### DEVELOPED BY IDENTITY BUILDTECH PVT. LTD. AN ZONING PLAN OF GROUP HOUSING (LICENSE NO32 OF 2012 DATED 16/4/2012 COLONY **DOTHERS** AREA MEASURING 11.70 SECTOR-103, GURGAON

BEING ACRES

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

### L. SHAPE & SIZE OF SITE

shape and size of the Group Housing Colony is in accordance firmed by DTP, Gurgaon vide Endst No., 3602 Dated 05.08.2011

2. TYPE OF BUILDING PERMITTED

## 3. GROUND COVERAGE AND FAR

 a. Building shall only be permitted with in the where else. 

The maximum FAR shall not exceed 175 on the area of 11.70 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 General, Town and Country Flanning, Haryana.

The maximum coverage on ground floor shall be 35% and that on 30% on the area of 11.70 acres.

### 4. HEIGHT OF BUILDING

The height of the building block, subject of course governed by the following:

- a. The maximum height of the buildings shall not be more than as allowed by National 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 this height to a depth of 24M, along the narrow street.

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55 & above	50	45	40	35	30	27	24	21	18	15	10	HEIGHT OF BUILDING (in meters)
N.	1.4	13	12	11	10	9	50	7	6	15		SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)

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 day vetted from reputed institute like IIT Delhi, IIT Booktee, PEC Chandigath or NIT Kurukhetra etc. 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 or any person authorized by the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person authorized by the Director, Urban Local Bodies, Haryana or far person author

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### 5. SUB-DIVISION OF SITE

## 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 DG,TCP, hisyana, in addition to the grate/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 shall be allowed to open on the sector road/public open space.

The minimum density of the population po PPA on the area of 11.70 acres.

7. DENSITY

For computing the density, the occupanty 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

quate accommodation shall be provided for domestic servants and other service population of EWS. The biber of such of welling units for domestic servants shall not be less then 10% of the number of main dwiller and the carpet area of such a unit if attached to the main units shall not be less than 140 of ft, in addition of the total number of dwelling units having a minimum area of 200 of ft shall be earmarked for E.W.S.

### PARKING

ZONED AREA = 5.915 ACRES ALL DIMENSIONS ARE IN METRES

The covered parking in the basement or is the form of multi-fevel parking above ground level shall not be counted towards FAB. However, in case of multi-fevel parking above the ground level the foot print of separate parking building blooky shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floorly upper stories, the floor to ceiling height of the basement / upper floor may be instalment of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. 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 automatic switchness are provided for running of lifts along with stains. However, in case of buildings having more than four storey lifts with 100% stand by generators along with successful switchness 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 a adequate slope not steeper than 1.10. The entry and earl shall be separate preferably at opposite ends. 11. OPEN SPACES

ons including protes between the blocks and wings of buildings shall be developed, equipped and to the plant approved by the DG/CP\*, Hayana. At feast 15% of the total site area shall be developed is is tot lots and play ground.

## 12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got under section 8(2) of the Act No.41 of 1963), before taking up the construction.

### 13. BUILDING BYE-LAWS

building/buildings shall be governed by the building rules, provided in the part VII of the Punjub introlled Areas, Restriction of Unregulated Development Rules, 1965. On the points, where such late no condition or rorm, the model building bye-laws issued by the SI, and as given in the HBC be approved by DG,TCP, Haryana.

### 14. CONVENIENT SHOPPING

0.5% of the area of 11.70 conditions.

- The ground coverage of 100% with FAR of 100 will be per ground coverage and FAR of the Group Housing Colony.
- b. The size of Klosk/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 Klosk/. al Store shall not exceed 4.00 meter.

## 15. PROVISION OF COMMUNITY BUILDINGS

### 16. BASEMENT

Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator zoom, lift room, fire flighting pumps, water reservoire, electric substation, alex-conditioning plants and tolersty utilities. If they satisfy the public health requirements and for no other purposes. Area under stitls (only for parking) and basement shall not be counted towards FAR. Basement thall not be used for storage/commercial purposes but will be used only for parking and a collary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

### 17. APPROACH TO SITE

vehicular approach to the site and parking lots shall be planned and provided giving due thiors of and the junctions with the surrounding roads to the satisfaction of the DG, TCP , Haryana

### 8. FIRE SAFETY MEASURES

- The owner will ensure the provision of proper fire safety measures in the multi-storey buildings con-provisions of Rules 1963/ NBC and the same should be got certified from the competent authority.
- b. Electric Sub Station / Infloor or in upper base approved from the cor generator room if provided should be on solid ground near. DG/N: Control panel on ground sement and it should be floated on outer periphery of the building, the same should be got impotent authority.

# 19. SOLAR WATER HEATING SYSTEM

he provision of solar wat ach building block before ter heating system shall be as per norms specified by HAREDA and shall be made applying for an occupation certificate.

## 20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water notification as applicable.

- 21. The colonizer shall ob 14.9.2006 issued by M execution of developm built the dearance/NOC as per the provisions of the Notification No. 5.0. 1533(f) Dated Ministry of Environment and Forest, Government of India before starting the construction/ nent works at Sec.
- shall use only Compact Fluorescent Lamps fittings for inter-
- pring plan is approved for community sites earmarked within a Group Housing Colony. The shall be constructed within a period of three years. The time period of three years for musity sites shall start from the issuance of sanction letter of this zoning plan. In case of failure such three year period, the Government may take over the community site in accordance with stool 3(3)(a)(b) of the Act No. 8 of 1975.
- That the owner shall construct the EWS flats within 2 years and give the advertisement the application for EWS flats in their Group Housing Colony within 12 months from the this zoning plan.

DRG. NO. DG,TCP\_

DATED: 18/4/2012





(J. S. REDHU)
CTP (HR)

(T. C. GUPTA, IAS) DG,TCP (HR)