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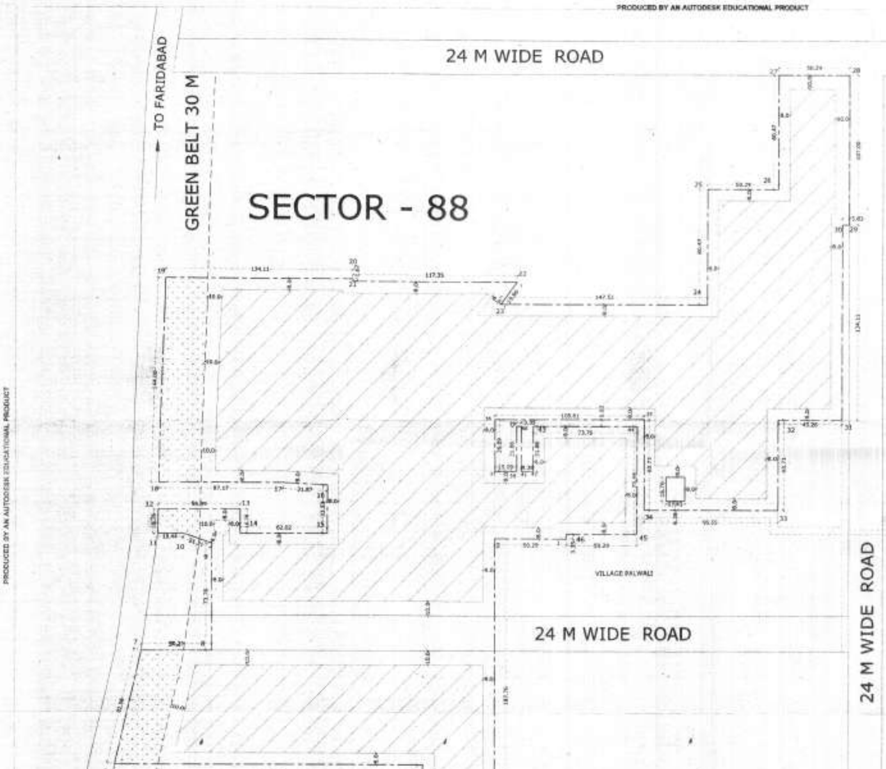

ZONING PLAN OF GROUP HOUSING COLONY MEASURING 30.268 ACRES (LICENCE NO. 124 OF 2008 DATED 14.6.2008) IN SECTOR- 88, FARIDABAD BEING DEVELOPED BY M/S RPS INFRASTRUCTURE PVT. LTD.

FOR THE PURPOSE OF RULE 38(xli) 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 Group Housing Colony is in accordance with the approved demarcation plan shown as 1 To 46 as Confirmed by D.T.P Faridabad vide Endst. No. 5301 dated 20.8.2008.

2.TYPE OF BUILDING PERMITTED
The type of building permitted on this site shall be buildings designated in the form of flatted 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% on the of 30.268 Acres.
c) The maximum FAR shall not exceed 175 on the area of 30.268 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, 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 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.
c) Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
d) All building block(s) shall be constructed so as to maintain an interior distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (IN METRES)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (IN METRES)
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	15

e.) To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. Fire safety plans needs to be vetted by the Institute of Fire Engineers at Nagpur. 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 DTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/ public open space.

7.DENSITY.
The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 400 PPA on the area of 30.268 acres For computing the density, the occupancy per main dwelling unit shall betaken as five persons and for service dwelling unit 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 EWS. The number of such dwelling units for domestic servants shall not be less then 10 % of the number of main dwelling units and the carpet area of such a unit if attached to the main units 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 earmarked for E.W.S category.

9. PARKING:
a) Parking space shall be provided at the rate of 1.5 equivalent car space for each dwelling unit. 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) Stilts. 30 sqm.
c) Open. 25 sqm.
b) At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total car parking will be made available to the EWS Category Flats.
C) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/upper stories, the floor to ceiling height of the basement/upper floor may be maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr below the hanging beam.

10.LIFTS AND RAMPS.
Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. Atleast one lift shaft be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 metres with an adequate slope not steeper that 1:10. the The entry and exit shall be separate perferably 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 land scaped according to the plan approved by the D.T.C.P. Haryana. At least 15% of the total site area shall be developed as organised open space i.e tot-lots and play ground.

12.APPROVAL OF BUILDING PLANS:
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana (under section 8(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 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 stipulate no condition or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by DTCP, 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 size of Kiosk/Shops shall not be more than 2.75 m x 2.75 m and 3.75 m x 6.75 m.
c) The height of Kiosk/Shops/Covered area shall not exceed 4.00 meters.

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

16.BASEMENT:
Four 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 toilets / utilities, if they satisfy the public health requirements and for no other purposes. Area under basement shall not be counted towards FAR. Basement shall not be used for storage / commercial purposes but will be used only for parking and 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 DTCP, Haryana.

18. FIRE SAFETY MEASURES:
a) The owner will ensure the provision of proper fire safety measures in the multi- storeyed 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 solid ground near DG/LT. 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 provision of solar water heating system shall be as per norms specified by HAREDA 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 colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest,Government of India before starting the construction/ execution of development works at site.

22. The colonizer/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

Note:- You shall convey the ultimate power load requirement of your project to the concerned power utility to enable the provision of site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in zone project site before submission of Building plan not later than 2 months from the approval of zoning plan.

DRG. No. DTCP. 1908 Dated 30.7.09

(HITESH SHARMA) DTP(HQ) | (DHARE SINGH) CTP(HR) | (S.S. DHILLON) D.T.C.P.(HR)

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