



REVISED ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 17.25 ACRES (LICENCE NO.522 TO 524 OF 2006 DATED 28.02.2006 AND 266 OF 2007 DATED 03-12-2007) IN SECTOR-82, FARIDABAD, BEING DEVELOPED BY M/S CONTRYWIDE PROMOTORS PVT. LTD.



ZONED AREA 14.11 ACS

ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 17.25 ACRES (LICENCE NO. 522 TO 524 OF 2006 DATED 28.02.2006 AND 266 OF 2007 DATED 03-12-2007) IN SECTOR-82, FARIDABAD, BEING DEVELOPED BY M/S CONTRYWIDE PROMOTORS PVT. LTD.

FOR THE PURPOSE OF ALLEYS AND (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. NAME & SITE OF SITE:
The shape and size of the Group Housing Colony is in accordance with the approved demarcation plan shown as A to T. As Certified by D.T.P Faridabad vide Order No. 994 dated 15-04-2008

2. TYPE OF BUILDING PROPOSED:
The type of building permitted on this site shall be buildings designed in the form of flat development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND F.A.R.:
a) Building shall only be permitted with in the purpose of the site marked as 'ZONED AREA' and not where else.
b) The maximum coverage on ground floor shall be 30% and that on subsequent floors shall be 30% of the 17.25 acres.
c) The maximum flat shall not exceed 175 on the area of 17.25 acres. However, it shall not include community buildings which shall be as per the prescribed norms. The building plan of which shall have to get approved from the Director, 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 F.A.R. shall be governed by the following:-

a) The maximum height of the buildings shall not be more than as allowed by National Apartment Authority and shall not exceed 1.5 times (the width of the road abutting) plus the first 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 the height to a depth of 20M along the street.
c) Challenging structures which are 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Apartment Authority.
d) Each building block(s) shall be constructed as to maintain an interval distance not less than the set back required for each building according to the table below:-

B.M.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	33	11
9	36	12
10	39	13
11	42	14
12	45 & above	15

e) To ensure the safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly signed from registered institute like I.T.E.M., I.T.T. Institute, I.T.C. Chandigarh or I.C.T. Kharokha etc. The safety plan needs to be certified by the Institute of the Engineers at Faridabad. These certifications are to 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.

5. 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.

6. GATE POST AND BOUNDARY WALL:
Such boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by D.T.P Haryana. In addition to the gate posts an additional wire net gate not exceeding 1.20 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the motor road, public open space.

7. DENSITY:
The maximum density of the population provided in the colony shall be 100 PPA and the maximum be 200 PPA on the area of 17.25 acres.
For computing the density, the occupancy per main building unit shall be taken as five persons and for service dwelling unit the person per room or area per room shall be taken as one, whichever is more.

8. ACCOMMODATION FOR SERVICES PERSONNEL:
Adequate accommodation shall be provided for domestic servants and other service personnel of DTP. The number of such dwelling units for domestic servants shall not be less than 10 but the number of main dwelling units shall be at least one such unit. If attached to the main units shall not be less than 140 sq.ft. addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft. shall be earmarked for B.M.S. category.

9. PARKING:
Parking space shall be provided at the rate of one car park per flat excluding BMS flats. Three 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:-
a) Basement, 35 sqm.
b) 50sqm, 30 sqm.
c) Open, 25 sqm.
At least 20% of the equivalent car spaces shall be provided in the form of covered parking.

10. LIFTS AND ESCAPS:
Escaps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lift along with stairs. However, in case of buildings having more than four stories lift with 100% stand by generator along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 m x 1.20 m. The clear width of the ramp leading to the basement shall be 4.00 meters with an suitable door not more than 1.20. 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 the D.T.P. Haryana. At least 15% of the total site area shall be developed as unground open space & lot size not less than 100 sqm.

12. APPROVAL OF BUILDING PLANS:
The building plans of the buildings to be constructed at site shall have to get approved from the D.T.P. Haryana (under section 82) of the Act No.41 of 1965, before taking up the construction.

13. BUILDING Bye-LAWS:
The construction of the buildings/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 applicable no condition or norm, the model building law issued by the I.C.T. and as given in the N.A.A. shall be followed as may be approved by D.T.P. Haryana.

14. COMMONWEALTH SHOPPING:
0.5% of the total area shall be reserved to cater for essential common shopping with the following conditions:
a) The ground coverage of 100% with F.A.R. of 10% will be permissible. However this will be a part of the permissible ground coverage and F.A.R. of the Group Housing Colony.
b) The size of kiosk/shops shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25 m.
c) The height of kiosk/shops/Departmental Store shall not exceed 4.00 meters.

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

16. BASEMENT:
First level basement within the building zone of the site provided a flush with the ground and a proper drainage area be allowed. The basement may be common to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and tanks, if they satisfy the public health requirements and for no other purposes. Area under lifts (only for parking) and basement shall not be covered towards F.A.R. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other portions of basement will be permissible for use other than those specified above.

17. APPROACH TO SITE:
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the D.T.P. Haryana.

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 1965, N.C. 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.G.L.T. 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 Chief Electrical Inspector Haryana.

19. SOLAR WATER HEATING SYSTEM:
The provision of solar water heating system shall be as per norms specified by HANSEDA and shall be made operational in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM:
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

21. THE COLLECTOR SHALL OBTAIN THE CLEARANCE/NOC AS PER THE PROVISIONS OF THE NOTIFICATION NO. S.O. 1513 (F) DATED 14.9.2006 ISSUED BY MINISTRY OF ENVIRONMENT AND FOREST, GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCTION WORKS OF DEVELOPMENT WORKS AT SITE.

22. THE COLLECTOR/OWNER SHALL USE ONLY COMPACT FLUORESCENT LAMP FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.

DATE: NO. D.T.P. 3625-0485-13.04.08

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

M/s Countrywide Promoters Pvt. Ltd.
M-11, Middle Circle, Connaught Circus,
New Delhi-110001.

Memo No.:-ZP-154-JD-(B)-2008/ 4552 Dated: 19-6-08

Subject:-Approval of Revised Zoning Plan of the additional Licenced area measuring 2.50 acres in already licenced Group Housing Scheme measuring 14.75 acres, total 17.25 acres (License No. 524 of 2006 dated 28.02.2006 and License No. 266 of 2007 dated 3.12.2007) in Sector-82 Faridabad, being developed by M/s Countrywide Promoters Pvt. Ltd.

Reference: - Your letter dated 4.12.2007 on the subject noted above.

Please find enclosed herewith a copy of approved revised zoning plan of the above said Group Housing Scheme bearing Drg. No. DTCP 1625 Dated 19.06.2008 for necessary action.

DA/As above.

V.I. - 3
District Town Planner (HQ) VK,
For: Director, Town & Country Planning,
Haryana, Chandigarh. bnudran

Endst. No.:- ZP-154--JD-(B)-2008/

Dated:

A copy is forwarded to the following for information and necessary action.

1. Senior Town Planner, Faridabad alongwith a copy of approved revised zoning plan
2. District Town Planner, Faridabad alongwith a copy of approved revised zoning plan.

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District Town Planner (HQ) VK,
For: Director, Town & Country Planning,
Haryana, Chandigarh.