

ZONING PLAN FOR AFFORDABLE INDUSTRIAL HOUSING SCHEME OVER AN AREA MEASURING 16593.63 SQMTR (4.10 ACRES) FALLING IN INDUSTRIAL COLONY AREA MEASURING 55.919 ACERS) IN SECTOR-73, VILLAGE MURTZAPUR & NIMKA, SECTOR 72 & 73, FARIDABAD BEING DEVELOPED BY M/S ADORE HOMES LLP

L.No- 78 dt- 10/07/2024

For purpose of Code 1.2 (xvi) & 6.1 (i) of the Haryana Building Code, 2017, amended from time to time.

1. SHAPE & SIZE OF SITE

The shape and size of site is in accordance with the demarcation plan shown as A to K as confirmed by DTP, Faridabad vide Lndet No. 1448 dated 25.04.2024.

2. LAND USE

The type of building use permissible is Affordable Industrial Housing in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of building is Residential (Refer Code 1.2 xxi(i)).

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :-

- (a) The apartment of pre-defined size-range shall be allotted at a pre-defined rate as per policy Misc. 388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015 as amended from time to time & Policy Misc. 388/7/16/2019-2TCP, dated 09.03.2019.
- (b) 60% area shall be earmarked for flats which shall have maximum carpet area of 90 sqmtrs and remaining 40% shall be earmarked for flat size of upto 60 sqmtrs.
- (c) The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free of F.A.R. (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/alminrah/shelf, which being usable covered area shall form part of carpet 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 structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone.

4. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-

- (a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
- (b) The maximum coverage of ground floor shall be 50% on the area of 4.10 acres.
- (c) The maximum commercial component shall be 4% of the net planned area i.e. 0.164 acres with an F.A.R. of 150. The maximum F.A.R. on balance area i.e. 3.936 acres shall not exceed 225.

5. 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 be as per Code 6.3 (3)(i)(b) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be as per Code 7.3. of the Haryana Building Code, 2017.
- (c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

Sr.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

- (d) 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 in (c) above.

6. PARKING :-

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
- (b) Parking shall be provided @ of half equivalent car spaces (ECS) for each dwelling unit upto 60 sqmtrs and one ECS per dwelling unit above 60 sqmtrs.
- (c) Only one two wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat owners.
- (d) The parking bay of the two wheelers shall be 0.8m x 2.3 m.
- (e) No car parking shall be allotted to any apartment owner who owns flat upto 60 sqmtrs.
- (f) The balance available parking spaces, if any, beyond the allotted two wheeler parking sites, can be earmarked as free-visitor-car parking space.
- (g) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- (h) The area for parking per car shall be as under:-
Basement 32sqm
Stilt 28 sqm
open 23 sqm

7. APPROACH TO THE SITE :-

- (a) 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 DGTCP, Haryana.
- (b) The approach to the site shall be shown on the zoning plan.

8. BAR ON SUB DIVISION OF SITE :-

The site of Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and rules framed thereunder. Sub-division of the site shall not be permitted, in any circumstances.

9. GATE POST AND BOUNDARY WALL :-

- (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. 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 or wicket gate shall be allowed to open on the sector road/public open space.
- (b) The boundary wall shall be constructed as per Code 7.5 of the Haryana Building Code, 2017.

10. DENSITY

The minimum density of the population provided in the colony shall be 600 PPA and maximum shall be 900 PPA on the area 4.10 acres as per Enterprises promotion Policy-2015 vide Memo no Misc.388/PA(RB)/2015/7/16/2006-2TCP dated 01.10.2015. For Computing the density, occupancy per dwelling unit shall be taken as five persons.

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 Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

12. LIFTS AND RAMPS

- (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

13. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.

14. BUILDING BYE-LAWS

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

15. BASEMENT

- (a) The number of basement storeys in Group Housing shall be as per Code 6.3(3)(i)(b) of the Haryana Building code, 2017.
- (b) The construction of basement shall be executed as per Code 7.16 of the Haryana Building code, 2017.

16. PROVISIONS OF COMMUNITY BUILDINGS

The Coloniser shall be required to provide the following community site in the project, which shall form part of the common area and facilities as defined under the Haryana Apartment ownership Act -1983

(a) One built-up community hall of not less than 2000 sqft. area.

(b) One built-up ananwadi-cum-creech of not less than 2000 sqft. area.

17. PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

18. EXTERNAL FINISHES

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass metals or any other finish which may be allowed by the Competent Authority.
- (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

19. FIRE SAFETY MEASURES

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India, 2016 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/ L.T. 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 Competent Authority.
- (c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

20. That the coloniser/owner 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.

21. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

22. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

23. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

24. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

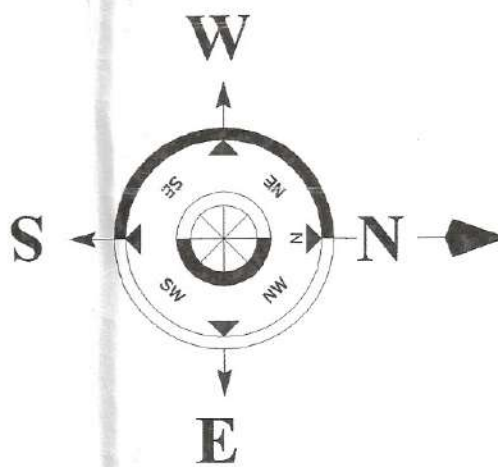
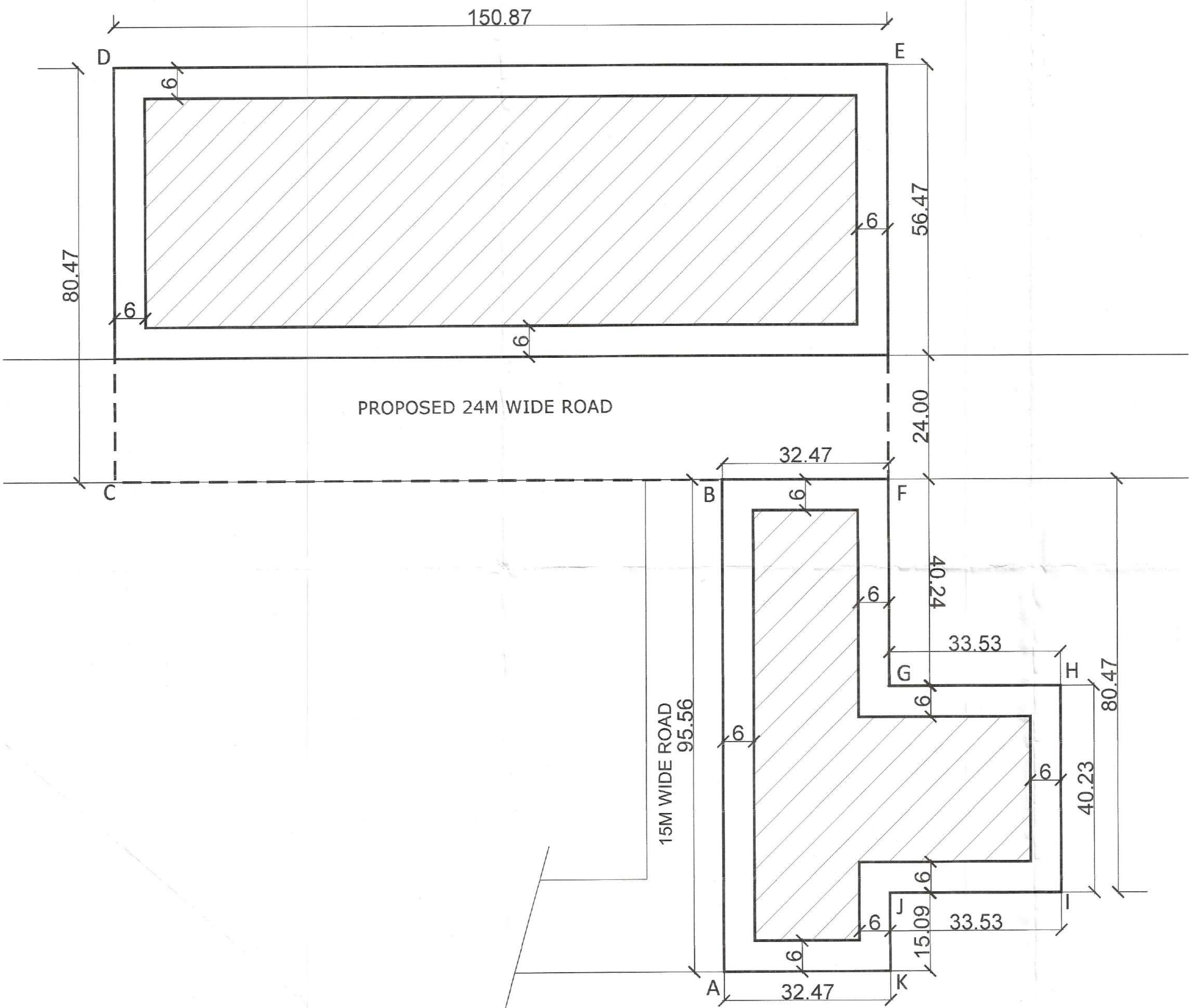
25. GENERAL

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) Garbage collection center of appropriate size shall be provided within the site.
- (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

That no separate zoning plan is approved for community site/sites earmarked within group housing scheme. The community building/buildings shall be constructed by the coloniser/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, falling within the said site shall vest with the Government.

DRG No. DTCP- 10343 Dated 10-07-2024

(GURPREET KHEPAR) AD (HQ) (RAJAT CHAUHAN) ATP (SAVITA JINDAL) DTP (HQ) (SUNITA SETHI) STP (HQ) (P.P. SINGH) DTP (HR) (AMIT KHATRI, IAS) DTCP (HR)



ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 8832.7232 SQM (2.1826 ACRES)