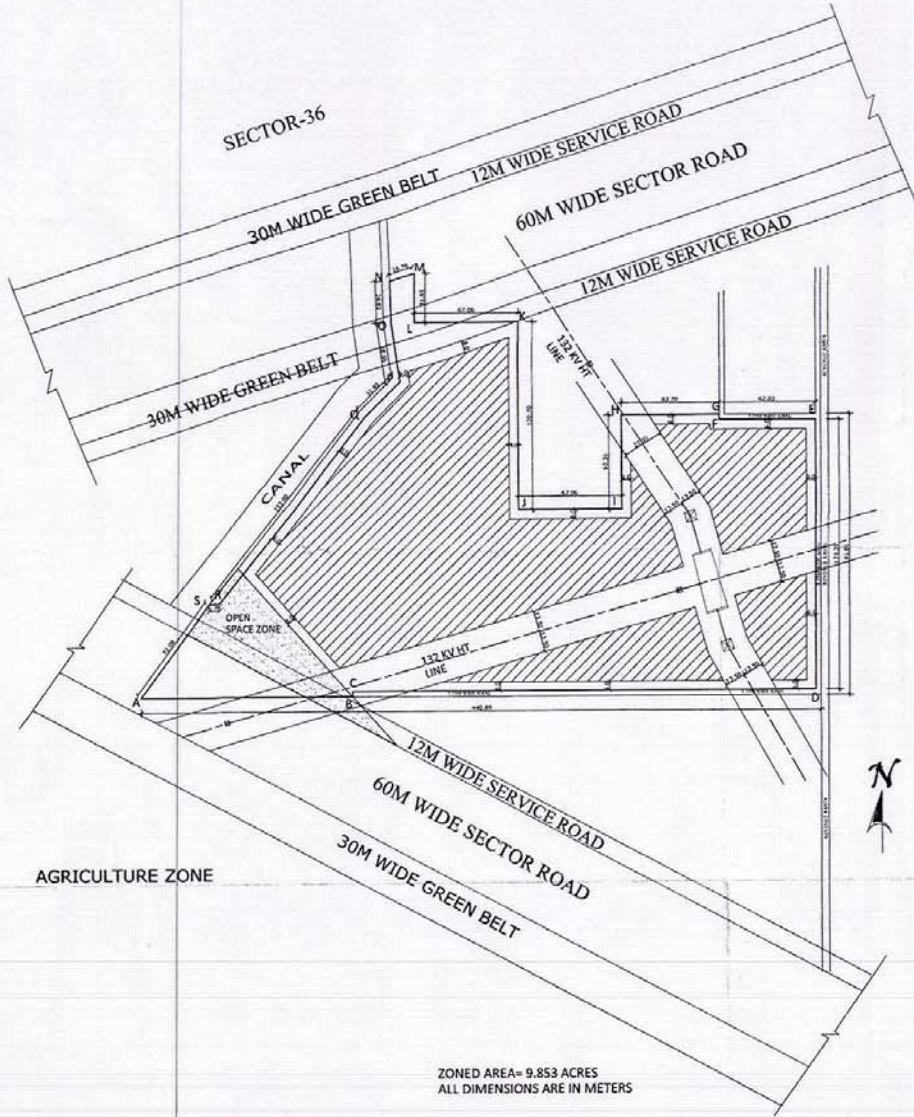


ZONING PLAN OF GROUP HOUSING COLONY MEASURING 16.43125 ACRES (LICENCE NO. 60 OF 2014 DATE 30.06.2014) IN SECTOR-37, BAHADURGARH BEING DEVELOPED BY HLT RESIDENCY PVT. LTD. AND OTHERS IN COLLABORATION WITH HL PROMOTERS PVT. LTD.

FOR THE PURPOSE OF RULE 38(viii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.



ZONED AREA= 9.853 ACRES
ALL DIMENSIONS ARE IN METERS

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demonstration plan shown as A to S as contained by DTP, Jhajar vide Encl. No. 3040 Dated 04.07.2014.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of Ratted development for residential purpose or any auxiliary or appurtenant building, including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, 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 20% on the area of 15.67965 acres.
- The maximum FAR shall not exceed 1.75 on the area of 15.67965 acres. However, it shall not include commercial buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

The height of the building block, subject to the provisions of the 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 of India and shall not exceed 3.5 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 building shall be allowed to front 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 converted to the height as depth of 24M, along the narrow street.
- Buildings/structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
- All building blocks shall be constructed up to maintain an interior distance not less than the setback required for each building according to the table below:

S.No.	HEIGHT IN METERS (or FEET)	SET BACK (OPEN SPACE) TO BE LEFT (METERS OR FEET) (whichever is more)
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

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

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 1983 and Rules framed thereunder.
- The site shall not be further sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Each Boundary wall, railings or their combination, hedges or fences along with gates and gate arch shall be constructed as per design approved by DG, TCP, Haryana. In addition to the gate pillars an additional vertical gate post 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 300 PPA and the maximum be 400 PPA on the area of 15.67965 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 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 than 1% of the number of main dwelling units and the carpet area of such a unit if attached to the main unit shall be less than 140 sq. ft. In addition 1% of the total number of dwelling units having a minimum area of 200 sq. ft. shall be reserved for EWS category.

9. PARKING

- 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 in any way to the third party. The area for parking per car shall be as under:
 - Basement: 25 sqm.
 - Soth: 30 sqm.
 - Open: 25 sqm.
- At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further maximum 5% of the total parking will be reserved 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 covered towards FAR. However, in case of multi level parking above the ground level the top part of separate parking building block shall be covered towards ground coverage. In case of provision of mechanical parking in the basement/roof 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 2.40m, below the hanging beam.

10. LIFTS AND RAMPS

- In building having more than four stories, lift with 200% standby generators alongwith automatic switchgear in main lobby alongwith staircase of requisite width and number. At least one lift with maximum size of 1.80 x 2.00 M shall be provided.
- In building with four stories, lift with 100% standby generators alongwith automatic switchgear are not provided then ramp conforming to the requirement of Clause 1-3 of Annexure D of Part 1 of National Building Code 2005 shall be provided.

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 DG, TCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e. tott and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at this site shall have to be got approved from the DG, TCP, Haryana under section 122 of the Punjab Scheduled Roads, Controlled Areas, Restriction of Unregulated Development Act No. 61 of 1963 before starting the construction.

13. BUILDING BYE-LAWS

The construction of the buildings/buildings shall be governed by the building rules provided in part VI of the Punjab Scheduled Roads, Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code IS: 883-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provision of Section 61 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for hospitals, primary health centers and other medical care and rehabilitation units. On the points where such rules are silent and stipulate no condition or norm, the model building bye laws issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.

14. CONVENIENT SHOPPING

- 0.5% of the area of 15.67965 acres area shall be reserved to cater for essential convenient shopping with the following conditions:
 - The ground coverage of 100% with FAR of 1.00 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 - The size of the shop shall not be more than 3.75 meter x 2.75 meter and 3.75 meter x 3.25 meter x 3.25 meter.
 - The height of such 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 Colony.

16. BASEMENT

- Four level basements within the building zone of the site are allowed, provided, it is kept back with the ground and is properly landscaped. The basement in addition to parking could be utilized for generation of lift room, fire fighting pump, water reservoir, electric sub-station, air conditioning plants and toilet/retention, if they satisfy the public health requirements and for no other purposes. Area under utilization for parking and basement shall not be counted towards FAR. Basement shall not be used for storage/computer purposes but will be available for parking. It is further stipulated that no other portions of basement will be permissible for use other than specified above.
- 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 of concrete work.

17. APPROACH TO SITE

The vehicular approach to the site and parking lot shall be planned and provided good due consideration to the junctions of and the practices with the adjoining roads to the satisfaction of the DG, TCP, Haryana.

18. FIRE SAFETY MEASURES

- The owner will ensure the provision of proper fire safety measures in the multi story building conforming to the provisions of Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965/ National Building Code of India and shall be got certified from the competent authority.
- Electric Sub Station/generator room if provided should be on solid ground near DGAT. Control of panel on ground floor or in upper basement and it should be located on water tight part of the building, the same should be got approved from the competent authority.
- To ensure the Fire Fighting Scheme shall be got approved from the Director, Urban Local Bodies, Haryana any person authorized by the Director, Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.

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 Government notification in this regard.

21.

The contractor shall obtain the clearance/NOC as per the provisions of the Notification No. S.D. 153320 Dated 14.3.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site.

22.

The contractor/owner shall use only Compact Fluorescent Lamp Lights for interior lighting as well as campus lighting.

23.

That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings/buildings shall be constructed by the contractor/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, having which the site shall use with the GDA.

24.

That you shall abide by the policies issued by the Department time to time regarding allotment of EWS flats.

25.

The contractor shall ensure the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/overhead/underground/sub station as per the norms prescribed by the power utility in your project at the time of approval of building plans.

DRG. NO. DG, TCP 4774
DATED: 11-05-2014

(RAM AJTAR BASSI) AD (HQ) (DINESH KUMAR) SO (HQ) (BABITA GOYAL) ATR (HQ) (S.K. SETHI) DTP (HQ) (JASWANT SINGH) STR (HQ) (J. S. REDHI) CTP (HR) (ANURAG RASTOGI) IA DG, TCP (HI)