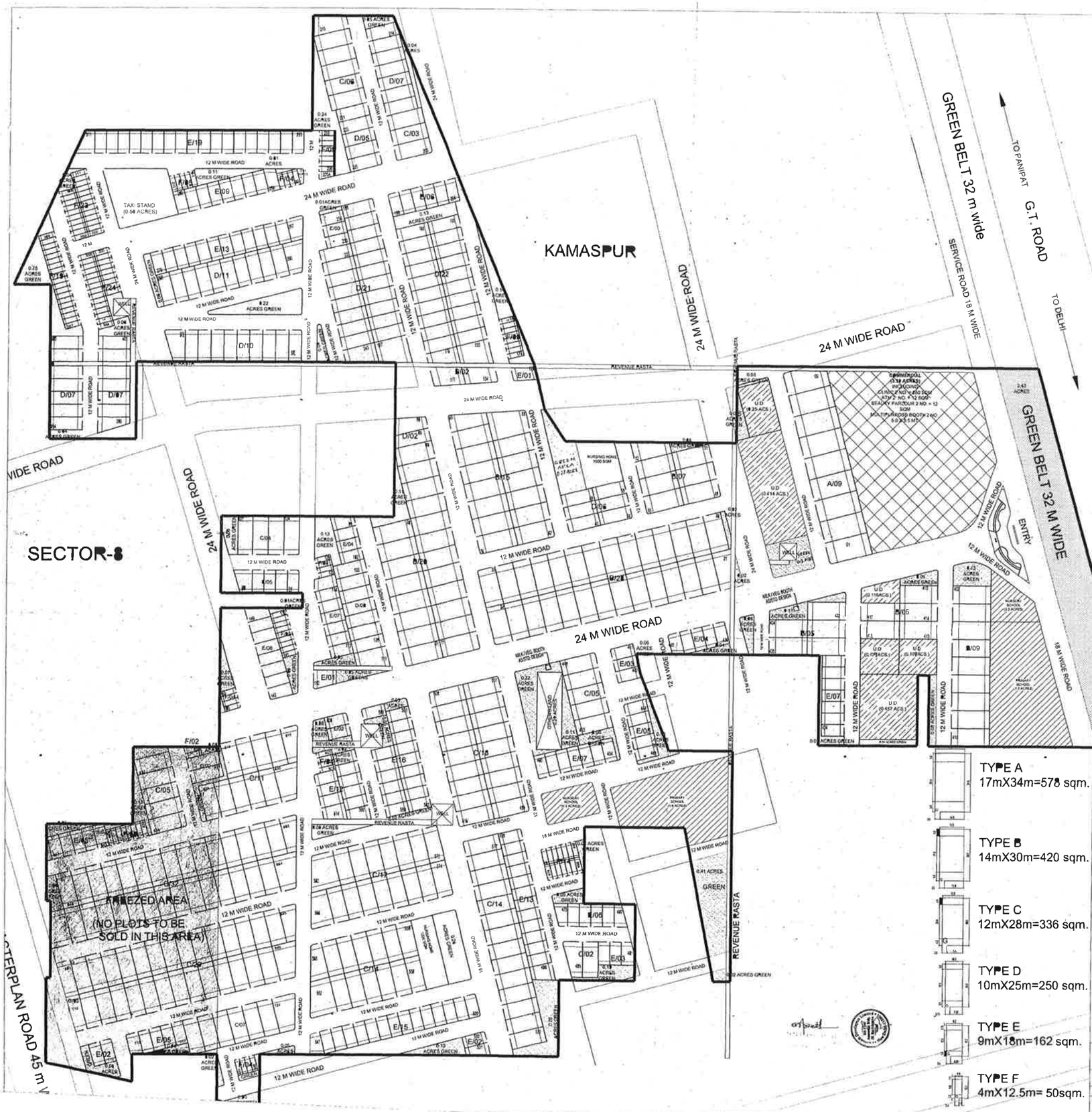

FOR THE PURPOSE OF RULE 38(xiii) AND 48(2) OF THE PUNJAB SCHDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES 1965

1 USE ZONE

THE LAND SHOWN IN THE ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER .

NOTATION	PERMISSIBLE USE OF LAND ON THE PORTION OF THE PLOT MARKED IN COL. 1	TYPE OF BUILDING PERMISSIBLE ON LAND MARKED IN COL. 1
1	2	3
	ROAD	Road Furniture at approved places
	PUBLIC OPEN SPACE	To be used only for landscape features
	RESIDENTIAL MAIN	Main residential building
	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site
	COMMUNITY BUILDING	As per supplementary zoning plan to be approved separately for each site

2 PROPORTION OF THE SITE WHICH MAY BE COVERED WITH THE BUILDING

The proportion up to which a site may be covered with the buildings shall be in accordance with the following slabs remaining portion being left open in the form of an open space around the building as courtyard -

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND INCLUDING ANCILLARY AND RESIDENTIAL ZONE	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site	60 % of such portion of the site	55 % of such portion of the site
b) For the next 225 sqm portion of the area i e between 225 sqm and 450 sqm	40 % of such portion of the site	30 % of such portion of the site
c) For the remaining portion of the site i e for the portion of the area exceeding 450 sqm.	35 % of such portion of the site	25 % of such portion of the site

3 MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT

The maximum permissible F.A.R and maximum permissible height on the area of the site mentioned in Column 1 of the schedule given below shall be as shown in Columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR RATIO	MAXIMUM PERMISSIBLE HEIGHT
1	2	3
a) For the first 206 sqm of the total area of the site	1.45	11.0 METERS
b) For the next 87 sqm. of the area i e between 206 sqm and 300 sqm.	1.00	11.0 METERS
c) For the next 120 sqm of the area i.e between 301 sqm and 420 sqm	0.95	11.0 METERS
d) For remaining area beyond 420 sqm	0.80	11.0 METERS

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on the top floor.

4 PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.

5 SUB-DIVISION/ COMBINATION OF PLOTS

No plots shall be sub divided. However two plots under one ownership may be combined to form a single plot except EWS/LIG/MIG plots subject to following conditions

a) The site coverage and number of dwelling units shall be as per II and III above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

6 SPACE ABOUT BUILDING

All buildings other than boundary walls and gates shall be constructed only within the portion of the site marked as residential main or residential ancillary and no such building shall project beyond the portion of the site indicated as such.

7 HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS

The maximum height and number of storeys allowed on each plot as marked in col 1, of the following table shall be as indicated therein subject to the requirement of maximum permissible F.A.R.

TYPE OF THE BUILDING	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT
Residential Main	3	11.00 meters

8 PLINTH LEVEL

Unless otherwise specified by the Director, Plinth Height in the case of the building intended to be used for human habitation shall not be less than 30 cms. above the road level and in the case of other buildings it shall not be less than 15 cms.

9 RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on 30 mts or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever/ secondary or mail shall be allowed into the plots from sixth roads and open spaces

10 SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.

a) Such boundary walls which abut on a road or an open space and such portion of party walls which lie between the road and front building line shall be constructed according to standard design as approved by the Director On the remaining sides, boundary walls, if constructed, shall be 1.83 mts in height.

b) Not withstanding the height of the boundary wall given in sub-clause (a) above but subject to provision of sub-clause (c) below, the height of hedges and fences shall not exceed 1.83 mts.

c) Not withstanding the boundaries of plot as sold, in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below :-

i) 0.5 meters Radius for plots opening on to open spaces
ii) 1.0 meters Radius for E.W.S plots
iii) 1.5 meters Radius for 125 sq. meters To 420 sq. meters
iv) 2.0 mts. radius for plots above 420 sq. meters

d) Not withstanding (b) (b) & (c) above, if in the opinion of the director, at any junction the visibility is effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him

11 GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design at the position indicated on the zoning plan

b) An additional wicket gate of standard design not exceeding 1.15 mts width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

12 DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design

13 GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonser.

14 ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road

15 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 the buildings, wherever applicable before applying for an occupation certificate

Note:- Read this drawing in conjunction with the demarcation plan verified by T.C.P. vide endst No 5288 dated 23.11.2006

DRAWING NO BTCP - 1227-11 DT:- 20-3-07

(Dharmbir Kumar Garg) CTP(HQ) | (Bhim Singh) ACTP(HQ) | (H.S. Brar) DTCP(HQ)

PROJECT TITLE
PROPOSED TOWNSHIP AT SONIPAT
SECTOR-08, RAIPUR, HARYANA
DRAWING TITLE
ZONING PLAN
SCALE 1:1000 | DATE 01.12.06

PARSVNATH DEVELOPERS LIMITED