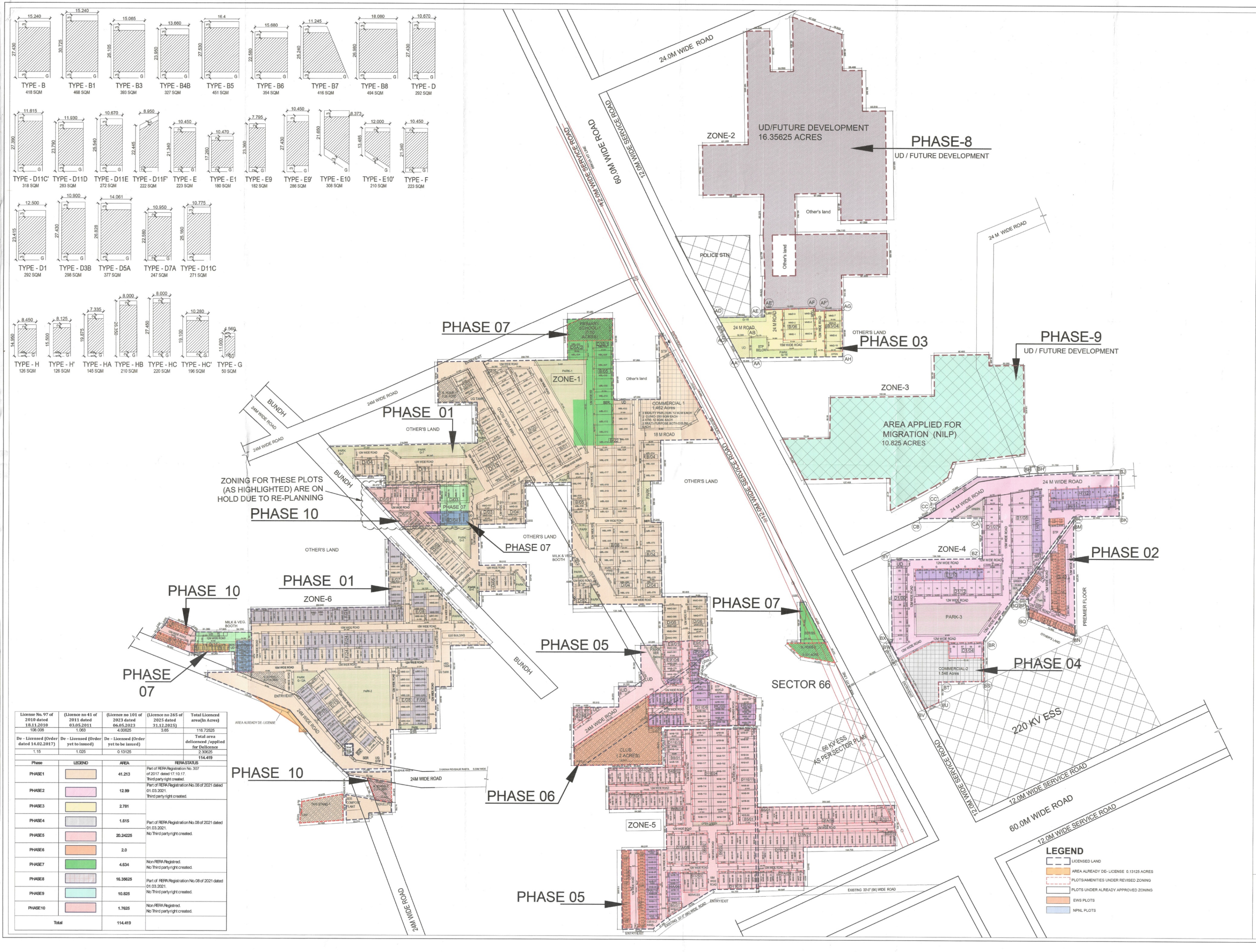

License No. 97 of 2010 dated 18.11.2010	(Licence no 41 of 2011 dated 03.05.2011	(Licence no 101 of 2023 dated 06.05.2023	(Licence no 265 of 2025 dated 31.12.2025)	Total Licenced area(In Acres)
108.006	1.063	4.00625	3.65	116.72525
De – Licensed (Order dated 14.02.2017)	De – Licensed (Order yet to issued)	De – Licensed (Order yet to be issued)		Total area delicenced /applied for Delicence
1.15	1.025	0.13125		2.30625
				114.419

Phase	LEGEND	AREA	RERA STATUS
PHASE1	🟧	41.213	Part of RERA Registration No. 307 of 2017 dated 17.10.17. Third party right created.
PHASE2	🟪	12.99	Part of RERA Registration No.08 of 2021 dated 01.03.2021. Third party right created.
PHASE3	🟨	2.781	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE4	⬜	1.615	
PHASE5	🟥	20.24225	
PHASE6	🟧	2.0	
PHASE7	🟩	4.634	Non RERA Registred. No Third party right created.
PHASE8	▦	16.35625	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE9	🟦	10.825	
PHASE10	🟥	1.7625	Non RERA Registred. No Third party right created.
Total		114.419	

DEMARCATION CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY ON AREA MEASURING 98.194 ACRES (LICENSE NO. 97 OF 2010 DT. 18.11.2010, LICENSE NO. 41 OF 2011 DT. 03.05.2011, LICENSE NO. 101 OF 2023 DT. 06.05.2023 & LICENSE NO. 265 OF 2025 DT. 31.12.2025) IN SECTOR-66 & 65 , GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

1. USE ZONE:-

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

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
1.	2.	3.
☰	Road	Road furniture at approved places.
⬚	Public open space	To be used only for landscape features.
▨	Residential Buildable Zone	Residential Buildable
▦	Commercial	As per supplymentery zoning plan to be approved seperately for each site.
▨	Community Building	As per supplymentery zoning plan to be approved seperately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING:-

(a) The building or buildings shall be constructed only with in the portion of the site marked as build-able zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement, F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

Plot Size/category	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height	Additional Purchasable (FAR)	
1	2	3	4	5	6	THE PERMISSIBLE GROUND COVERAGE HAS BEEN REVISED AND ACCORDINGLY PROVIDED VIDE MEMO NO. MISC-2339-ULB-VOL-II-A/7/5/ 2006-2TCP DATED 25.04.2022 THE RATE OF ADDITIONAL PURCHASABLE FAR IS AS PER POLICY VIDE MEMO NO. Misc.-2266/2024/ 7/17/2024-2TCP dated 10.09.2024
Upto 75 sq.m.	75%	Single level	165%	16.5M	0.99%	
Above 75 & upto 100sq.m.	75%	Single level	165%	16.5M	0.99%	
Above 100 & upto 150sq.m.	75%	Single level	145%	16.5M	1.19%	
Above 150 & upto 200sq.m.	75%	Single level	145%	16.5M	1.19%	
Above 200 & upto 250sq.m.	75%	Single level	145%	16.5M	1.19%	
Above 250 & upto 350sq.m.	66%	Single level	130%	16.5M	1.10%	
Above 350 & upto 500sq.m.	66%	Single level	120%	16.5M	1.20%	
Above 500sq.m.	66%	Single level	100%	16.5M	1.40%	

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-

a) The additional FAR is allowed on payment of charges as approved by the Government from time to time.

b) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed upto 16.5 meters.

3. GENERAL AND NPNL PLOTS

a. No's of Dwelling unit permitted on each plot : 3 (Three)

b. EWS PLOTS

In case of plots, falling in EWS category the FAR , Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS

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

The site coverage and no. of dwelling units shall be as per code 6.2 of HBC-2017 for the amalgamated plots, the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as ▨ residential build able zone in clause number 1 above. The cantilever projections as allowed in Haryana Building code 2017 shall not project beyond the portion marked as residential build-able zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. the stilt will not be permissible for any purpose other than parking.

8. PARKING:

(a) Adequate parking spaces, covered, open or in the basement /stilt shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code,2017.

(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:

Single level basement within the building zone of the site may be provided, constructed, used and maintained as per the Haryana Building Code 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 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.

12. BOUNDARY WALL:

(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DGTCP, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.

(c) In case of corner plots, boundary walls 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)1.0 meters radius for E.W.S. plots.
   (iii)1.5 meters radius for 125 sq. meters to 420 sq. meters
   (iv) 2.0 meters radius for plots above 420 sq. meters

(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

(a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

(b) 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.

14. 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.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS

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

17. The community building/buildings shall be constructed by the Colonizer / Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

18. General:-

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

(b) 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, if applicable.

(c) 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, if applicable.

(d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

(e) Fire protection in part IV of National building code of India, dealing with the fire protection measures as amended from time to time shall be followed.

(f) That the colonizer shall obtain the clearance/ NOC as per the provisions of the Notification No. S.O. 1533 (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.

(g) That the community building/building shall be constructed by the colonizer/ owner as per provisions of the Haryana Development and Regulation of Urban area (Amendment and Validation) Act No. 4 of 2012, falling which, the said site shall vest with the Government.

NOTES:-

Read this drawing in conjunction with the demarcation plan verified by D.T.P. GURUGRAM vide Endst no. 1866 dated 05/03/2026.

DRG No. DTCP- 12096 Dated 23-04-2026

(DINESH KUMAR)
PA(HQ)

(VIKAS)
ATP(HQ)

(ASHISH SHARMA)
DTP(HQ)

H Sharma
(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI,IAS)
DTCP(HR)