

**ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 5.08125 ACRES (LICENSE NO. 23 OF 2019 DATED 05/16/2019) IN ALREADY LICENSE GRANTED AFFORDABLE GROUP HOUSING COLONY MEASURING 7.394 ACRES (LICENSE NO. 15 OF 2016 DATED 26.09.2016 TOTAL AREA 12.47525 ACRES IN SECTOR-78, FARIDABAD BEING DEVELOPED BY URBAN BUILD MART PVT. LTD., BCC EDUTECH PVT. LTD IN COLLABORATION WITH CONSCIENT INFRASTRUCTURE PVT. LTD.**

**1. FOR THE PURPOSES OF CODES 6.1 (1) & 1.2 (iv) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.**

**II. SHAPE & SIZE OF SITE :-**  
The demarcation plan shown as 'A to S' as confirmed by DTP, Faridabad vide order no. 1174 dated 03.04.2019 and earlier approved zoning plan issued with license no. 15 of 2016.

**III. LAND USE :-**  
The type of buildings use permissible is Affordable Group Housing Colony in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is Residential (Refer Code 1.1.30(i)).

**IV. TYPE OF BUILDING PERMITTED AND LAND USES :-**  
a) The building shall be constructed as a pre-defined site to ensure provision of affordable housing policy dated 19th August, 2013.  
b) The carpet area of the apartments shall range from 28 sqm. to 60 sqm. in size.  
c) The term "carpet area" shall mean the net usable covered floor area bounded within the walls approved free of FAR (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/almira/shelf, which being usable covered area.  
d) The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use zone	Type of building permitted/permissible structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2, above and uses permissible in the open space zone.

**V. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**  
a) The building or buildings shall be constructed only within the portion of the site marked as 'A' to 'S' in the demarcation plan shown as 'A to S' in accordance with the demarcation plan shown as 'A to S' as confirmed by DTP, Faridabad vide order no. 1174 dated 03.04.2019 and earlier approved zoning plan issued with license no. 15 of 2016.  
b) The maximum coverage of ground floor shall be 50% on the area of 12.47525 acres.  
c) The maximum commercial component shall be 4% of the net planned area i.e. 0.4991 acre with an FAR of 25. The maximum FAR on the balance area i.e. 11.9764 acres shall not exceed 1.5. The maximum FAR on the balance area shall be 1.5.  
d) The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

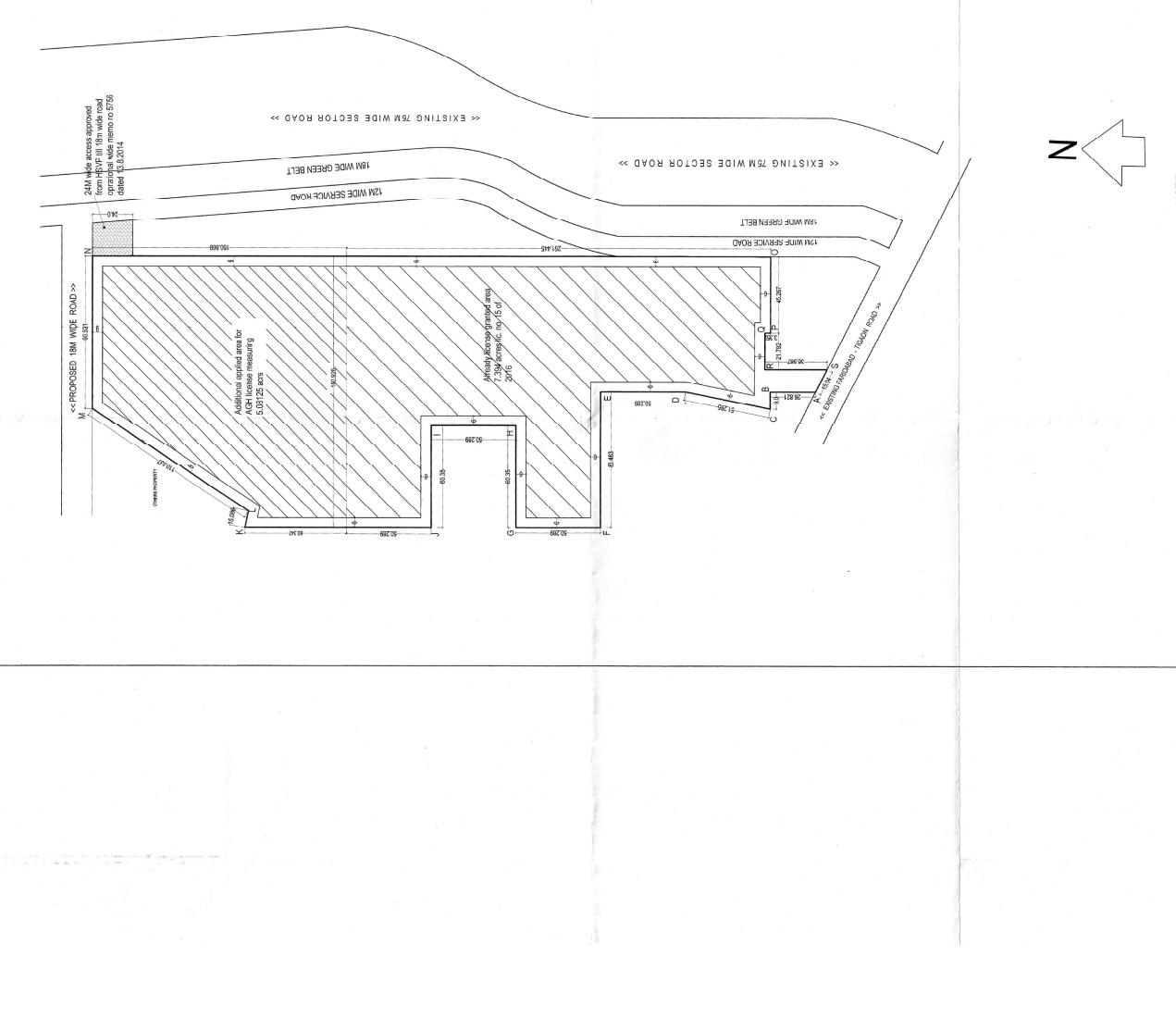
**VI. HEIGHT OF BUILDING :-**  
Unrestricted height of the building block shall be allowed subject to the following:-  
a) The height of the buildings shall be unrestricted as provided in Code 6.33(i) (B) and further prescribed in the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.  
c) The height of the building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.  
d) The height of the building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.

Sl. No.	HEIGHT OF BUILDING (UNRESTRICTED)	PERMISSIBLE HEIGHT (MAXIMUM HEIGHT)
1	15	3
2	15	3
3	15	3
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	15
13	48	16
14	51	17
15	54	18

**HEALTHY AND SAFE ENVIRONMENT :-**  
a) The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
b) The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
c) The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
d) The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

**PARKING :-**  
a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.  
b) Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted to the occupant of the flat.  
c) No car parking shall be allowed in any part of the site.  
d) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor car parking space.  
e) The site shall be developed and building constructed thereon as indicated in and explained in the table below:-  
i) Slits = 28 sqmtrs.  
ii) Open = 28 sqmtrs.

**VIII. APPROACH TO SITE :-**  
a) The vehicular approach to the site shall be planned and provided giving due consideration to the approach to the junction with the surrounding roads to the satisfaction of the Competent Authority.  
b) The approach to the site shall be shown on the zoning plan.  
c) The approach to the site shall be planned as indicated marked on the plan.  
d) The approach to the site shall be planned as indicated marked on the plan.  
e) The approach to the site shall be planned as indicated marked on the plan.  
f) The approach to the site shall be planned as indicated marked on the plan.  
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x) The approach to the site shall be planned as indicated marked on the plan.  
y) The approach to the site shall be planned as indicated marked on the plan.  
z) The approach to the site shall be planned as indicated marked on the plan.



**NOTE :-**  
ALL DIMENSIONS ARE IN METERS  
ZONED AREA=10.9885 ACRES

- IX. DENSITY :-**  
The minimum density of the population provided in the colony shall be 750 PPA and the maximum density shall be 1000 PPA. The density shall be maintained as per the following:-  
For Computing the density, the occupancy per dwelling unit shall be taken as five persons.
- X. ACCESSIBILITY FOR SERVICE PROVISION :-**  
The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.
- XI. APPROVAL OF BUILDING PLANS :-**  
The building plans of the building to be constructed at the site shall have to be got approved from Director, Town and Country Planning, Haryana. The building plans of the building to be constructed at the site shall have to be got approved from Director, Town and Country Planning, Haryana. The building plans of the building to be constructed at the site shall have to be got approved from Director, Town and Country Planning, Haryana. The building plans of the building to be constructed at the site shall have to be got approved from Director, Town and Country Planning, Haryana.
- XII. BASEMENT :-**  
a) The basement shall be constructed, used and maintained as per Code 6.3 (3) (B) of the Haryana Building Code, 2017.  
b) The basement shall be constructed, used and maintained as per Code 6.3 (3) (B) of the Haryana Building Code, 2017.
- XIII. PLANNING NORMS :-**  
The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.
- XIV. PROVISION OF PUBLIC UTILITY FACILITIES :-**  
The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. The building shall be constructed in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.
- XV. EXTERNAL FINISHES :-**  
a) The external wall finishes, so far as possible shall be of natural or permanent type of materials like bricks, stone, concrete, terrazzo, grills, marble, chips, glass, metals or any other material approved by the Director, Town and Country Planning, Haryana.  
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.  
c) All sign boards and names shall be written on the spaces provided on buildings as per the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
d) For building services, plumbing services, construction services, building materials, foundation and Damp Proof Course Chapter-10 of the Haryana Building Code, 2017 shall be followed.
- XVI. LIFTS AND RAMP :-**  
a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.  
b) Lift shall be with 100% standby generators along with automatic switchover along with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure B-3 of Part 3 of National Building Code, 2016.
- XVII. BUILDING BYELAWS :-**  
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- XVIII. FIRE SAFETY MEASURES :-**  
a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings in accordance with the provisions of Code 10.1 of the Haryana Building Code, 2017, National Building Code of India and the same should be got certified from the competent authority.  
b) Electric Sals, Stairway Generator room if provided should be on solid ground near DG/IT, in accordance with the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.  
c) The fire fighting system shall be provided as per the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. These systems shall be approved prior to starting the construction work at site.  
d) The fire fighting system shall be provided as per the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana. These systems shall be approved prior to starting the construction work at site.
- XIX. BOUNDARY WALL/GATE AND GATE POSTS, HEDGES AND FENCES :-**  
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5.
- XX. DPR SPACES :-**  
While all the open spaces including those between the blocks and wing of Buildings shall be developed, equipped and landscaped according to the plan approved by DTP, Haryana. At least 10% of the net planned area shall be developed as organized open space i.e. for lift and play ground.
- XXI. PROVISION OF COMMON UTILITY BUILDINGS :-**  
The common utility buildings shall be provided in 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.  
a) Community Hall of not less than 38.51 Sqm. area.  
b) One built-up Anganwadi-concrete of not less than 38.51 Sqm. area.
- XXII. ELECTRICAL :-**  
a) Among other plans and papers detailed elevations of building along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.  
b) The building shall be provided with lightning rods and other lightning rods shall not be shown on any face of the building but shall be suitably encased.  
c) No applied decoration like inscription, crosses, names of persons are permitted on any face of the building.  
d) The lightning protection system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.  
e) That the owner shall ensure the installation of Light Emitting Diode lamps (LED) for its building.  
f) The owner shall ensure the installation of Solar Power Plant for provision of electricity in accordance with the provisions of Code 10.1 of the Haryana Building Code, 2017.  
g) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of Code 10.1 of the Haryana Building Code, 2017.  
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z) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of Code 10.1 of the Haryana Building Code, 2017.
- XXIII. CARriage COLLECTION CENTER :-**  
The carriage collection center of appropriate size shall be provided within the site.
- XXIV. ZONING :-**  
That no separate zoning plan is approved for community site/s earmarked within group housing scheme. The community building/buildings shall be constructed by the co-owner/owner of the site in accordance with the provisions of the Haryana Building Code, 2017 and the said site shall vest with the Government.

DWG NO. DTPC / 6197 / DATED 10-06-19

(NARINDER KUMAR) AD (HO)  
(SATYAJ SAINI) ATP (HO)  
(VIJENDER SINGH) DTP (HO)  
(VIJENDER SINGH) CTP (HR)  
(K. MAKRAND PANDURANG IAS) DTPC (HR)