



ZONED AREA =30061.56 SQMTRS. OR 7.42 ACS.
ALL DIMENSIONS ARE IN METRES .

REVISED/COMBINED ZONING PLAN OF GROUP HOUSING COLONY ON THE LAND MEASURING 9.0205 ACRES (5.1875 + 3.833 ACRES) IN THE REVENUE ESTATE OF VILLAGE KASBA KARNAL, SECTOR-35, KARNAL BEING DEVELOPED BY MIS RAS DEVELOPMENT PVT. LTD.

FOR THE PURPOSE OF RULE 36(k)(ii) 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 site for Group Housing Colony is in accordance with the demarcation plan as verified by the Survey of India, 4899 dated 31.03.2011 and 5171 /Fazlkhair memo no. 423 dated 21.03.2011 shown as A to C on zoning plan.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of stated development for residential purposes or any auxiliary 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.

3. GROUND COVERAGE AND FAR

a. Building shall only be permitted with in the portion of the site marked as build able zone and no where else.

b. The maximum coverage on ground floor shall be 55% and that on subsequent floors shall be 30% on the area of 3.0205 acres.

c. The maximum FAR shall not exceed 175 on the area of 9.0205 acres. 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 General, Town and Country Planning, Haryana.

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 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 shall be two or more stories of height, within the building shall be deemed to be open space the street level and the height of the building shall be limited by the width of 10% building/structure which are to be 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- c. All building blocks shall be constructed so as to maintain an internal distance not less than that 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 the safety and structural stability of the buildings of more than 80 meters in height, the building shall be designed and constructed in accordance with the provisions of the Indian Standards IS: 800, IS: 456, IS: 8000, IS: 8001, IS: 8002, IS: 8003, IS: 8004, IS: 8005, IS: 8006, IS: 8007, IS: 8008, IS: 8009, IS: 8010, IS: 8011, IS: 8012, IS: 8013, IS: 8014, IS: 8015, IS: 8016, IS: 8017, IS: 8018, IS: 8019, IS: 8020, IS: 8021, IS: 8022, IS: 8023, IS: 8024, IS: 8025, IS: 8026, IS: 8027, IS: 8028, IS: 8029, IS: 8030, IS: 8031, IS: 8032, IS: 8033, IS: 8034, IS: 8035, IS: 8036, IS: 8037, IS: 8038, IS: 8039, IS: 8040, IS: 8041, IS: 8042, IS: 8043, IS: 8044, IS: 8045, IS: 8046, IS: 8047, IS: 8048, IS: 8049, IS: 8050, IS: 8051, IS: 8052, IS: 8053, IS: 8054, IS: 8055, IS: 8056, IS: 8057, IS: 8058, IS: 8059, IS: 8060, IS: 8061, IS: 8062, IS: 8063, IS: 8064, IS: 8065, IS: 8066, IS: 8067, IS: 8068, IS: 8069, IS: 8070, IS: 8071, IS: 8072, IS: 8073, IS: 8074, IS: 8075, IS: 8076, IS: 8077, 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