

REVISED ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 13.3375 ACRES (LICENCE NO. 20 OF 2004 DATED 11.06.2014) IN SECTOR-33, SOHNA BEING DEVELOPED BY UNIVERSE HEIGHTS (INDIA) PVT. LTD.

FOR THE PURPOSE OF RULE 38(MH) AND 48 (2) OF THE PUNJAB SCHEDULED AREAS 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 in A to C as contained in the Punjab Urban Planning Act, 1973 (Section 38) and 48(2).

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designed in the form of flats developed for residential purposes, i.e., ancillary or appurtenant buildings including common facilities, parks, recreation and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FLOOR

a. Building shall be permitted within the portion of the site marked as 'B' with clear zone and setback as indicated. The maximum coverage on ground floor shall be 30% and that on subsequent floors shall be 20% on the ground 12.4885 acres. The maximum FSI shall not exceed 1.5% on the area of 12.4885 acres. However, it shall not include open spaces, which shall be as per the provisions herein, the building plan or which shall have to be approved from the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

The height of the building block, subject to the provisions of the site coverage and FSI, shall be governed by the following: a. The maximum height of the building shall not be more than as allowed by National Capital Authority of India and not more than 5.1 metres above the ground level. b. If a building block is proposed to be taller than 5.1 metres above the ground level, the applicant shall submit a plan showing the height of the building and the height of the surrounding buildings in the vicinity of the site and the height of the building shall be controlled only by the National Capital Authority of India. c. Building height which is more than 5.1 metres above the ground level shall be controlled only by the National Capital Authority of India. d. All building heights shall be controlled as per the National Capital Authority of India. The set back required for each building according to the table below:

| Floor | Height of Building (m) | Set Back (m) |
|-------|------------------------|--------------|
| 1     | 1.5                    | 3            |
| 2     | 3.0                    | 4            |
| 3     | 4.5                    | 5            |
| 4     | 6.0                    | 6            |
| 5     | 7.5                    | 7            |
| 6     | 9.0                    | 8            |
| 7     | 10.5                   | 9            |
| 8     | 12.0                   | 10           |
| 9     | 13.5                   | 11           |
| 10    | 15.0                   | 12           |
| 11    | 16.5                   | 13           |
| 12    | 18.0                   | 14           |
| 13    | 19.5                   | 15           |

e. 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 space shall be the area specified for the building in question.

5. SUB-DIVISION OF SITE

a. The plan of the Group Housing Colony shall be governed by the respective apartment/ownership/lease/tenancy plan and the respective drawings. b. The site shall not be further subdivided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Each boundary wall, including an iron gate, or fence along with gates and gate posts shall be constructed in accordance with the provisions of the site coverage and FSI. In addition to the provisions in additional articles, the gate post shall be placed in the front and side boundaries and shall be 100 mm thick and 1.2 m high. The gate post shall be placed in the front and side boundaries.

7. DENSITY

a. The maximum density of the population provided in the colony shall be 100 PPA and the maximum shall be 100 PPA on the area of 12.4885 acres. b. On carrying out the density, the occupants per main building unit shall be based on the provision and the service building and 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 total area of such units shall not be less than 10% of the total area of the site. In addition to the number of dwelling units, there shall be an area of 500 sq. meters for the use of the service population.

9. PARKING

a. Parking space shall be provided @ 2.5 Two Wheeler Car Space for each dwelling unit. These parking spaces shall be situated in the front and side and shall not be shared, leased, sold or transferred in any manner to the third party. The area for parking space shall be as under: i) 20% of the total area of the site. ii) 20% of the total area of the site. b. At least 75% of the parking or open space shall be provided in the form of covered parking. Further, minimum 75% of the parking shall be made available to the service population. c. The covered parking on the ground or in the form of multi-level parking above ground level shall not be provided. However, in case of multi-level parking above ground level, the height of the parking structure shall not exceed 10 metres. In case of multi-level parking above ground level, the height of the parking structure shall not exceed 10 metres. d. The area of parking space shall be provided in the form of covered parking. The area of parking space shall be provided in the form of covered parking. The area of parking space shall be provided in the form of covered parking.

10. LIFTS AND RAMPS

i. In building having more than four floors, lifts with 100% capacity generation along with automatic call system, emergency stop system of lift shall be provided. ii. In building with four floors, lifts with 100% capacity generation, along with automatic call system, emergency stop system of lift shall be provided. iii. In building with more than four floors, lifts with 100% capacity generation, along with automatic call system, emergency stop system of lift shall be provided.

11. OPEN SPACES

When all the open spaces including those between the blocks and wings of buildings, shall be developed, landscaped and maintained according to the plan approved by the D.C.P. Haryana. At least 20% of the total site area shall be reserved for open spaces or for other purposes.

12. APPROVAL OF BUILDING PLANS

The building plan of the building to be constructed on this site shall have to be approved from the Director General, Town and Country Planning, Haryana. The building plan shall be approved from the Director General, Town and Country Planning, Haryana. The building plan shall be approved from the Director General, Town and Country Planning, Haryana.

13. BUILDING BYE-LAWS

The construction of the building shall be governed by the building code provided in Part 10 of the Punjab Scheduled Areas Control and Restriction of Unregulated Development Rules, 1965 and the bye-laws of the National Capital Authority of India. The building shall be constructed in accordance with the bye-laws of the National Capital Authority of India. The building shall be constructed in accordance with the bye-laws of the National Capital Authority of India.

14. CONVEYANCE SHEDDING

a. 0.5% of the area of 12.4885 acres shall be reserved for use for essential conveyance shedding with the following conditions: i. The shed shall be of concrete and shall be of suitable height. ii. The shed shall be of concrete and shall be of suitable height. iii. The shed shall be of concrete and shall be of suitable height. iv. The shed shall be of concrete and shall be of suitable height.

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the site coverage and FSI. The community buildings shall be provided as per the site coverage and FSI. The community buildings shall be provided as per the site coverage and FSI.

16. BASEMENT

a. Each level basement within the building shall be provided. b. A balcony with the ground level and above ground level shall be provided. c. A balcony with the ground level and above ground level shall be provided. d. A balcony with the ground level and above ground level shall be provided.

17. APPROACH TO SITE

The vehicular approach to the site and parking lot shall be planned and provided giving due consideration to the junction of the road with the surrounding roads in the vicinity of the site. The vehicular approach to the site and parking lot shall be planned and provided giving due consideration to the junction of the road with the surrounding roads in the vicinity of the site.

18. FIRE SAFETY MEASURES

i. The owner shall ensure the provision of proper fire measures in the multi-story buildings conforming to the provisions of Punjab Scheduled Areas Control and Restriction of Unregulated Development Rules, 1965 and the bye-laws of the National Capital Authority of India. ii. The owner shall ensure the provision of proper fire measures in the multi-story buildings conforming to the provisions of Punjab Scheduled Areas Control and Restriction of Unregulated Development Rules, 1965 and the bye-laws of the National Capital Authority of India.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified by NHRA and shall be made operational in the building. The provision of solar water heating system shall be as per norms specified by NHRA and shall be made operational in the building.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Provision Code notified in this regard. The rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Provision Code notified in this regard.

21. ELEVATION

a. The elevation shall conform to the bye-laws of the National Capital Authority of India. b. The elevation shall conform to the bye-laws of the National Capital Authority of India. c. The elevation shall conform to the bye-laws of the National Capital Authority of India.

22. LIGHTING

The illumination shall conform to the bye-laws of the National Capital Authority of India. The illumination shall conform to the bye-laws of the National Capital Authority of India. The illumination shall conform to the bye-laws of the National Capital Authority of India.

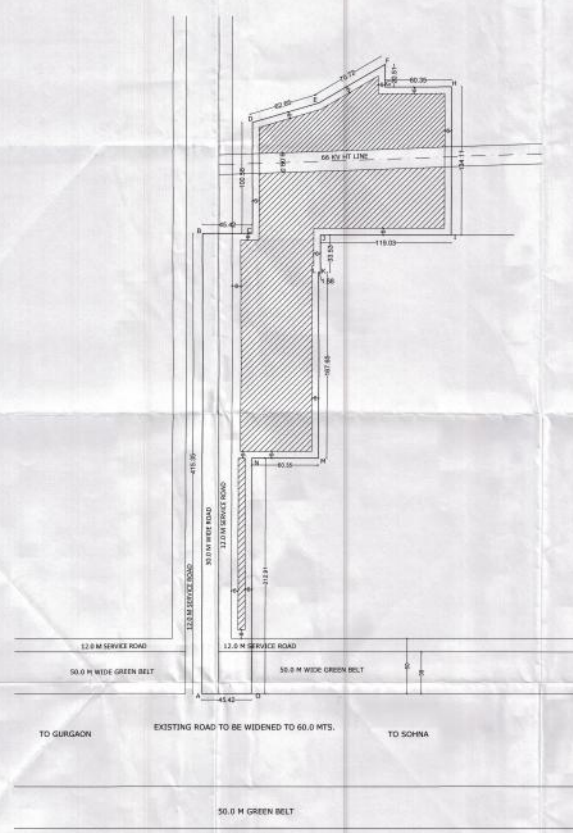
23. SECURITY

The security shall conform to the bye-laws of the National Capital Authority of India. The security shall conform to the bye-laws of the National Capital Authority of India. The security shall conform to the bye-laws of the National Capital Authority of India.

24. GENERAL

The provisions of the bye-laws of the National Capital Authority of India shall apply to the buildings. The provisions of the bye-laws of the National Capital Authority of India shall apply to the buildings. The provisions of the bye-laws of the National Capital Authority of India shall apply to the buildings.

ENG. MS. DG, TCP. Date: 10/06/2014



ZONED AREA = 5.6384 ACRES ALL DIMENSIONS ARE IN METERS

- (RAM AVTAR BASI) AD (HQ)
- (BALWANT SINGH) SDP(H)
- (JAGT NARAYAN) ATP(H)
- (KARANVEER SINGH) DTP (HQ)
- (LITENDER SHARMA) TPE (HQ)
- (S. S. SINGH) CTP (HR)
- (ANURAG RASTOGI) DD, TCP (HR)