

ZONING PLAN FOR RESIDENTIAL PLOTS FALLING IN THE INDUSTRIAL COLONY ON THE AREA MEASURING 50.131 ACRES (LICENSE NO. 08 OF 2011 DATED 19.1.2011) IN SECTOR-57, FARIDABAD BEING DEVELOPED BY PIONEER TOWN PLANNERS PVT LTD. AND OTHERS IN COLLABORATION WITH IRIS REAL ESTATE PVT LTD.

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. USE ZONE:-

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:-

Table with 2 columns: 'MARKING' and 'Type of building permissible on land'. It lists various markings for roads, open space, industrial, residential, commercial, and public utility.

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING :-

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

Table with 2 columns: 'AREA OF THE SITE' and 'MAXIMUM PERMISSIBLE COVERAGE ON GROUND FLOOR FOR RESIDENTIAL ZONE'. It specifies coverage percentages for different site areas.

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT :-

Table with 3 columns: 'AREA OF THE SITE', 'MAXIMUM PERMISSIBLE FLOOR AREA RATIO', and 'MAXIMUM PERMISSIBLE HEIGHT'. It lists ratios and heights for different site areas.

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 top floor.

4. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS :-

The maximum height and number of storeys allowed on the 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.

Table with 2 columns: 'MAXIMUM HEIGHT' and 'MAXIMUM NUMBER OF STOREYS'. It specifies height and storey limits for Residential Main.

5. 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.

6. SUB-DIVISION/ COMBINATION OF PLOTS :-

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot, subject to the following conditions:-

a) The site coverage and no. of dwelling units shall be as per 3, (2) & (3) above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

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

c) The boundaries of the plot as sold, in case of corner plots, boundary wall shall be rounded off at such corner by a radius as given below:

i) 0.5 meters Radius for plots opening on to open space

ii) 1.5 meters Radius for 125 sq. meters TO 420 sq. meters

iii) 2.0 meters Radius for plots above 420 sq. meters

d) Notwithstanding (i),(ii) & (c) above the supervision of the Director General, at any junction the visibility is effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

7. PLINTH LEVEL :-

Unless otherwise specified by the Director General, 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 the other buildings it shall not be less than 25 cms.

8. RESTRICTION OF ACCESS FROM 30 MTRS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES :-

In the case of plots which abut on the 30 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

9. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC :-

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

a) The boundaries of the plot as sold, in case of corner plots, boundary wall shall be rounded off at such corner by a radius as given below:

i) 0.5 meters Radius for plots opening on to open space

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d) Notwithstanding (i),(ii) & (c) above the supervision of the Director General, at any junction the visibility is effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

10. GATE AND GATE POST :-

The gate and gate post shall be constructed as per approved standard design at the position indicated on the zoning plan.

a) An additional wicket gate of standard design not exceeding 1.15 meter 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.

11. 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.

12. GARBAGE COLLECTION POINT :-

The plot owner shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the tow able collection point to be provided by the coloniser.

13. ACCESS :-

No plot will derive an access from less than 12.00 meters wide road.

14. SOLAR WATER HEATING SYSTEM :-

The solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

15. Forest :-

The coloniser shall obtain the Clearance / NOC as per the provisions of the Notification No. 50-1333/E dated 14-09-2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

16. The rain water harvesting system shall be provided as per the norms specified by the Government of Punjab, Punjab State Rain Water Harvesting Act, 2009. The rain water harvesting system shall be provided as per the norms specified by the Government of Punjab, Punjab State Rain Water Harvesting Act, 2009.

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

Note :- Read this drawing in conjunction with the demarcation plan verified by OTP, Faridabad vide endr no. 1506 dated 30.3.2012.

