

Lc-2587.

**ZONING PLAN OF GROUP HOUSING COLONY MEASURING 10.081 ACRES (LICENCE NO 108. OF 2012 DATED 12/10/2012) FALLING IN THE REVENUE ESTATE OF VILLAGE KOT, DISTT. PANCHKULA, SECTOR-14, KOT-BEHLA URBAN COMPLEX BEING DEVELOPED BY KONARK RAJ HANS ESTATES PVT. LTD.**

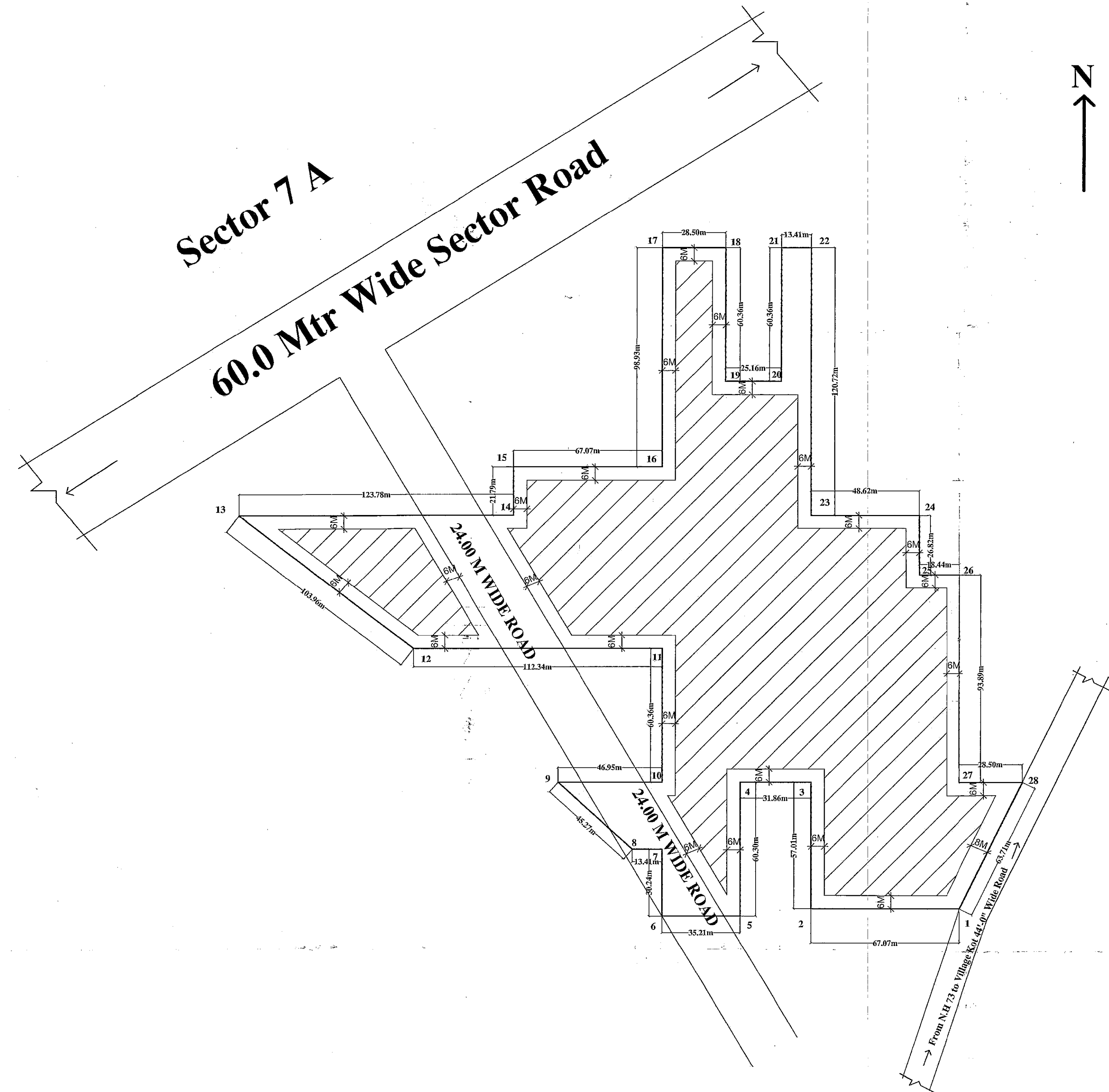
**FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.**

- 1. SHAPE & SIZE OF SITE :-**  
The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as 1 to 28 as confirmed by DTP, Panchkula vide Memo no. 2058 dated 17.09.2012.
- 2. TYPE OF BUILDING PERMITTED :-**  
The type of buildings permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, Public amenities and public utilities as may be prescribed and approved by Director General, Town and Country Planning, Haryana.
- 3. Ground Coverage and FAR :-**
  - a) Building shall only be permitted in the portion of the site marked as buildable zone and no where else.
  - b) The maximum coverage of ground floor shall be 95% and that on subsequent floors shall be 30% on the area of 10.081 acres.
  - c) The maximum FAR shall not exceed 175 on the area of 10.081 acres. 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 General, Town and Country Planning, Haryana.
- 4. BASEMENT :-**  
Four level Basements within the building zone of the site provided it flushed 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 pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and ancillary services of the main building and it is further, stipulated that no other partitions of basement will be permissible for uses other than those specific above.
- 5. 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 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.
  - b) If a building abuts on 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 continued to this height to a depth of 24M, along the narrow street.
  - c) All building /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 interse distance 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

- e) 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, PEC Chandigarh or NIT Kurukshetra etc. fire fighting scheme shall be got approved by 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.
  - f) 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 above.
- 6. DENSITY :-**  
The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 400 PPA on the area of 10.081 acres.  
For Computing the density the occupancy per main dwelling unit shall be taken as five persons and for service dwelling units two person per room or one person per 80 sq. feet of living area, whichever is more.
  - 7. PARKING :-**
    - a) Parking 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:-  
Basement = 35 sq. meter  
Stilts = 30 sq. meters  
Open = 25 sq. meters
    - b) Atleast 75% of the equivalent car spaces shall be provided in form of covered parking. Further minimum 5% of the total parking shall be made available to the EWS category.
    - c) The covered parking in the basement or in the form of multilevel parking above ground level shall not be counted towards FAR. However, in case of multilevel parking above the ground level the footprint of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/upper storey's, the floor to ceiling heights of the basement of the upper floor may be maximum of 4.5 meter other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 meter below the hanging beam.

ZONED AREA = 6.969 ACRES  
ALL DIMENSIONS ARE IN METRES



- 8. ACCOMODATION FOR SERVICE POPULATION :-**  
Adequate accomodation 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 a unit if attach to the main unit shall not be less than 140 sq. feet, in addition 15% of the total number of dwelling units having a minimum area of 200 sq. feet shall be earmarked for EWS category.
- 9. BOUNDARY WALL AND GATE POSTS :-**  
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. In addition to the gate/gates 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 or wicket gate shall be allowed to open on to the sector road/ public open space.
- 10. LIFTS AND RAMP :-**  
Ramps would be operational in Group Housing Building in case of 100% stand by Generators alongwith automatic switch over are provided for running of flats along with stairs. However, in case of Buildings having more than 4 storey's lifts with 100% standby Generators along with automatic switchover would be essential. Atleast one lift shall be provided with minium size of 1.80 X 3.0 meter. The clear width of the ramp leading to the basement floor shall be minimum 4 metres with an adequate slope not steeper 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 DG,TCP, Haryana. Atleast 15% of the total site area shall be developed as organized open space i.e. tot lots and play ground.
- 12. SUB DIVISION OF SITE :-**
  - a) The site of the Group Housing Colony shall be Governed by the Haryana Apartment Ownership Act.
  - b) The site shall not be sub-divided or fragmented in any manner, whatsoever.
- 13. APPROACH TO SITE :-**  
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 DG,TCP, Haryana.
- 14. APPROVAL OF BUILDING PLANS :-**  
The building plans of the Buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 8 (2) of the Act No. 41 of 1963) before taking up the construction.
- 15. BUILDING BYE-LAWS :-**  
The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DG,TCP, Haryana.
- 16. CONVENIENT SHOPPING :-**  
0.5% of the total area on which Ground Coverage & FAR permitted 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 and FAR of the Group Housing Colony.
  - b) The size of Kiosks / shops shall not be more than 2.75 M x 2.75 M and 2.75 M x 8.25M.
  - c) The height of the kiosks / shops / departmental store shall not exceed 4.00 meter.
- 17. PROVISION OF COMMUNITY BUILDINGS :-**  
The community buildings shall be provided as per the composite norms in the Group Housing Scheme.
- 18. FIRE SAFETY MEASURES :-**
  - a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/ 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 DG/LT. Control panel on ground floor 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 blocks (where hot water is required) before applying for an occupation certificate.
- 20. RAIN WATER HARVESTING SYSTEM :-**  
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 21.** The owner shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at-site.
- 22.** That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- 23.** 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.
- 24.** That you shall construct the EWS Flats within two years and give the advertisement in the newspaper for inviting the application for EWS flats in your Group Housing Colony within 12 months from issuance of this zoning plan.

DRG. No. DG,TCP 3474 DATED 15-10-2012

(SATISH ARORA) (SANJAY KUMAR) (J. S. REDHU) (T. C. GUPTA, IAS)  
ATP (HQ) DFP (HQ) CTP, (HR) DG,TCP (HR)