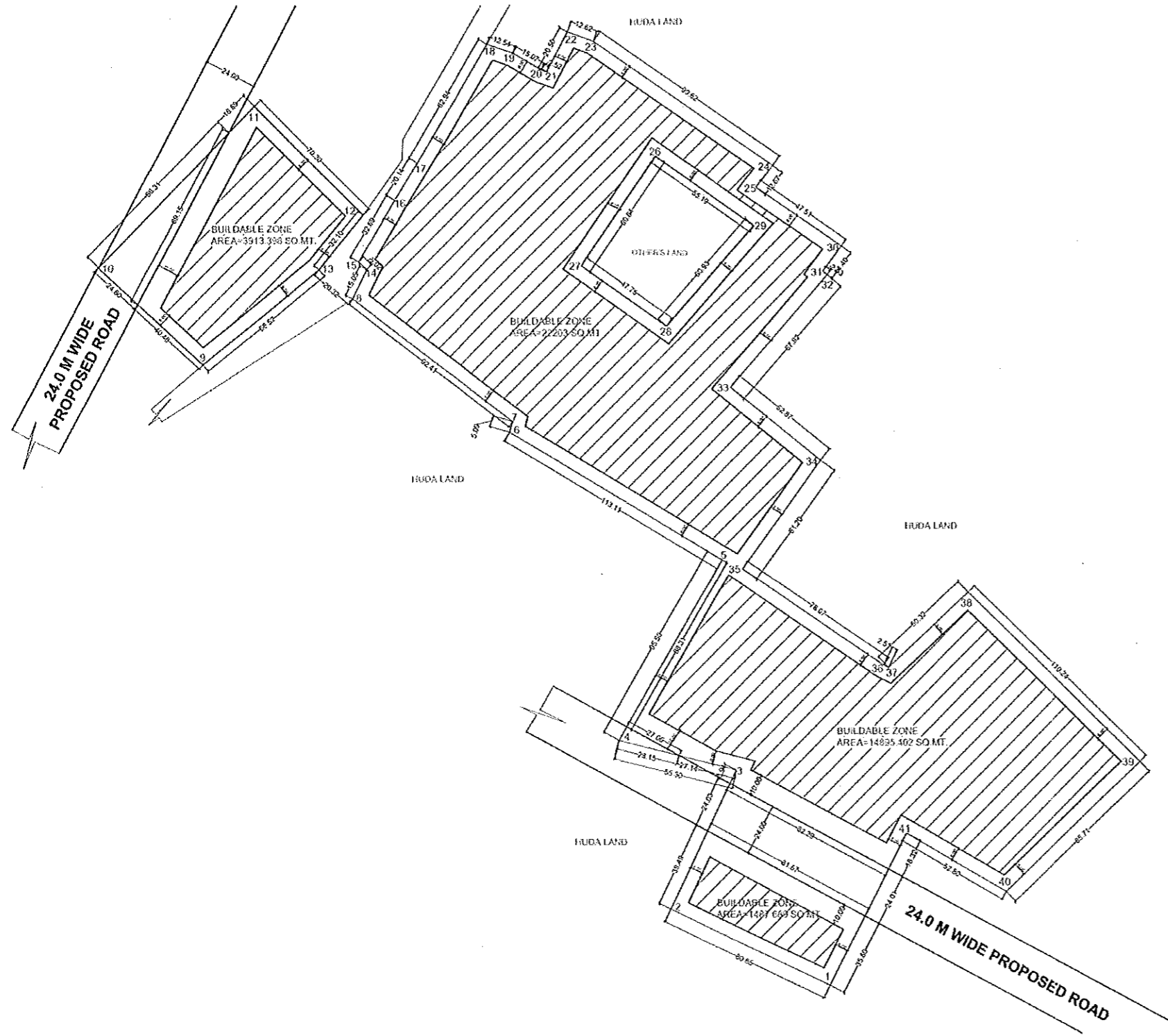


ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.813 ACRES (LICENSE NO 65 OF 2010 DATED 21.08.2010) IN SECTOR 36-A, ROHTAK BEING DEVELOPED BY M/s SONIKA PROPERTIES PVT. LTD, M/S DIPESH REALTORS PVT. LTD., M/S SAMDASRSHI PROMOTERS & DEVELOPERS PVT. LTD. AND M/S NACHIKETA PROJECT PVT. LTD. IN COLLABORATION WITH M/S SONIKA PROPERTIES PVT. LTD.



ZONED AREA=42499.489 SQM.

ZONING CLAUSES FOR GROUP HOUSING COLONY

FOR THE PURPOSE OF RULE 38(xiii) 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 demarcation plan shown as 1 to 41 as confirmed by DTP Rohtak vide Erdt No. 10421 Dated 24.08.2010.

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

- Building shall only be permitted with in the portion of the site marked as buildable zone and no where else.
- The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 14.813 acres.
- The maximum FAR shall not exceed 175 on the area of 14.813 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:-

- 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.
- 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 its height to a depth of 24M, along the narrow street.
- Building/Structures which rise to 50 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- All building block(s) shall be constructed to as to maintain an interse distance not less the set back 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

- 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.
- 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

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- 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, bridges or fences along with gates and gate posts shall be constructed as per design approved by DTP Haryana. In addition to the gateposts 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 FPA and the maximum be 400 FPA on the area of 14.813 acres.
- For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit 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 EWS. 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 units shall not be less than 110 sq.m. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.m shall be earmarked for EWS category.

9. PARKING

- Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allocated 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:
 - Basement 30 sqm
 - Stilt 30 sqm
 - Open 25 sqm
- At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

- 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 of separate parking building block that 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 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

10. LIFTS AND RAMP

Ramps shall be provided in Group Housing building in case of 100% stand by generators along with automatic catchover and provided for moving of this along with stairs. However, in case of buildings having more than four storey the with 100% stand by generators along with automatic catchover would be essential. At least one lift shall be provided with minimum size of 1.83 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

11. OPEN SPACES

While as 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.C.P. Haryana. At least 15% of the total site area shall be developed as organized open spaces like lifts 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 D.T.C.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 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 D.T.C.P. Haryana.

14. CONVENIENT SHOPPING

- 0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions:
 - 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.
 - The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter
 - The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

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 basements within the building zone of the site provided it finishes with the ground and is properly landscaped may be allowed. The basement in addition to parking could be utilized for generator room, lift room, the lighting pumps, water reservoir, electric sub-station, air-conditioning plants and tele-clubhouse, if they satisfy the public health requirements and for no other purposes. Area under stilt (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/operational purposes but will be used only for parking and ancillary services of the main building and if 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 of and the junctions with the surrounding roads to the satisfaction of the D.T.C.P. Haryana.

18. FIRE SAFETY MEASURES

- The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Rules 1965/NBC and the same should be got certified from the competent authority.
- Electric Sub Station / generator room if provided should be on raised ground near DG1. Electrical 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 HAFEDA 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. notifications as applicable.

The colonizer shall obtain the clearance NOC as per the provisions of the Notification No. B.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.

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

You shall convey the ultimate power loss requirement of your power utility to enable the provision of project to the concerned site for transformer/substation, electric sub station as per the norms prescribed by the power utility in your project site at the time of approval of Building plan.

DRG. NO. D.T.C.P. - 3-3-9-2

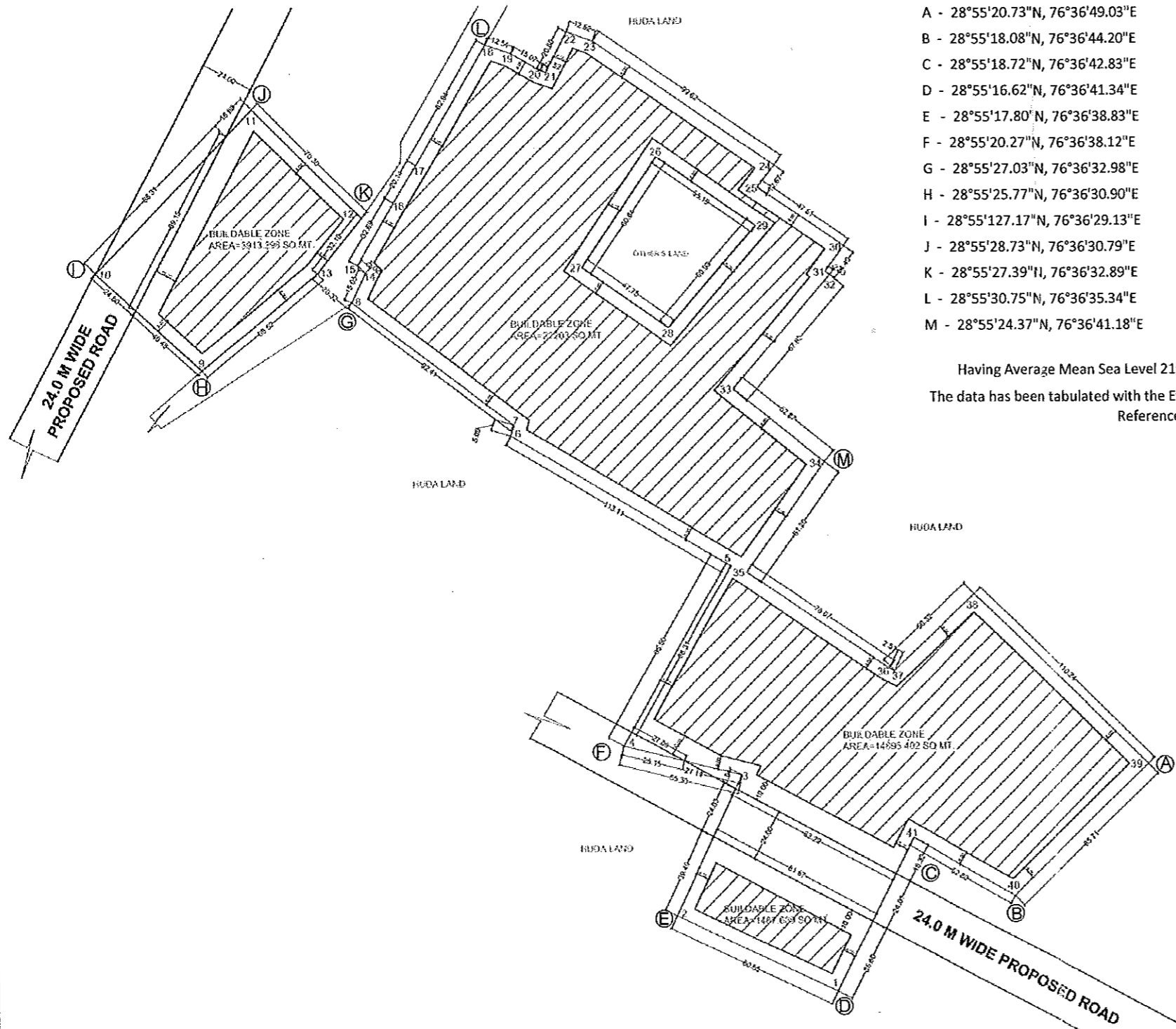
DATED - 29.11.2010

(P. SINGH)
DTP (HO)

(J.S. REDHU)
CTP (HR)

(T.C. GUPTA/IAS)
DTCP (HR)

This is to certify that, the location of the project Suncity Heights Rohtak (Copy of license no. 65 of 2010 enclosed), situated at Khasra no. 7320 (3-2), 7475 (2-14), 7283 (1-0), 7286 (0-7), 7285 (0-6), 7287 (1-11), 10462/7288 (1-1), 10463/7289 (0-6), 7317 (4-7), 7319 (2-7), 16352/7322 (2-9), 16351/7322 (1-6), 16353/7323 (1-3), 16354/7323 (1-15) in Village Rohtak, Tehsil & Distt. Rohtak, Haryana is shown by 13 points (refer Map below)



- A - 28°55'20.73"N, 76°36'49.03"E
- B - 28°55'18.08"N, 76°36'44.20"E
- C - 28°55'18.72"N, 76°36'42.83"E
- D - 28°55'16.62"N, 76°36'41.34"E
- E - 28°55'17.80"N, 76°36'38.83"E
- F - 28°55'20.27"N, 76°36'38.12"E
- G - 28°55'27.03"N, 76°36'32.98"E
- H - 28°55'25.77"N, 76°36'30.90"E
- I - 28°55'127.17"N, 76°36'29.13"E
- J - 28°55'28.73"N, 76°36'30.79"E
- K - 28°55'27.39"N, 76°36'32.89"E
- L - 28°55'30.75"N, 76°36'35.34"E
- M - 28°55'24.37"N, 76°36'41.18"E

Having Average Mean Sea Level 219 Mts.
The data has been tabulated with the Everest Reference data.

ZONED AREA=42499.489 SQ.M.

ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.813 ACRES (LICENSE NO 65 OF 2010 DATED 21.08.2010) IN SECTOR 36-A, ROHTAK BEING DEVELOPED BY M/s SONIKA PROPERTIES PVT. LTD, M/S DIPESH REALTORS PVT. LTD., M/S SAMDASRSHI PROMOTERS & DEVELOPERS PVT. LTD. AND M/S NACHIKETA PROJECT PVT. LTD. IN COLLABORATION WITH M/S SONIKA PROPERTIES PVT. LTD.

ZONING CLAUSES FOR GROUP HOUSING COLONY FOR THE PURPOSE OF RULE 38(XIII) 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 demarcation plan drawn as 1 to 41 as confirmed by DTP Rohtak vide Enclt No. 16431 Dated 24.05.2019.
 - 2. TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designated 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 FAR**
 - a. Building shall only be permitted within 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 area of 14.813 acres.
 - c. The maximum FAR shall not exceed 125 on the area of 14.813 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 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 the 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 intersite distance not less than the setback required for each building according to the table below:-

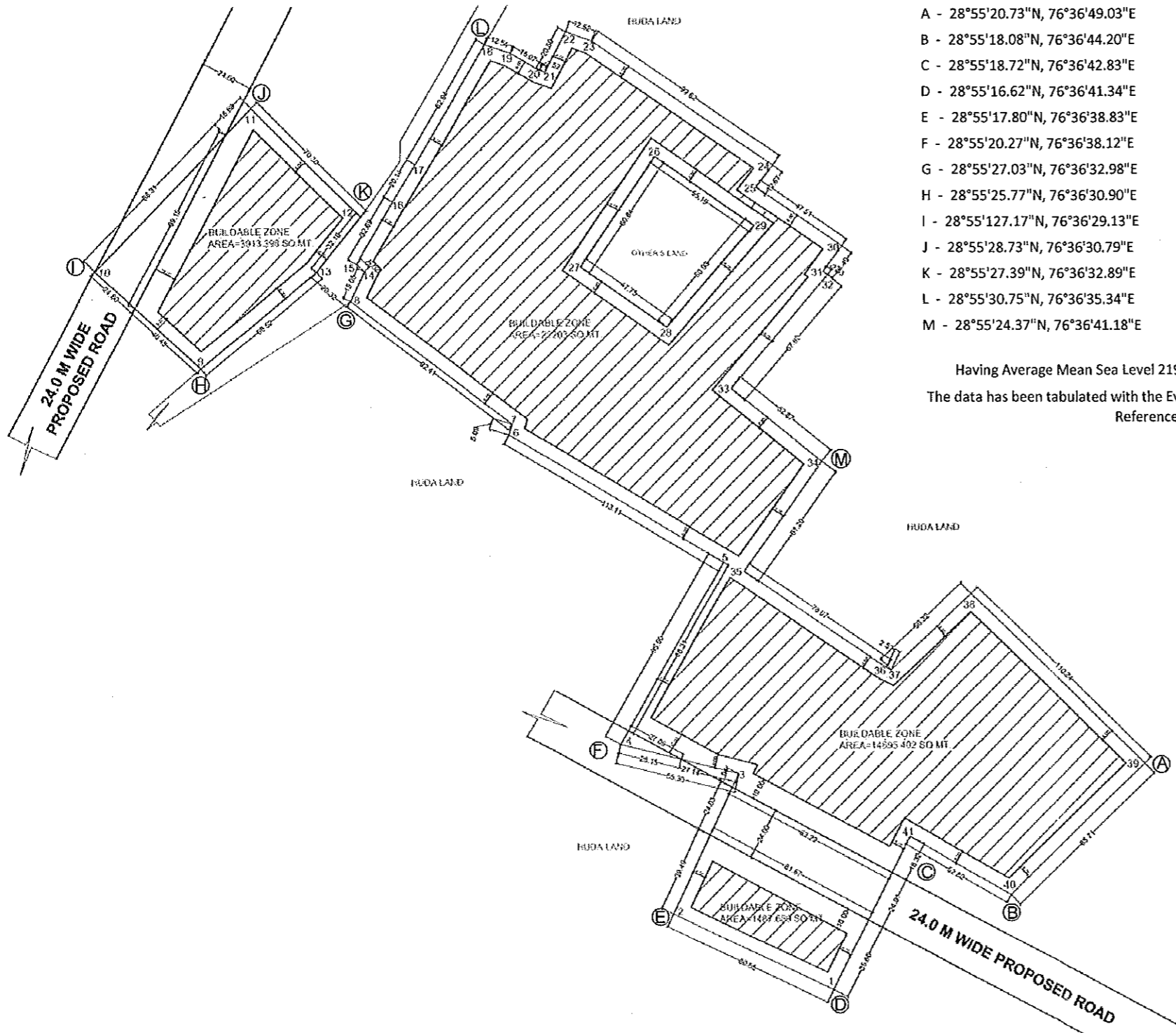
S No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND EACH BUILDING (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	15
 - e. To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed Institute like IIT Delhi, IIT Roorkee, IEC Chandigarh or IIT Kanpur etc fire safety plans needs to be vetted by the Institute of Fire Engineers at Nagpur. These certificates 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, pillars or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTP Haryana. In addition to the pillars as an additional wall gate not exceeding 1.20 meters with may be placed at the front and side to boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.
- 7. DENSITY**
 - a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 400 PPA on the area of 14.813 acres.
 - b. For computing the density, the occupancy per main dwelling unit shall be taken as two persons and for service dwelling unit 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 EWS. 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 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 EWS category.
- 9. PARKING**
 - a. Parking spaces shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be shared, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
 - i) Basement 35 sqm
 - ii) Stilt 30 sqm
 - iii) Open 25 sqm
 - b. At least 15% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flat.
- 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 first level 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 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.70m below the hanging beam.

- 10. LIFTS AND RAMPS**
Ramps would be provided in Group Housing building in case of 100% stand by generator along with adequate back cover for running of lift along with stairs. However, in case of buildings having more than four story lift with 100% stand by generator along with automatic particular would be essential. At least one lift shall be provided with minimum size of 1.80 M X 1.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:13. The entry and exit shall be separate preferably at opposite ends.
- 11. OPEN SPACES**
Within 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.C.P. Haryana. At least 15% of the total site area shall be developed as organized open spaces (kitchens and playground).
- 12. APPROVAL OF BUILDING PLANS**
The building plans of the buildings to be constructed at site shall have to be got approved from the DTP, Haryana (under section 60) of the Act No 41 of 1965, before taking up the construction.
- 13. BUILDING BYE-LAWS**
The construction of the buildings shall be governed by the building rules, prepared in the part VI of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the plain where such rules are silent and stipulate no condition or norm, 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 DTP, 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 permitted ground coverage and FAR of the Group Housing Colony.
 - b. The size of Kiosk/Shop shall not be more than 27.5 meter x 2.75 meter and 2.75 meter x 6.25 meter.
 - c. The height of Kiosk/Shop/Departmental Store shall not exceed 4.00 meter.
- 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 basements within the building area of the site provided it matches 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 pump, water reservoir, electric sub-station, air-conditioning plants and toilet/shower, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) and reserved 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 portions 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 DTP, Haryana.
- 18. FIRE SAFETY MEASURES**
 - a. The owner will ensure the provision of proper fire safety measures in the multi story buildings conforming to the provisions of Rules 1989 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 DGFL. 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 occupation certificate.
- 20. RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana GWA notification as applicable.
- 21.** The colonizer shall obtain the clearance NOC as per the provisions of the Notification No. S.O. 1555(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 Lamp/Fittings for internal lighting as well as campus lighting.
- 23.** You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/substation. Adequate sub station as per the norms prescribed by the power utility in your project site at the time of approval of building plan.

DRG. NO. D.T.C.P. - 7302. DATED - 29.11.2019

(P. SINGH) DTP (HO)
(J.S. REDHU) DTP (HR)
(I. GUPTA) DTP (HR)

This is to certify that, the location of the project Suncity Heights Rohtak (Copy of license no. 65 of 2010 enclosed), situated at Khasra no. 7320 (3-2), 7475 (2-14), 7283 (1-0), 7286 (0-7), 7285 (0-6), 7287 (1-11), 10462/7288 (1-1), 10463/7289 (0-6), 7317 (4-7), 7319 (2-7), 16352/7322 (2-9), 16351/7322 (1-6), 16353/7323 (1-3), 16354/7323 (1-15) in Village Rohtak, Tehsil & Distt. Rohtak, Haryana is shown by 13 points (refer Map below)



- A - 28°55'20.73"N, 76°36'49.03"E
- B - 28°55'18.08"N, 76°36'44.20"E
- C - 28°55'18.72"N, 76°36'42.83"E
- D - 28°55'16.62"N, 76°36'41.34"E
- E - 28°55'17.80"N, 76°36'38.83"E
- F - 28°55'20.27"N, 76°36'38.12"E
- G - 28°55'27.03"N, 76°36'32.98"E
- H - 28°55'25.77"N, 76°36'30.90"E
- I - 28°55'127.17"N, 76°36'29.13"E
- J - 28°55'28.73"N, 76°36'30.79"E
- K - 28°55'27.39"N, 76°36'32.89"E
- L - 28°55'30.75"N, 76°36'35.34"E
- M - 28°55'24.37"N, 76°36'41.18"E

Having Average Mean Sea Level 219 Mts.
The data has been tabulated with the Everest Reference data.

ZONED AREA=42499.489 SQM.

ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.813 ACRES (LICENSE NO 65 OF 2010 DATED 21.08.2010) IN SECTOR 36-A, ROHTAK BEING DEVELOPED BY M/s SONIKA PROPERTIES PVT. LTD, M/S DIPESH REALTORS PVT. LTD., M/S SAMDASRSHI PROMOTERS & DEVELOPERS PVT. LTD. AND M/S NACHIKETA PROJECT PVT. LTD. IN COLLABORATION WITH M/S SONIKA PROPERTIES PVT. LTD.

ZONING CLAUSES FOR GROUP HOUSING COLONY

FOR THE PURPOSE OF RULE 38(xiii) 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 demarcation plan shown as 1 to 41 as certified by DTP Rohtak vide Encl. No. 10471 Dated 24.05.2010

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of filled 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 within 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 area of 14.813 acres.
- c. The maximum FAR shall not exceed 175 on the area of 14.813 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 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 the height 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 inter-structure distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (in meters)
1.	10	3
2.	15	4
3.	18	5
4.	21	6
5.	24	7
6.	27	8
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 registered Institute like IIT Delhi, IIT Roorkee, IIT Chandigarh or IIT Kanpur etc. Fire safety plans need to be vetted by the Institute of Fire Engineers at Rohtak. 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 DTP Haryana. In addition to the gateposts an additional wicket gate not exceeding 1.25 meters width may be placed in the front and side boundary wall provided that no wicket gate shall be allowed to open on the sector road/public open space.

7. DENSITY

- a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 600 PPA on the area of 14.813 acres.
- b. For computing the density, the occupancy per main dwelling unit shall be taken as two persons and for service dwelling unit 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 EWS. 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 110 sq. ft. In addition 10% of the total number of dwelling units having a minimum area of 200 sq. ft. shall be reserved for EWS category.

9. PARKING

- a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be shared, leased, sold or transferred in any manner to a third party. The area for parking per car shall be as under:-
 - i) Basement: 35 sq. ft.
 - ii) Stalls: 50 sq. ft.
 - iii) Open: 25 sq. ft.
- b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking & a minimum 5% of the total 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 first floor 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 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4m 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 adequate back-up are provided for running of lifts along with stairs. However, in case of buildings having more than four storey lifts with 100% stand by generators along with adequate back-up would be essential. At least one lift shall be provided with minimum size of 1.80 M X 2.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:13. 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.C.P., Haryana, at least 15% of the total site area shall be developed as organized open space for kids and playground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the D.T.C.P., Haryana (under section (2) of En Act No 11 of 1933) 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 H.A. and as given in the NBC shall be followed as may be approved by D.T.C.P., 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 Shop/Shops shall not be more than 2.75 meter x 7.5 meter and 2.75 meter x 8.25 meter.
 - c. The height of Shop/Shops/Departmental Stores shall not exceed 4.00 meter.

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 basements within the building zone of the site provided it flush 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 pump room, water reservoir, electric sub-station, air conditioning plants and boiler house, if they satisfy the public health requirements and for no other purposes. Area under lifts (only for parking) and 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 portions of basement shall 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 along due consideration to the junction of and the junction with the surrounding roads to the satisfaction of the D.T.C.P., Haryana.

18. FIRE SAFETY MEASURES

- a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of H.A. Act 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 DGAT. 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. 1003/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.

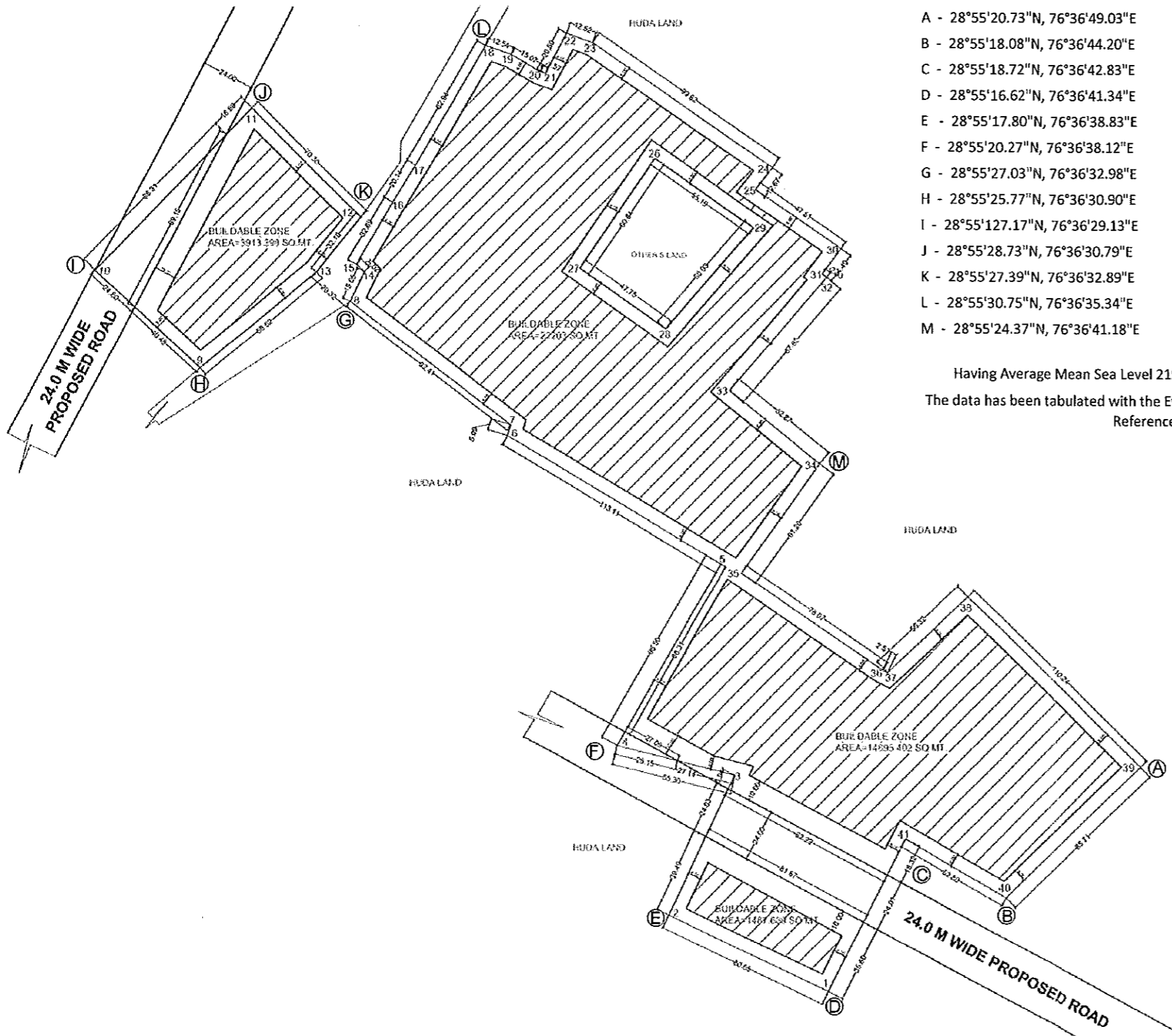
22. The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

23. You shall carry the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transmission/substation/feeding sub station as per the norms prescribed by the power utility in your project site at the time of approval of the building plan.

DRG. NO. D.T.C.P.- 2392. DATED- 29.11.2010

(P.P. SINGH) DTP (HO)
(J.S. REDHU) DTP (HR.)
(T.C. GUPTA) DTP (HR.)

This is to certify that, the location of the project Suncity Heights Rohtak (Copy of license no. 65 of 2010 enclosed), situated at Khasra no. 7320 (3-2), 7475 (2-14), 7283 (1-0), 7286 (0-7), 7285 (0-6), 7287 (1-11), 10462/7288 (1-1), 10463/7289 (0-6), 7317 (4-7), 7319 (2-7), 16352/7322 (2-9), 16351/7322 (1-6), 16353/7323 (1-3), 16354/7323 (1-15) in Village Rohtak, Tehsil & Distt. Rohtak, Haryana is shown by 13 points (refer Map below)



- A - 28°55'20.73"N, 76°36'49.03"E
- B - 28°55'18.08"N, 76°36'44.20"E
- C - 28°55'18.72"N, 76°36'42.83"E
- D - 28°55'16.62"N, 76°36'41.34"E
- E - 28°55'17.80"N, 76°36'38.83"E
- F - 28°55'20.27"N, 76°36'38.12"E
- G - 28°55'27.03"N, 76°36'32.98"E
- H - 28°55'25.77"N, 76°36'30.90"E
- I - 28°55'127.17"N, 76°36'29.13"E
- J - 28°55'28.73"N, 76°36'30.79"E
- K - 28°55'27.39"N, 76°36'32.89"E
- L - 28°55'30.75"N, 76°36'35.34"E
- M - 28°55'24.37"N, 76°36'41.18"E

Having Average Mean Sea Level 219 Mts.
The data has been tabulated with the Everest Reference data.

ZONED AREA=42499.489 SQM.

ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 14.813 ACRES (LICENSE NO 65 OF 2010 DATED 21.08.2010) IN SECTOR 36-A, ROHTAK BEING DEVELOPED BY M/s SONIKA PROPERTIES PVT. LTD, M/S DIPESH REALTORS PVT. LTD., M/S SAMDARSHI PROMOTERS & DEVELOPERS PVT. LTD. AND M/S NACHIKETA PROJECT PVT. LTD. IN COLLABORATION WITH M/S SONIKA PROPERTIES PVT. LTD.

ZONING CLAUSES FOR GROUP HOUSING COLONY

FOR THE PURPOSE OF RULE 38(xiii) 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 demarcation plan shown as 1 to 41 as confirmed by DTP Rohtak vide Enclt No. 10471 dated 24.08.2010.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of fitted development for residential purpose of 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 within the portion of the site marked as [] buildable zone and no where else.
- b. The maximum coverage on ground floor shall be 25% and that on subsequent floors shall be 20% on the area of 14.813 acres.
- c. The maximum FAR shall not exceed 175 on the area of 14.813 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 approved from the Director, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

- a. The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
- b. 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.
- c. 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 its height to a depth of 24M, along the narrow street.
- d. 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.
- e. All building block(s) shall be constructed so as to maintain an intense distance not less than the set back required for each building according to the table below:-

S No	HEIGHT OF BUILDING (in meters)	SETBACK/OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	5
2.	15	6
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	36	12
10.	40	13
11.	45	14
12.	50 & above	15

- f. 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, IIT Gandhinagar or IIT Kanpur etc. Fire safety plan 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.

- g. 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, pillars or post combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DTP Haryana. In addition to the gateposts an additional watch gate not exceeding 1.25 meters width may be situated in the front and side boundary wall provided that no main gate shall be allowed to open on the access road/public open space.

7. DENSITY

- a. The minimum density of the population provided in the colony shall be 100 FFA and the maximum be 400 FFA on the area of 14.813 acres.
- b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and the service dwelling unit two persons per room or one person per 60 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodations 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 than 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 113 sq.m. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.m shall be reserved for EWS category.

9. PARKING

- a. Parking space shall be provided @ 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 to any other person. The area for parking per car shall be as under:-
 - i) Basement: 55 sqm
 - ii) Stilt: 30 sqm
 - iii) 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 parking will be made available to the EWS category flat.

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 total area of 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 floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4m above the hanging beam.

10. LIFTS AND RAMPS

Ramps shall be provided in Group Housing building in case of 100% stand by generators along with adequate switchover area provided for meeting of lift along with stairs. However, in case of buildings having more than four storey lift with 100% stand by generators along with adequate switchover work is essential. At least one lift shall be provided with minimum size of 1.83 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:13. 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.C.P. Haryana. At least 15% of the total site area shall be developed as organized open space for kids 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 D.T.C.P. Haryana (under section 8(2) of the Act No 11 of 1965) before taking up the construction.

13. BUILDING BYE-LAWS

The construction of the buildings shall be governed by the building bye laws provided in the part VE of the Punjab Scheduled Areas and Controlled Areas, Restrictive 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 ESI and as given in the NBC shall be followed as may be approved by D.T.C.P. Haryana.

14. CONVENIENT SHOPPING

- a. 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 permitted. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 - B. The size of shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
 - C. The height of shops/departmental store shall not exceed 4.00 meter.

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 basements within the building area of the site provided a facility with the ground and is properly landscaped may be allowed. The basement may be a portion to parking could be utilized for generator room, lift room, fire fighting pump, water reservoir, electric substation, air conditioning plants and telecommunication, if they satisfy the public health requirements and for no other purposes. Area under lifts (only for parking) and 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 portions of basement will be permitted 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 junction of and the junction with the turning roads to the satisfaction of the D.T.C.P. Haryana.

18. FIRE SAFETY MEASURES

- a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Rule 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 DDAI. Control panel in 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 NBC as per the provisions of the Notification No. S.O. 1533/2006 dated 14.02.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

22. The colonizer shall use only Compact Fluorescent Lamps (CFLs) for interior lighting as well as exterior lighting.

23. You shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transmission/substation. Electric sub station as per the norms prescribed by the power utility in your project site at the time of approval of building plan.

DRG NO. D.T.C.P. - 302

DATED - 09.11.2010

(P. SINGH)
DTP (HO)
Suncity

(J.S. REDHU)
CTP (HR.)

(T.C. GUPTA IAS)
DTP (HR.)