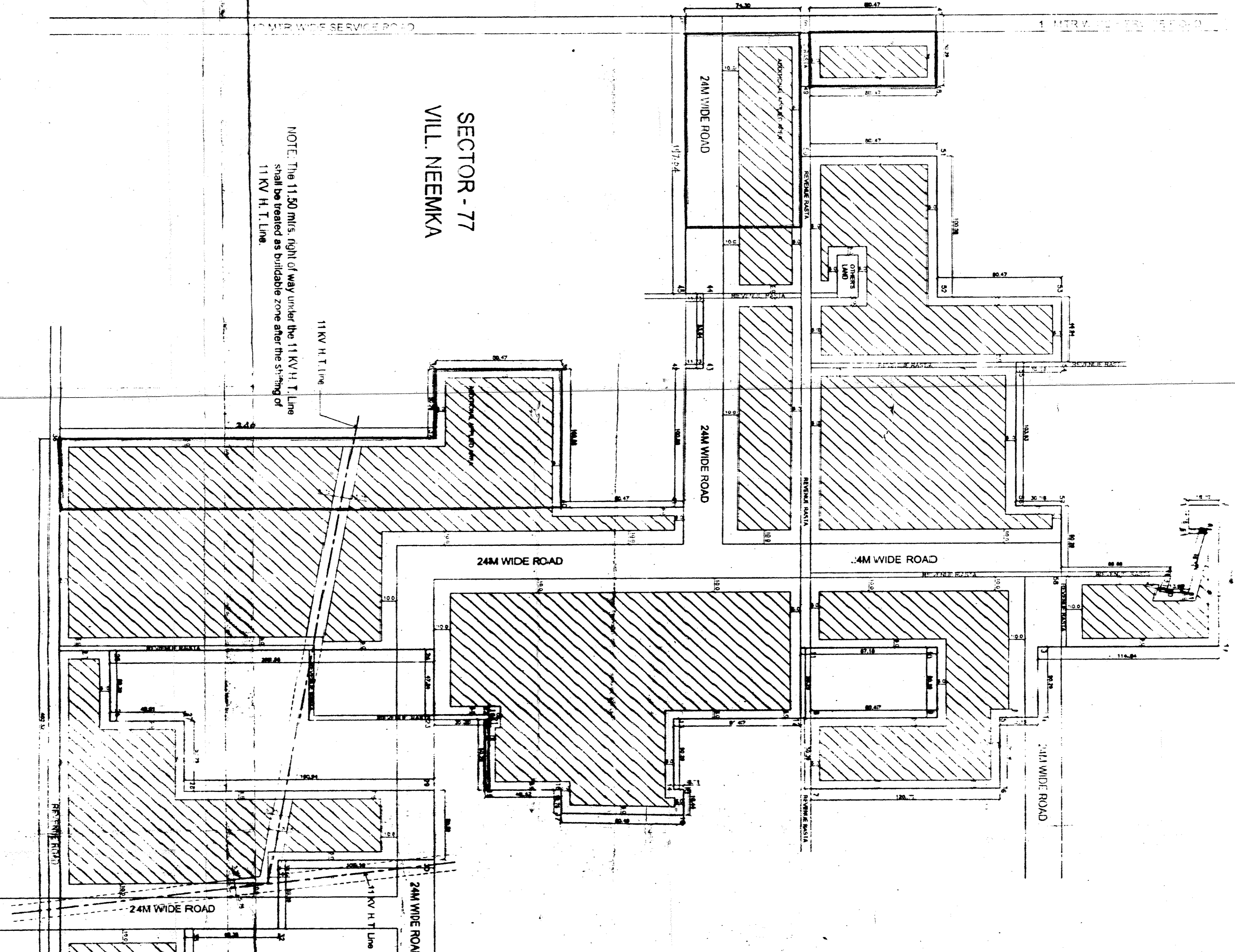


45 MTR WIDE SECTOR ROAD



SECTOR-77
VILL. NEEEMKA

NOTE: The 11 KV H.T. Line of way under the 11 KV H.T. Line shall be treated as buildable zone after the striking of 11 KV H.T. Line.

1:1500
SCALE
NORTH

REVISIONS
ADDITIONAL ZONING PLAN BY GROUP HOUSING SCHEME
M/S ASHWINI (41.525+R.HO) 30.325 ACRES (LICENCE NO. 3 TO 9 OF
2007) DATED 21.2.2007 AND LICENCE NO. 157 DATED 8.8.2008) IN
M/S FOR-77, PARIKIDAPAD HSG DEVELOPED BY M/S CADILLAC
MULTI DWELL PVT. LTD.

1. SCALE & SIZE OF SITE
The shape and size of the Group Housing Colony is in accordance with the approved generation plan shown as 1 To 54.

2. TYPE OF BUILDING PERMITTED
The type of building permitted on this site shall be buildings designed in the form of raised development for residential purpose or any other of appropriate building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Hyderabad.

3. GROUND COVERAGE AND FAR:
a) Building shall only be permitted within the portion of the site marked as buildable zone and its width shall be:
b) The maximum coverage on ground floor shall be 35%, and that on subsequent floors shall be 30%.
c) The maximum FAR shall not exceed 1.5. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director, Town and Country Planning, Hyderabad.

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:-
a) The maximum height of the building shall not be more than 60 meters and shall not exceed 1.5 times the width of the main building plus the front open space. The clause shall be read in conjunction of Clause no. 13 mentioned below.
b) If a building stands on two or more levels of different widths, the building shall be deemed to rise upon the scope that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to the height to a depth of 24m, along the narrow street.
c) Building/structure which rise to 30 meters or more in height shall be constructed in no objection certificate has been obtained from the National Airport Authority.
d) Building block(s) shall be constructed so as to maintain an internal clearance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
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

5. SUB-DIVISION OF SITE:
a) The title of the Group Housing Colony shall be governed by the Hyderabad Apartment Ownership Act.
b) The site shall not be sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL
Each boundary wall, railing or their combination, height or fence along with gates and gate posts shall be constructed as per design approved by D.T.C.P. Hyderabad. In addition to the gateposts an additional wider 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 400 PPA.
For computing the density, the occupancy per main dwelling unit shall be taken as the persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION:
Adequate accommodation shall be provided for domestic servants and other service population of the colony. 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 a unit if reserved for the main units shall not be less than 140 sq. ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq. ft. shall be earmarked for EWS category.

9. PARKING:
Parking spaces shall be provided as per the requirements of the building bye laws for existing and proposed buildings. These parking spaces shall be allocated 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:-
a) Basement: 35 sqm.
b) Site: 30 sqm.
c) Open: 25 sqm.
At least 50% of the equivalent car spaces shall be provided in the form of covered parking.

10. LIFTS AND RAMP:
Lifts 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 stories with 100% stand by generators along with automatic switchover would be essential. The clear width of ramp leading to the basement floor shall be 4 mtrs. with an adequate slope not steeper than 1:10.

11. OPEN SPACES:
While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and laid out according to the plan approved by the D.T.C.P. Hyderabad. At least 15% of the total site area shall be developed as organised open space i.e. for use and play ground.

12. APPROVAL OF BUILDING PLANS:
The building plans of the buildings to be constructed at site shall have to be got approved from the D.T.C.P. Hyderabad (under section 8(2) of the Act No. 41 of 1955) before starting up the construction.

13. BUILDING BYE-LAWS:
The construction of the building/buildings shall be governed by the building rules provided in the part VIII of the Hyderabad Scheduled Rules and Control Rules, Hyderabad of Hyderabad Development Rules, 1965. On the points where such rules are silent and require no condition or norm, the model building bye-laws issued by the D.T.C.P. and as given in the bye laws shall be followed as may be approved by D.T.C.P. Hyderabad.

14. CONVENIENT SHOPPING:
0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions:
a) The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage area of the Group Housing Colony.
b) The area of Kiosk/Shop shall not be more than 2.75 m x 2.75 m and 2.75 m x 2.25 m.
c) The height of Kiosk/Shop/Commercial Store shall not exceed 4.00 meters.

15. PROVISION OF COMMUNITY BUILDINGS:
The community buildings shall be provided as per the composite norms in the Group Housing Scheme.

16. BASEMENT:
Twin level basement within the building zone of the site provided it fulfills with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pump, water reservoir, electric sub-station, air conditioning plant and towers, if they satisfy the public health requirements and for other purposes. Area under stairs (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for auxiliary services of the main building and it is further stipulated that no other portions of basement will be permissible for uses other than those specified above.

17. APPROACH TO SITE:
The vehicular approach to the site and parking 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 D.T.C.P. Hyderabad.

18. 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 Rules 156(2) NBC 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 D.O./T. 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, Hyderabad.

19. SOLAR WATER HEATING SYSTEM:
The use of solar water heating system as per norms specified by HYDERABAD MUNICIPALITY and shall be made operational in every building before the completion of construction.

20. The owner shall obtain the clearances as per the provisions of the Notification No. S.O. 1333 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction of development works at site.

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

22. You shall convey the ultimate power and responsibility of your power utility to enable the provision of proper use for transmission/interconnection/ancillary use as per the norms prescribed in the bye laws of the D.T.C.P. Hyderabad. The same shall be done within 2 months from the approval of building plan.

23. The owner shall ensure that the building shall be constructed in accordance with the bye laws of the D.T.C.P. Hyderabad and shall be got approved from the D.T.C.P. Hyderabad.

Gurpreet Kaur
CP (H.O.)
Dhara Singh
CP (H.O.)
T.C. Gupta
DIRECTOR (H)