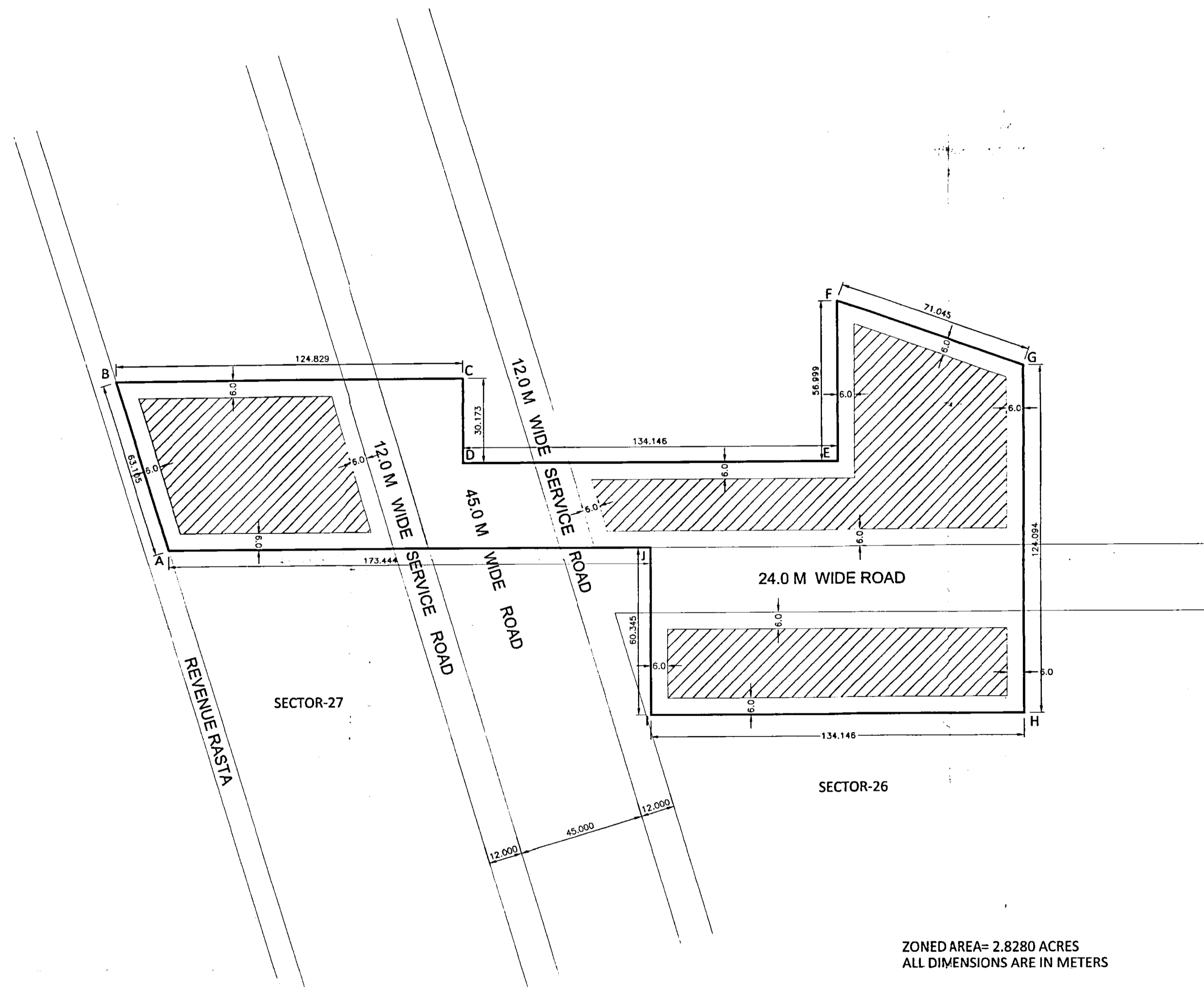


ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.975 ACRES (LICENCE NO. 73 OF 2014 DATED 01/8/2014) IN SECTOR-26 & 27, REWARI BEING DEVELOPED BY BM GUPTA DEVELOPERS PVT.LTD. C/o GUPTA METAL SHEETS LTD.



ZONED AREA= 2.8280 ACRES
ALL DIMENSIONS ARE IN METERS

- SHAPE & SIZE OF SITE :-**
THE SHAPE AND SIZE OF THE AFFORDABLE GROUP HOUSING COLONY IS IN ACCORDANCE WITH THE DEMARICATION PLAN SHOWN AS "A TO J" AS CONFIRMED BY DTP, REWARI vide Endst. No.1383 DATED 24.06.2014.
 - TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS :-**
 - The apartment of pre-defined size-range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
 - The carpet area of the apartments shall range from 28 sqm. to 60 sqm. in size.
 - The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free-of-FAR (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/almirah/shelf, which being usable covered area shall form part of the carpet area.
 - Ground Coverage and FAR :-**
 - Building shall only be permitted with in the portion of the site marked as buildable zone and no where else.
 - The maximum coverage of ground floor shall be 50% on the area of 5.7050 acres.
 - The maximum commercial component shall be 4% of the net planned area i.e. 0.2282 acre with an FAR of 175. The maximum FAR on the balance area i.e. 5.4768 acres shall not exceed 225. 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.
 - BASEMENT :-**
 - Four level Basements within the building zone of the site, provided, it is flushed with the ground and is properly landscaped, may be allowed. The basement 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. It is further, stipulated that no other partitions of basement will be permissible for uses other than specified above.
 - The clear width of ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends
 - HEIGHT OF BUILDING :-**
The height of the building block, subject 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 of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
 - 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.
 - All building /structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
 - All Building Block(s) shall be constructed so as to maintain an intere 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
- 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 Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963) before starting the construction.
- BUILDING BYE-LAWS :-**
The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.
- PROVISION OF COMMUNITY BUILDINGS :-**
The coloniser shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.
 - One built-up community Hall of not less than 185.81 Sqm. area.
 - One built-up Anganwadi-cum-cèche of not less than 185.81 Sqm. area.
- 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.
- FIRE SAFETY MEASURES :-**
 - The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 / National Building Code of India and the same should be got certified from the competent authority.
 - Electric Sub Station/generator room if provided should be on solid ground near DG/IT. 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.
 - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.
- 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.
- 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.
- 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.
- That the applicant shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That no separate zoning plan is approved for community 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.
- The coloniser shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the project.

DRG. No. DG, TCP 4754 DATED 01/8/2014

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD(HQ) (LALIT KUMAR) ATP(HQ) (SUNITA SETHI) DTP(HQ) (JITENDER SINGH) STJ(E&V) (I. S. REDHU) CTP(HR) (ANURAG RASTOGI, IAS) DGTC(HR)