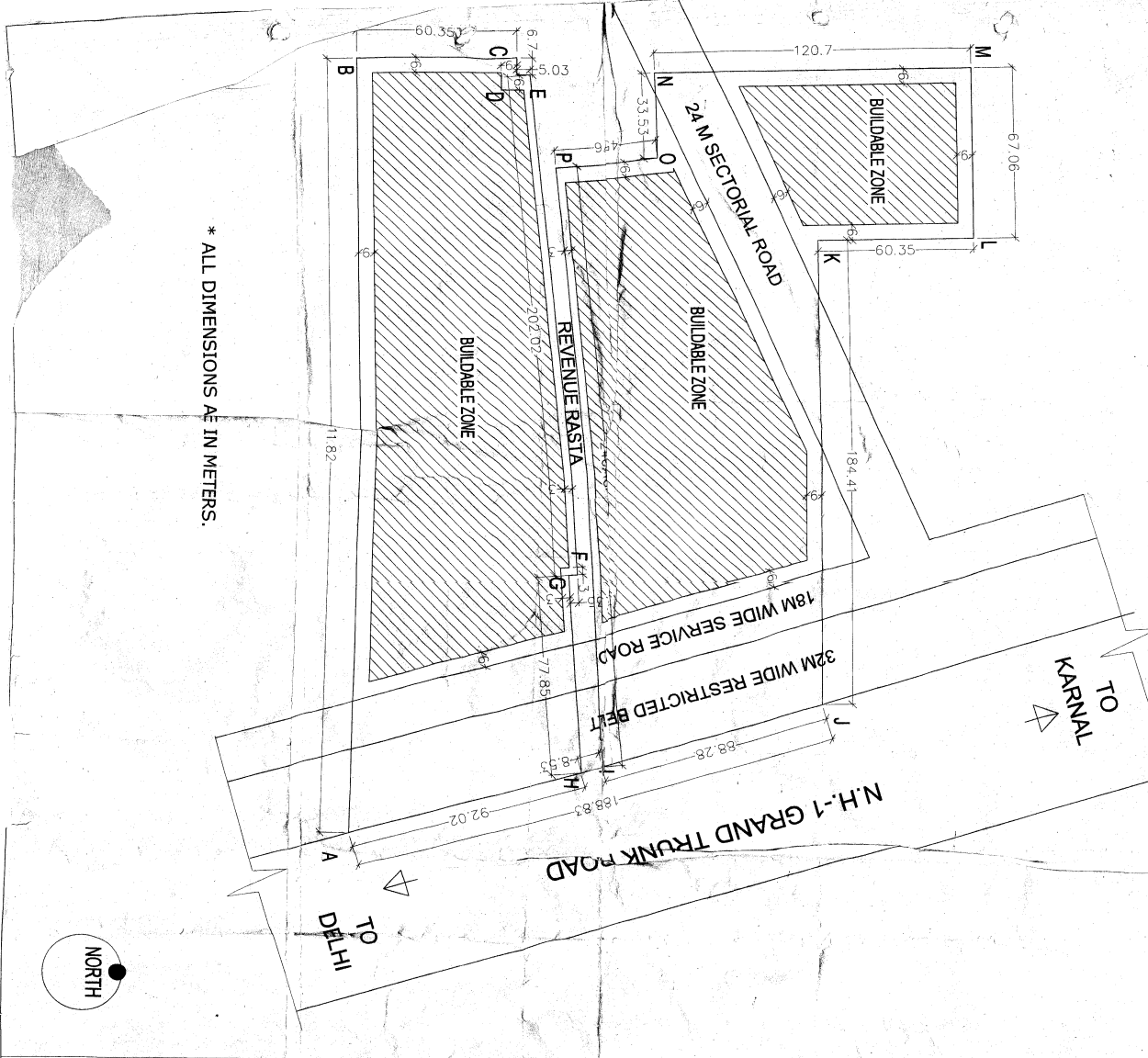


ZONING PLAN OF GROUP HOUSING COLONY MEASURING 12.64 ACRES (LICENCE NO. =1065-68 OF 2006 DATED 7/8/2006) IN SECTOR-19 , SOMEPAT BIRMO DEVELOPED BY M/S INITIUM PROMOTERS PVT. LTD.



* ALL DIMENSIONS ARE IN METERS.



FOR THE PURPOSES OF RULE 38(III) AND 41 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNDESIRABLE DEVELOPMENT RULES 1985.

1. SCALE & SIZE OF SITE:

The shape and size of the Group Housing Colony is in accordance with the approved demarcation plan shown as A to P.

2. TYPE OF BUILDING PERMITTED:

The type of building permitted on this site shall be buildings designed in the form of raised 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 FAR:

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

b) The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30%. FAR shall not exceed 175. However, it shall not include community building which shall be the same as covered from the building part of which shall have to be 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 state coverage and FAR shall be as follows: a) The height of the building shall not be less than 2.4m and shall not exceed 1.5 times (the width of the road adjoining) the front open space. This clause shall be read in conjunction of Clause No.13 mentioned below.

b) If a building abuts on two or more streets of different widths, the heights shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to its height to a depth of 24m, along the narrow street.

c) Buildings/structures which rise to 38 meters or more in height shall be constructed if no other building blocks) shall be constructed so as to maintain an inter-visibility distance not less than 100 meters for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (In meters)	SET BACK / OPEN SPACE TO BE LEFT AND (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

a) 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:

Sign boundary wall, masonry or their combination, hedges or fences along with gates and open areas shall be provided in accordance with the provisions of the Haryana Apartment Ownership Act.

7. DENSITY:

The minimum density of the population provided in the colony shall be 100 PPA, and the maximum be 400 PPA.

For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling and two persons per room or one person per 60 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 BMS. 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 attached to the main unit shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be reserved for E.M.S category.

9. PARKINGS:

Parking spaces shall be provided at the rate of one car park per five excluding BMS flats. 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:-

- a) Basement, 35 sqm.
- b) Stilt, 30 sqm.
- c) Open, 25 sqm.

At least 50% of the equivalent car spaces shall be provided in the form of covered parking.

10. LIFTS AND RAMPES:

Rampes would be optional in Group Housing building in case of 100% stand by generators along with automatic fire alarm system and fire fighting of lift shaft with stairs. However, in case of buildings having ground floor with 100% stand by generators along with automatic fire alarm system, the lift shaft shall be provided with ramp leading to the basement floor shall be 4 mtrs. with an adequate slope of 1:10.

11. OPEN SPACES:

While all the open spaces including those between the blocks and wings of buildings shall be developed as per the provisions of the Haryana Apartment Ownership Act, 1985. At least 15% of the total area shall be developed as open space in the form of lawns and play ground.

12. APPROVAL OF BUILDING PLANS:

The building plans of the buildings to be constructed at the site shall have to be approved from the Director, Haryana (under section 81(2) of the Act No.41 of 1963), before taking up the construction.

13. BUILDING BYE-LAWS:

The construction of the building/buildings shall be governed by the building rules part VII of the Punjab Scheduled Roads and Controlled Areas, Haryana, 1965. On the points where such rules are silent and stipulate no provision, the model building bye-laws issued by the I.S.I. and as given in the NBC shall be followed as may be approved by Director, Haryana.

14. CONVENIENT SHOPPING:

0.5% of the total area 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 area of shopping shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25 m.
- c) The height of Road Shop/Commercial Store shall not exceed 4.00 meters.

15. PROVISION OF COMMUNITY BUILDINGS:

The community buildings shall be provided as per the complicate norms in the Group Housing Scheme.

16. BASEMENT:

Two level basement within the building zone of the site provided it flushes 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 tanks, if the access the and basement shall not be covered towards the street. Basement shall be used only for storage purposes but will be used only for 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 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 of and the junctions with the surrounding roads to the satisfaction of the Director, Haryana.

18. FIRE SAFETY MEASURES:

The owner will ensure the provision of proper fire safety measures in the multi-storied 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 a solid ground near DUCT/ 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 Chief Electrical Inspector, Haryana.

19. SOLAR WATER HEATING SYSTEM:

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in group housing before applying for an occupation certificate.

20. The outdoor shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1317 (I) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

DWG. NO. D.T.C.P. / 481 / DATED 2.11.07

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