

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpjharyana7@gmail.com
Web Site: www.tcpjharyana.gov.in

Memo No. ZP-1505/PA(DK)/2024/ 7981 Dated 05/03/2024

To

Good Earth Plotted Development Pvt. Ltd
(Formerly known as Raj Buildwell Pvt. Ltd.),
41-A, Ring Road, Lajpat Nagar-IV, Captain Gaur Marg,
New Delhi - 110024.

Subject: Approval of Zoning Plan of Club and Commercial site falling in Residential Affordable Plotted Colony (under DDJAY-2016) on the land measuring 13.675 acres (Licence No. 33 of 2021 dated 08.07.2021) in the Sector-71, Gurugram being developed by Good Earth Plotted Development Pvt. Ltd (Formerly known as Raj Buildwell Pvt. Ltd.).

Reference:- Your application dated 22.11.2023 on the subject cited above.

Please find enclosed a set of approved Club and Commercial site falling in aforesaid Residential Affordable Plotted Colony (under DDJAY-2016) given as under:-

Attributes	Area	Drawing No.	Dated
Zoning Plan of Club site	1.042 acres	DTCP-10094	01.03.2024
Zoning Plan of Commercial site	0.5356 acre	DTCP-10093	01.03.2024

DA/as above


(Narender Kumar)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.

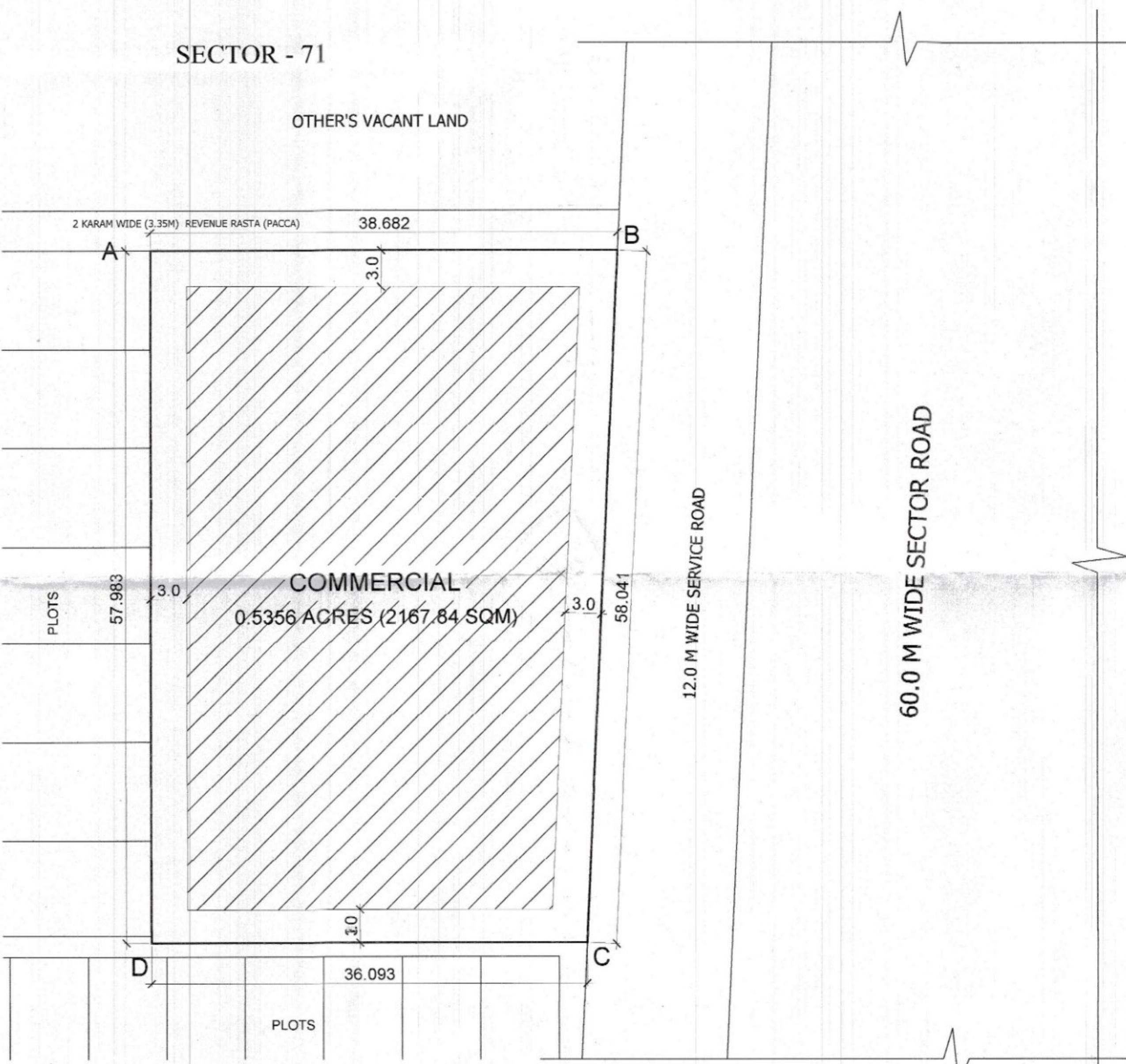
Endst. No. ZP-1505/PA(DK)/2024/ _____ Dated _____

A copy alongwith a copy of above said approved Layout-cum-Demarcation and Zoning Plan is forwarded to the following for information and necessary action: -

1. The Senior Town Planner, Gurugram.
2. The District Town Planner(P), Gurugram.
3. Nodal Officer, Website Updation.

DA/as above.


(Narender Kumar)
District Town Planner, (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh.



ALL DIMENSIONS ARE IN METERS
ZONED AREA - 1631.460 SQM OR 0.4031 ACRES



ZONING PLAN OF COMMERCIAL SITE FOR AN AREA MEASURING 0.5356 ACRE FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) OVER AN AREA MEASURING 13.6775 ACRES (LICENCE NO. 33 OF 2021 DATED 08.07.2021) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GOOD EARTH PLOTTED DEVELOPMENT PRIVATE LIMITED (FORMERLY KNOWN AS RAJ BUILDWELL PRIVATE LIMITED) AND SH. RAO INDERJIT SINGH S/o SH. RAO VIRENDER SINGH C/o GOOD EARTH PLOTTED DEVELOPMENT PRIVATE LIMITED

1. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

2. SHAPE & SIZE OF SITE.
The shape and size of site is in accordance with the demarcation plan shown as A to D as confirmed by DTP Gurugram vide Endst no. 9889 dated 28.09.2021.

3. LAND USE.
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex-2031-AD, as amended from time to time, as applicable. Not less than 50% of the permissible FAR should be used for neighborhood shopping.

4. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permmissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

5. 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 on ground floor shall be 60 % on the area of 0.5356 acre.
- (c) Maximum Permissible FAR shall be 175 on the area of 0.5356 acre. Not less than 50% of permissible FAR should be used for neighborhood shopping needs.

6. 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 Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (Viii).
- (b) The plinth height of building shall be as per Chapter 7.3.
- (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:-

S.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.

7. PARKING

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

8. APPROACH TO SITE.

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.

9. BAR ON SUB-DIVISION OF SITE.
Sub-division of the site shall not be permitted, in any circumstances.

10. APPROVAL OF BUILDING PLANS.
The building plans of the building 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, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

11. BASEMENT.

- (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).
- (b) The basement shall be constructed, used and maintained as per Chapter 7.16.

12. PLANNING NORMS.
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Competent Authority.

13. 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.

14. 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, class 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.

15. LIFTS AND RAMPS.

- (a) Lift and Ramps in building shall be provided as per Chapter 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.

16. 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.

17. 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/ LT. 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.

18. 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, if applicable.

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

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

21. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

22. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.

23. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

24. 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.

DRG No. DTCP- 10093 Dated 01-03-2024.

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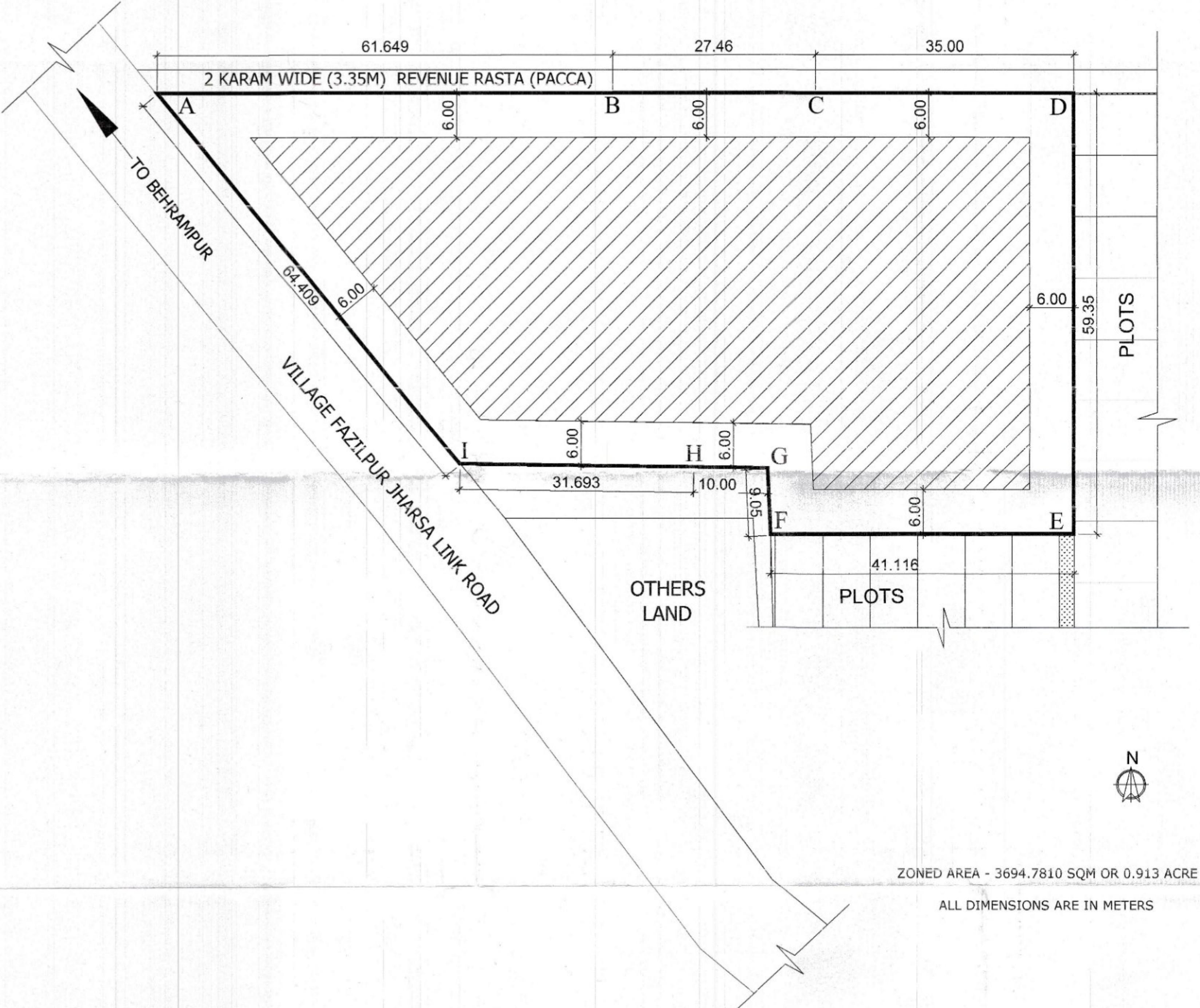
(RAM AVTAR BASSI) ID (HO) (SANJAY NARAN) DTP (H)

(R.S. BATTH) DTP (HO)

(P.P.SINGH)
S.P.(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

SECTOR - 71



ZONING PLAN OF "CLUB" UNDER THE PREVIEW OF "OTHER COMMUNITY FACILITY" FOR AN AREA MEASURING 1.375 ACRES FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) OVER AN AREA MEASURING 13.6775 ACRES (LICENCE NO. 33 OF 2021 DATED 08.07.2021) IN SECTOR-71, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY GOOD EARTH PLOTTED DEVELOPMENT PRIVATE LIMITED (FORMERLY KNOWN AS RAJ BUILDWELL PRIVATE LIMITED) AND SH. RAO INDERJIT SINGH S/o SH. RAO VIRENDER SINGH C/o GOOD EARTH PLOTTED DEVELOPMENT PRIVATE LIMITED

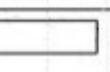
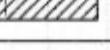
i. **For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**

ii. **SHAPE & SIZE OF SITE :**
The shape and size of the Community Building Site is in accordance to the demarcation plan verified by DTP, Gurugram vide Endst. no. 9889 dated 28.09.2021 shown as A to I on the zoning plan..

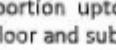
iii. **LAND USE :**
The type of buildings use permissible is Community Building in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Assembly Building" {Refer Code 1.2 xxii(a)}.

iv. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**

- (a) The type of building permitted on this site shall be building designated and intended to be used for Community Building. Not more than 10% of the permissible FAR to be allowed for rooms and residence of Manager and chowkidar.
- (b) 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, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.

v. **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 proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area.
- (c) Maximum permissible FAR shall be 100% on the site area.

vi. **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 height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed 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 as per Code 7.11(5) of the Haryana Building Code, 2017.

S.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.

vii. **PARKING:**

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as prescribed in Code 7.1 of the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

viii. **APPROACH TO SITE:**

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director, Town & Country Planning, Haryana.
- (b) The approach to the site shall be shown on the zoning plan.
- (c) Entry and Exit shall be permitted as indicated/ marked on the plan.

ix. **BAR ON SUB-DIVISION OF SITE:**
Sub-division of the site shall not be permitted, in any circumstances.

x. **APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana or any other persons or the committee authorized by him, as per Haryana Building Code-2016 (as amended from time to time), before starting up the construction.

xi. **BASEMENT:**

- (a) The number of Basement storeys shall be as per the Haryana Building Code, 2017.
- (b) The construction of the Basement shall be executed as per the Haryana Building Code, 2017.

xii. **PLANNING NORMS:**
The building to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of the Haryana Building Code, 2017, and as approved by the Director General, Town & Country Planning, Haryana.

xiii. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.

xiv. **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, class metals or any other finish which may be allowed by the Director, Town & Country Planning, Haryana.
- (b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
- (c) 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.
- (d) 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.

xv. **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 with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.

xvi. **BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.

xvii. **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 Code 7.17 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/ LT. 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 Chief Electrical Inspector, Haryana.
- (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.

xviii. The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.

xix. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.

xx. That the owner shall strictly comply with the Code 8.3 for enforcement of the Energy Conservation Building Codes.

xxi. That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.

xxii. **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) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (c) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (d) Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
- (e) No advertisement shall be permitted.
- (f) The community building/buildings shall be constructed by the Colonizer/ Owner as per provision of Policy dated 25.08.2022, failing which the said site shall vest with the Government.
- (g) You shall construct such Community Building at your own cost which shall not be loaded/ levied on the residents of the colony.
- (h) You shall not be allowed to sale such Community Building without the approval of Director and the proceeds of the same shall be transferred to HWA.
- (i) You shall not be allowed to earn any profit such as membership charges/ fee from such Community Building.
- (j) You shall not be allowed to construct any other building on the site.

REG. NO. RTCP 10094 DATED 01-03-2024

~~(RAM AVTAR BASSI)~~

(SANJAY NARA
DTP/HO

G) (R.S. B
DTE

(HITESH SHARMA)
STR (HQ)

 (AMIT KHATRI, IAS)
DTCB (HR)