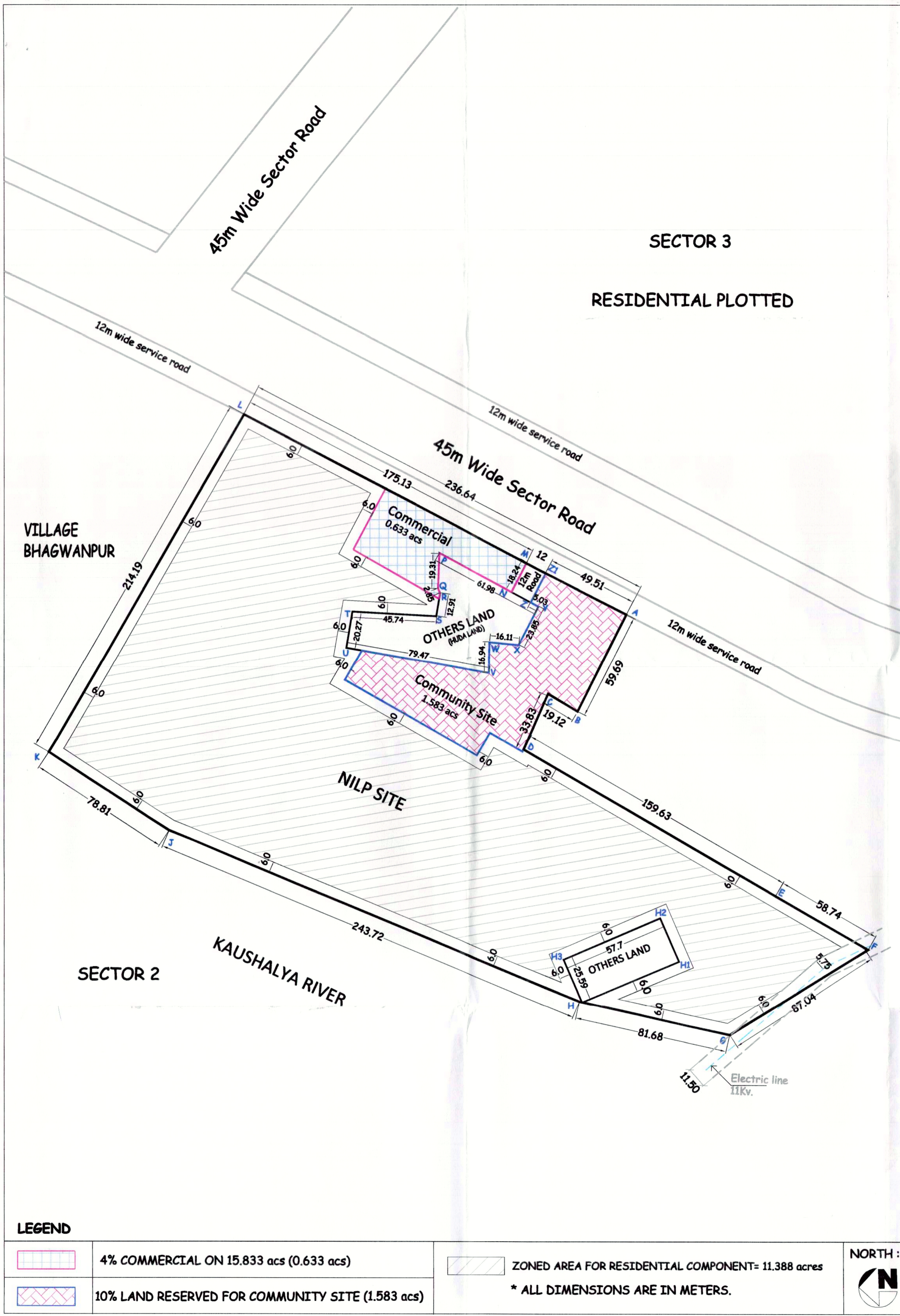


ZONING PLAN OF RESIDENTIAL GROUP HOUSING SCHEME UNDER NILP FOR THE AREA MEASURING 15.833 ACRES (LICENCE NO. 141 OF 2023 DATED 10/07/2023) (MIGRATION FROM GROUP HOUSING PART OF RESIDENTIAL PLOTTED COLONY MEASURING 175.593 ACRES (LICENCE NO. 11 OF 2010 FOR 118.562 ACRES & LICENCE NO. 114 OF 2011 FOR 57.031 ACRES) IN SECTOR-3, PINJORE KALKA URBAN COMPLEX BEING DEVELOPED BY KEYNA BUILDERS AND CONSTRUCTIONS PVT. LTD AND OTHERS IN COLLABORATION WITH DLF HOMES PANCHKULA PVT. LTD.

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (I) OF HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.



1. SHAPE & SIZE OF SITE:

The shape and size of the Residential Colony under New Integrated Licensing Policy - 2022 (NILP) is in accordance with the approved demarcation plan as confirmed by DTP, Panchkula vide endst. no. 635 dated 07.03.2023, shown as A to Z1 on the Zoning Plan.

2. LAND USE

The type of building permissible Residential Colony under New Integrated Licensing Policy - 2022 (NILP) in accordance to permission granted by Competent Authority and under no circumstance the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2 xxiii(i)).

3. TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-

a. The type of building permitted on this site shall be buildings designated in the form of flatted development for the residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.
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.
	Residential Building zone	Building as per permissible land use in clause -2 above and uses permissible in the open space zone.
	Commercial Building zone	Building as per permissible land use in clause -2 above and uses permissible in the open space zone.

4. SITE COVERAGE AND FLOOR AREA RATION (FAR) :-

a. The building or buildings shall be constructed only within the Building zone as explained above and nowhere else.
b. The maximum ground coverage of residential component shall be 35% on the area of 15.20 acs with 1.25 FAR.
c. The maximum coverage of ground floor for commercial component shall be 50% on the area of 0.633 acres. Not less than 50% of permissible FAR of commercial component should be utilized for the provision of retail shopping for local needs.

5. HEIGHT OF BUILDING:

Unrestricted height of the building block shall be allowed subject to the following:-
a. The height of the buildings shall be unrestricted as provided in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
b. The plinth height of building shall be maximum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
c. All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACE TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDE IN EACH PLOT)
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 & above	16

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

6. PARKING :-

a) Adequate parking spaces, covered, open on the basement shall be provided for vehicles of users and occupiers, within the site as per code 7.1 of the Haryana Building Code-2017.
b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

7. APPROACH TO SITE :-

a) 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 road to the satisfaction of the DTCP, Haryana.

8. DENSITY :-

The density of population provided in the residential colony shall be 400 ppa on area of 15.20 acres. For computing the density, the occupancy per dwelling unit shall be taken as five persons.

9. ACCOMMODATION FOR EWS/ AFFORDABLE HOUSING:-

The colonizer shall surrender 10% area of the licence earmarked in the zoning plan free of cost to the Government for development of EWS / Affordable Housing or deposit an amount at the rate of three times the collector rate in lieu of 10% land to be surrendered.

10. APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.

11. BASEMENT:

(a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

12. 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 D6, TCP, Haryana.

13. PROVISIONS OF PUBLIC HEALTH FACILITIES:

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

14. EXTERNAL FINISHES:

(a) The external wall finishes, so far as possible shall be in natural of permanent type of material like bricks, stone, concrete, terracotta, grits, marble, chips, glass metals or any other finish which may be allowed by the DTCP, Haryana.
(b) All sign board and names shall be written on the spaces provided on building as per approved building plans specifically for this purpose and at no other places, whatsoever.

(c) 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.

15. LIFT AND RAMPS:-

(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.

(b) Lift shall be with 100% standby generators along with automatic switchover 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.

16. BUILDING BYE- LAWS:

The construction of building /buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

17. 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 authority.

b) Electric Sub Station / generator room if provided should be on solid ground near D6/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, Haryana.

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

18. 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 of the Haryana Building Code, 2017.

19. 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 D6, TCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

20. PROVISION OF COMMUNITY BUILDINGS:-

The colonizer shall transfer the 10% area of the licenced area as earmarked in the zoning plan free of cost to the Government for development of community site before obtaining the completion certificate.

21. 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 suitable enclosed.

c) No applied decoration like inscription crosses names of persons are permitted on any external face of the building.

d) The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.

e) That the owner shall insure the installation of Light-Emitting Diode lamps (LED) for its building.

f) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22/52/2005-5P dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

g) 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.

h) Garbage collection center of appropriate size shall be provided within the site.

LEGEND

- 4% COMMERCIAL ON 15.833 acs (0.633 acs)
- 10% LAND RESERVED FOR COMMUNITY SITE (1.583 acs)

ZONED AREA FOR RESIDENTIAL COMPONENT= 11.388 acres
* ALL DIMENSIONS ARE IN METERS.



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D6, TCP (HR)

DRG. NO. D.G.T.C.B. 9388 DATED 11-07-23