

ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 10.744 ACRES (LICENCE NO. 04 OF 2013 DATED 19/2/13 IN SECTOR-112, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. AJIT SINGH AND OTHERS IN COLLABORATION WITH EMAAR MGF LAND LTD. LC-1337

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

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is as contained in the demarcation plan shown as 1 to 32 as contained in DTP Gurgaon vide memo No. 620 dated 28.11.12.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of flat development for residential purpose or any ancillary or apartment building, including community facilities, public amenities and public utility in as prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

- Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
- The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 20% on the area of 10.738 acres.
- The maximum FAR shall not exceed 175 on the area of 10.738 acres. However, it shall not include the area of community buildings, which shall be as per the prescribed norms, the building plan of which shall have to get approved from the Director General, Town and Country Planning, Haryana.

4. 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:

- 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 abutting plus) the front open space.
- If a building straddles 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 confined to this height to a depth of 24M, along the narrow street.
- 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 block(s) shall be constructed so as to maintain an intersite distance not less than set back required for each building according to the table below:

S.No.	HEIGHT OF BUILDING (in-meters)	SET BACK/OPEN SPACE TO BULLET (in-meters)
1	12	2
2	15	3
3	18	4
4	21	5
5	24	6
6	27	7
7	30	8
8	33	9
9	36	10
10	39	11
11	42	12
12	45	13
13	48	14
14	51	15
15	54	16

- To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, IIT Kanpur, etc. Fire Fighting Scheme shall be got approved from the Director General, Urban Local Bodies, Haryana or any person authorized by the Director General, Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.
- 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 area shall be the one specified for the tallest building as specified above.

5. SUB-DIVISION OF SITE

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- The site shall not be sub-divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Each boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DCTP, Haryana. In addition to the gateposts 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 shall be allowed to open on the sector road/public open space.

7. DENSITY

- The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 10.738 acres.
- For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is lower.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such units if attached to the main units shall not be less than 140 sq. ft. In addition category.

9. PARKING

- Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:
 - i) Basement: 35 sqm.
 - ii) Site: 20 sqm.
 - iii) Open: 25 sqm.
- At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

- The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the floor area of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter. Other hanging beam.

10. LIFTS AND RAMP

Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storey with minimum size of 1.80 M x 1.50 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not greater than 1:10. The entry and exit shall be separate preferably at opposite ends.

11. 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 DCTP, Haryana. At least 5% of the total site area shall be developed as organized open space for lot and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at the site shall have to be got approved from the DCTP, Haryana (under section 102 of the Act of 1965), before starting up the construction.

13. BUILDING BYELAWS

The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Statutory Rules Controlled Areas, Regulation of Unregulated Development Rules, 1965 and is Code No. 4863-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 48 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes elevators or lifts and other relevant measures for hospital, primary health centres, and other medical care and bylaw issued by the U, and in given in the NBC shall be followed as may be approved by DCTP, Haryana.

14. CONVENIENT SHOPPING

0.5% of the area of 10.738 acres area shall be reserved to cater for essential convenient shopping with the following conditions:

- The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
- The size of Kiosk/Shop shall not be more than 2.75 meter x 2.75 meter x 2.75 meter x 8.25 meter.
- The height of Kiosk/Shop/Departmental Store shall not exceed 4.00 meter.

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT

Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped, pumped, water reservoir, electric sub-station, air conditioning plants and various utilities, if they satisfy the public health requirements and for no other purposes. Area under lifts (for parking and basement) shall not be counted towards the FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and ancillary services thereon as specified above.

17. APPROACH TO SITE

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of the roads and the junctions with the surrounding roads to the satisfaction of the DCTP, Haryana.

18. FIRE SAFETY MEASURES

- The owner will ensure the provision of proper fire safety measures in the multi storey building conforming to the provisions of Rules 196/ NBC and the same should be got certified from the competent authority.
- Electric Sub Station / generator room if provided should be on solid ground near DGAT. 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.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

20. BAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533/03 Dated 14.3.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

The no separate zoning plan is approved for community sites earmarked within a Group Housing Colony, the community building/buildings shall be constructed by the colonizer/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said site shall be with the Govt.

The owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of sanction letter of this zoning plan.

DRG. NO. DG.TCP. 3715

DATED: 18/2/13


 (P.P. SINGH) DTP (MCO) (KAMAL KUMAR) STP(M)JHC (J.S. REDHU) CTP (HR) (ANURAG RASTOGI, IAS) DG.TCP (HR)

ZONED AREA= 5.99 ACRES.

* ALL DIMENSIONS ARE IN METERS.

