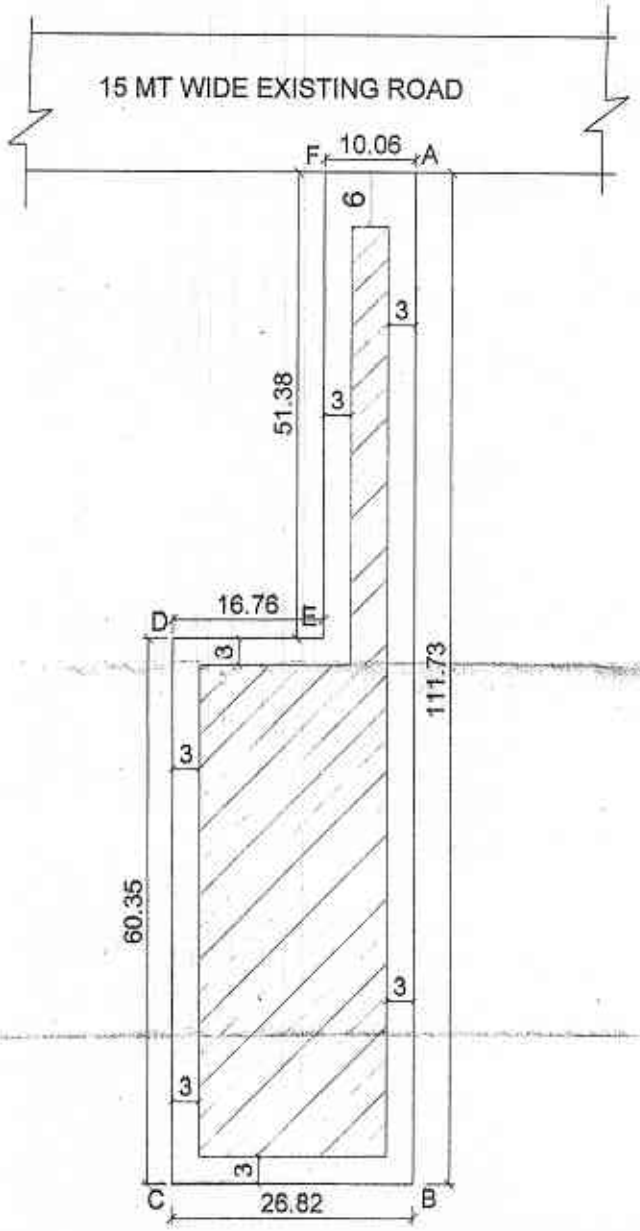
ZONING PLAN OF GROUP I[illegible]SING COLONY (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) AREA MEA[illegible]ING 0.5278 ACRES (LICENSE NO 55 OF 2024 DATED 11/3/24) IN SECTOR-30, GURUGRAM BEING DEVELOPED BY SYNERGY REALTECH PVT LTD.

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



ZONED AREA 1328.0 SQ.M. (0.328 ACRES)
ALL DIMENSIONS ARE IN METRES

1. SALES & USE OF SITE :-

This shape and size of the Group Housing Colony (Under Retirement Housing Policy dated 17.08.2021) is in accordance with the demarcation plan as verified by DTCP(), Gurugram Vide endst. no. 4699 dated 12.08.2023 wherein as it is on the Zoning Plan.

2. TYPE OF BUILDING PERMITTED :-

The type of building permitted on this site shall be Residential designated as the Group of Dwelling Development for residential purposes or the purposes or applications as building including Community facilities, health services and public utility as may be permitted and approved by the DTCP/Town & Country Planning Haryana.

3. GROUND COVERAGE AND FAR :-

a. Covering shall only be permitted within the premises of the site situated at [illegible] and other uses shall be strictly prohibited.
b. The maximum ground coverage shall be 40%, on the area of 0.5278 acres as per Retirement Housing Policy dated 17.08.2021.
c. The maximum permissible commercial / institutional area of the permissible FAR (permissible only in Multi-storied apartments) shall be 10 percent.
d. The maximum FAR on the gross residential plot 2.5 FAR as shall not exceed 2.5 FAR.
e. Area under basement and terrace, max. 20% of permissible FAR.
f. Front area of front setback covering FAR, 30% in carpet area.
g. Deposit of fees after staff / service provision 5.25% of permissible FAR (not including) shall deposit as per service application for obtaining Occupancy Certificate.
h. Area under lifting mechanism shall not be 100 sq. mtrs.
i. Medical Room min. 12 sqm (01 BU at each floor).
j. Minimum Internal Motor garage/ Workshop min. 3 sqm/Dwelling or 300 sqm whichever is less.
k. Other Miscellaneous Facilities etc. shall be min. 100 to 150 sqm.

4. HEIGHT OF BUILDING :-

Height of the building block, subject of access to the provisions of the site coverage and FAR, shall be governed by the following:-

a. The maximum height of the building shall be as per Code 6.1.1 (1)(b) of the Haryana Building Code, 2017.
b. The stilt floor/ lights of building shall be as per Code 7.5, of the Haryana Building Code, 2017.
c. All building blocks shall be constructed so as to provide an inter se distance not less than the one half, maximum 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.	16	3
2.	19	6
3.	19	6
4.	31	7
5.	28	8
6.	27	9
7.	28	10
8.	29	11
9.	30	12
10.	31	13
11.	32	14
12.	33	15
13.	50.4 meters	18

d. If both windows or entrance/ exits below is intended to be used for the benefit of more than one building, beginning in the same street the width of both open air space shall be two and one half times the width of such opening as specified above.

5. ANNEXURE TO SITE :-

a. The minimum approach from the site and parking lots shall be planned and provided giving due consideration to the provision of and the provision with the sub-standing roads in the settlement of the DTCP/ Haryana.
b. The approach to the site shall be shown on the zoning plan.

6. GATE POST AND BOUNDARY WALL :-

(a) Each dwelling's 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 such gate or wicket gate shall be allowed to open on the public road/public open space.
(b) The boundary wall shall be constructed as per Code 7.3 of the Haryana Building Code, 2017.

7. DENSITY :-

a. The maximum density of the permitted residential in the colony shall be 150 PPA and the maximum no. of DU's on the area of 0.5278 Acres.
b. For calculating the density, the occupancy per unit dwelling unit shall be taken as three persons and for hostels/dwelling unit one person per bed/the dormitories 1 room.

8. 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 Code 7.7 of the Haryana Building Code, 2017.
(b) If on electronically/ other verified / belonging to / related to the said premises shall be parked outside the plot area.
(c) The area for parking per car shall be as under :-
i. Basement = 30 sq.mtrs.
ii. Stilt = 25 sq.mtrs.
iii. Open = 12 sq.mtrs.

9. INFLAMMABLE MATERIAL :-

Maximum limit of use permitted FAR shall be reserved to open for essential commercial shopping.

10. SIDE MARGIN :-

In case of flat site, spaces including those between any blocks and wings of buildings shall be maintained, maintained and landscaped according to the plan approved by the Competent Authority. At least 25% of the total land area shall be maintained as organized open space i.e. for park and play ground.

11. PROVISION OF SUBSTANTIAL PLANTING :-

Tree plantation/ planting shall be provided as per the composite norms in the Retirement Housing Policy dated 17.08.2021.

12. BAR OR SUB-DIVISION OF SITE :-

(a) The site of the Group Housing Colony (Under Retirement Housing Policy dated 17.08.2021) shall be governed by the Haryana Apartment Ownership Act 2010 and Rules framed thereunder.
(b) Sub-division of the site shall not be permitted, in any circumstances.

13. APPROVAL OF BUILDING PLANS :-

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

14. EASEMENT :-

(a) The number of basement storeys in Group Housing shall be as per Code 7.2(7)(2)(b) of the Haryana Building code, 2017
(b) The construction of basement shall be executed as per Code 7.15 of the Haryana Building code, 2017

15. PROVISION OF SURFACE DRAIN AND SEWERAGE :-

Soil for sewerage and surface drainage shall be provided as per the Haryana Building Code, 2017 and National Building Code, 2016.

16. INTERNAL ROADS :-

(a) The internal roads, open spaces, parking, service lanes, open [illegible] of width not less than 9.0 meters, 7.5 meters, 6.0 meters, 4.5 meters, 3.0 meters, 2.5 meters, 2.0 meters, 1.5 meters, 1.0 meters and 0.5 meters shall be provided as per the provisions of the Haryana Building Code, 2017 and National Building Code, 2016.
(b) Open spaces, parking, service, construction process, building material, Excavation and Paving Road Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

17. MIXED LAND USE PROVISION :-

(a) Commercial activities, i.e., Health Services, community facilities and convenience shops and commercial up to the maximum permissible limit of the dwelling units. Location of such shops in the basement, stilt floor, ground floor and/ or partly/ wholly in the upper floors shall be permitted as per the provisions of the building bylaws.
(b) Other ancillary/ staff accommodation may be allowed as per the norms.

18. BUILDING BYELAWS AND CODES :-

a. All matters, covering aspects not specifically mentioned in the Building Bye-laws of Haryana shall be governed by the provisions of the Haryana Building Code, as well as the Fire Prevention and Safety Measures for Master Plan Sub-Development Plan as per Model Bye-laws and Interim Directions of Haryana Government, as applicable from time to time.
b. All building blocks, in more than one floor (as permissible with lift) shall be suitably designed to accommodate lifts and passenger and lifting arrangements and other requirements specified by them.
c. All the external and internal drainage of building blocks should connect to the Municipal Sewerage System.
d. Open buildings (Balconies, porches) should not be less than 900 mm in width.
e. Projecting sliding windows should not be permitted.
f. Balconies/ sliding windows should be open.
g. Balconies/ sliding windows should be open.
h. Adequate design of barrier/ openings should be made to the local amenity of owner/ users.
i. Facilities should be encouraged.

19. LIFTS AND RAMPS :-

(a) All lifts shall have audio and visual signals and signalling systems and all aircraft hazard lights requiring obstacle free zone shall be provided and clearly marked.
(b) Mandatory ramps to be provided during height of building to provide for wheelchair access.
(c) Lift shall be provided with 50% standby generators along with automatic switchover along with provision of required hooks and number.
(d) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

20. STAIRCASE :-

a. Provision of clear width not less than 1500 mm.
b. Handrails should be fitted on both sides of the flights.
c. There shall not be more than 12 risers in a flight and the steps provided shall be of uniform going and rise in any flight.
d. Avoid dead flights of steps, in no case with more than 12 risers in a single flight.
e. Projecting nosing and open risers should not be permitted in residential flights of staircases. Open risers may be allowed in other cases.
f. Plain materials/ floor finishes/ ceiling/ skirting should be installed on all walls/ floor, wall finishes, skirting, ceiling, etc.
g. Specifications of lighting and ventilation of staircase as per HBC/NBC.
h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

21. CONSTRUCTION :-

a. Work should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
b. Where there is difference in the floor level the steps must be clearly painted with contrasting strips on the edges.
c. A 'e' material to provide handrails along the walls on either side of the corridor at suitable heights across the floor line.

22. KITCHEN :-

Following gas leak detection system shall be provided in all kitchens and in case with central system.

23. BATHROOMS :-

a. Hot/ Cold water should be provided with provision of geyser.
b. Total water consumption should be able to satisfy the norms laid.
c. Bathrooms must have ventilation.
d. Bathrooms shall be provided with outward opening doors to bathroom. Lift car dimension to be emergency when the stretcher needs to enter the bathrooms.

24. LIGHTING AND VENTILATION :-

a. Every habitable building to be provided as per Department of Ventilation Rules and with mandatory exemptions in basement provisions.
b. Adequate lighting and ventilation in the common areas including corridors, stairs and lifts to be properly maintained and shall be provided. Further facilities.

25. BASIC AMENITIES :-

a. Adequate security and housekeeping services.
b. Emergency facilities for those residents requiring medical care.
c. Opportunities for activities to provide enjoyable exercise to keep active and mentally stimulated.
d. Transport and mobility assistance including pick up and drop facility for nearby hospitals and other places such as a bank, the nearest community centres and recreational facilities complex.

26. ARCHITECTURAL CONTROL & PLANNING :-

a. Shall be an architectural control with an appointment of facility manager with Interior Designer.
b. Every Unit (all medical facility with name and physical/ laboratory services / Intensive Care Centre) (i.e. Emergency medical treatment for non-medical facilities and consultation services, exercise facilities) suitable for particular areas of the complex.
c. Mandatory tie-up with the nearby/ near facilities with the nearest hospitals/ multi-specialty hospitals.
d. Emergency centre with provision for accommodating one or two persons and an attendant, all patient rooms, treatment and medical emergencies that may be needed for treatment, with one check on every room, communication system (i.e. in case of any emergency) shall be provided. All electrical, etc., of other fixtures as prescribed by the Medical Council of India or any appropriate authority.
e. Regular medical checkups and follow-up visits are compulsory as required.
f. Third day therapy for medicines with close loop delivery.
g. Affordable facility to be provided, in charges are to such limits of MTH (Ministry of Retirement Home) provided.

27. INTERNAL FACILITIES :-

a. Jogging and walking tracks within main entrance and from each unit/ house.
b. Different signage and clearly marked footpaths and boundaries on main roadway.
c. Yoga, Meditation and Exercise Classes to be provided as feasible.

28. SECURITY AND SAFETY :-

a. Fire and other alarm systems to the provided as per the Haryana Building Code, 2017 and as per the Haryana Building Code, 2016 and National Building Code of India, 2016 and the same should be approved by the Competent Authority.
b. Emergency alarm and lights connected at bedside and in bathrooms and toilets also.
c. Non-carpeted vehicle flooring in all areas shall be provided.
d. Communication facilities, to be provided in all common areas and passage, light shining outside to the entrance/ exit door and security personnel, as per rules.
e. Temporarily marked and defined use only personnel in all areas of maintenance to be employed, security personnel in the complex facilities and basic emergency facilities.
f. Annual fire and overall fire insurance, insurance, annual periodic fire certificate by building service consultants to be taken.
g. CCTV cameras are to be installed in each block of the proposed total 05 sites and in all the stairways areas, basement/ parking, all the ground floor etc. Installation of these CCTV cameras to be monitored and recorded 24hrs by the security personnel.
h. Underground fire fighting systems, diesel/ fire pump to be provided as per provisions.
i. Smoke duct to be constructed as normally provided with each unit/ house/ flat etc.
j. Underground water tank/ sump/ overhead tank to be provided as per norms and as per the requirement of the Fire Dept.

29. BUILDING BYE-LAWS :-

The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017 and as per Retirement Housing Policy dated 17.08.2021. In case, where Haryana Building Code, 2017 is silent, the National Building Code of India, 2016 shall be followed.

30. FIRE SAFETY REQUIRED :-

(a) The colony will ensure the provision of proper fire safety measures for 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 approved by the Competent Authority.
(b) Fire safety measures/ provisions, such as, but not limited to, water tanks, underground and overhead tanks, fire escapes, fire fighting arrangements, fire alarm systems, etc. shall be provided as per the provisions of the Haryana Building Code, 2017 and National Building Code, 2016.
(c) To ensure fire fighting scheme shall not be approved from Fire Director, Chief Town Planner, Haryana or as may be authorized by the Director, Urban Local Bodies, Haryana. The approved scheme shall be binding on the owner/ developer.

31. That the owner/developer shall obtain the clearance certificate as per the provisions of the Notification No. [illegible] issued by Ministry of Environment and Forest, Government of India before starting construction work.

32. That the said water connection/ sewerage connection shall be provided as per Haryana Public Health Engineering Department (PHED) norms and policy.

33. That the owner/developer shall construct the said building strictly as per the sanctioned plans and shall not make any deviation without the prior permission of the Director, Urban Local Bodies, Haryana.

34. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. [illegible] dated [illegible] issued by Haryana Government Renewable Energy Department.

35. That the colonizer/owner shall provide the preference of [illegible] to the affected land owners as per the Haryana Government Resolution [illegible] dated [illegible] issued by the Urban Development Department, Haryana.

36. GENERAL :-

(a) Annual white wash and proper decoration of buildings every 24 years and repainting of outside every 5 years shall be done according to colour scheme as may be approved by the Competent Authority.
(b) The owner of a single building or different buildings shall not be allowed to close each back of building but shall be kept open.
(c) No applied decoration like fine lights, cornices, names of persons or buildings shall be allowed to project beyond the building line.
(d) Garbage collection center of appropriate size shall be provided within the site.
(e) Color scheme and exterior products shall be subject to the approval of the Competent Authority.

Interim Report [illegible] Final [illegible]

(RAM AVTAR BAGRI) JD (HQ)	(VIKAS) ATP (HQ)	(SUNENA) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P[illegible]SINGH) ATP (HQ)	(AMIT KHATRI, IAS) DTCP (HR)