stone, brick, cement concrete, granite, 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 plans and no other place shall be allowed for the purpose of boards and advertisement.
d) For building services, plumbing services, construction practice, building material, foundations and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.

xvii. **LIFTS AND RAMPS:-**
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 provision of National Building Code, 2016.

xviii. **BUILDING BYE-LAWS :-**
The construction of the building/buildings shall be governed by provisions of The Haryana 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 and National Building Code of India and the same should be got certified from the competent authority.
b) Electric Sub Stations/ generator room if provided should be on solid ground near DG/ES 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.
c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorised 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 provisions of the Code 7.5.

xxi. **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 DTCP, Haryana, at least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play-ground.

xxii. **PROVISION OF COMMUNITY BUILDINGS :-**
The Developer 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.
a. 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, crocuses, 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 building.
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. 15/42/2014-5 Power dated 14.01.2016.
g) That the owner shall install Rooftop Solar Photovoltaic Power Plant as per the provisions of order No.12/51/2009-3Power 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. 15/6/2010-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department regarding installation of Solar Photovoltaic Power Plant.
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.
k) That the collaborator/owner shall obtain the clearance/NOC as per the provisions of the notification dated 14.09.2006 issued by the Ministry of Environment, Forest and Climate Government of India before starting the construction/execution of development works at site.

DRG. NO. DTCP_____ DATED _____

(RAM AVTAR BASSI)	(BALWANT SINGH)	(SANJAY KUMAR)	(DEVENDRA SHANKAR)	(KANWAL KUMAR)	(T.L. SATYAPRAKASH, IAS)
AD (HQ)	SD (HQ)	DTP (HQ)	STP (M) HQ	CTP (HR)	DTCP (HR)

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