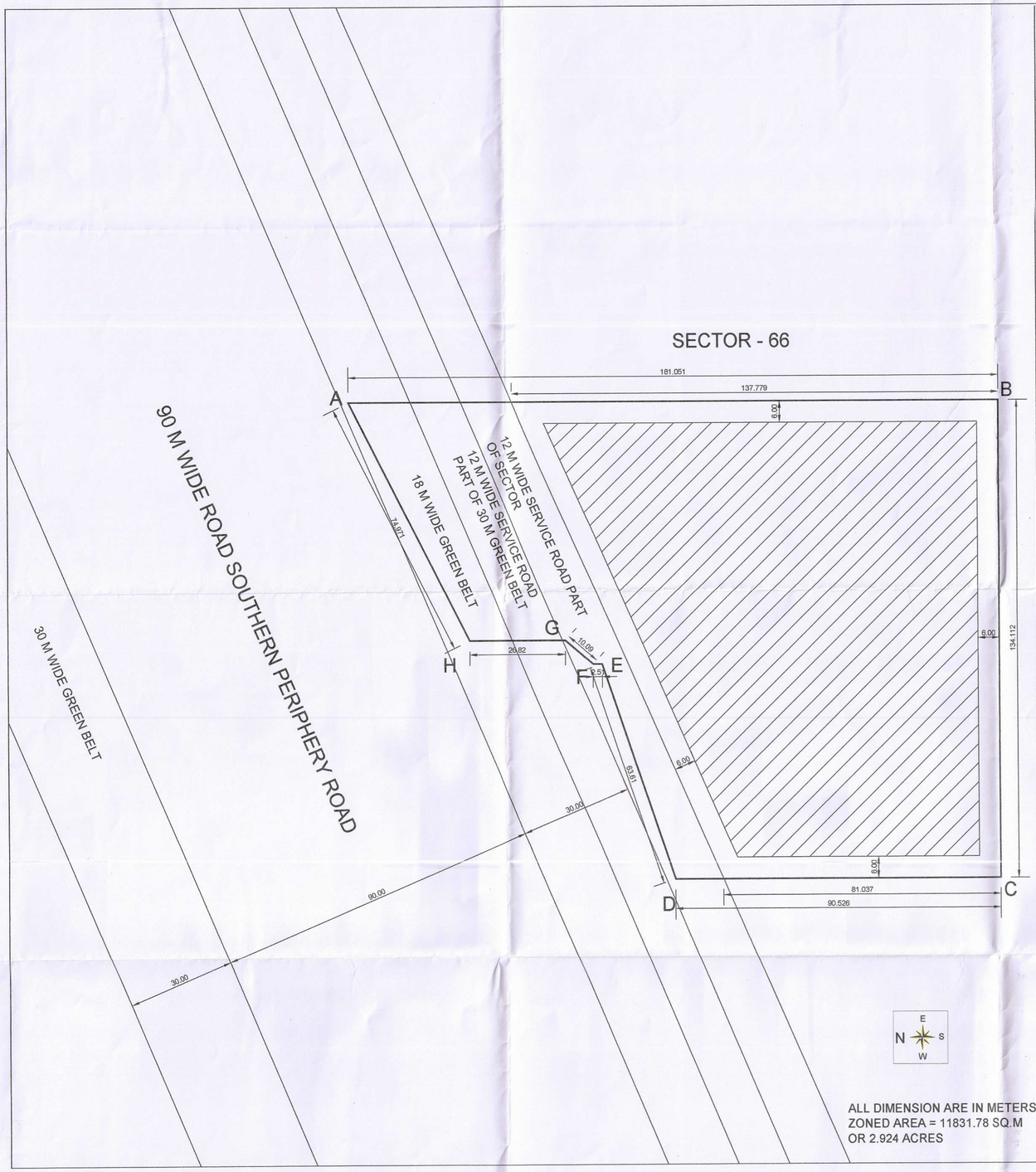
REVISED DEMARCATION-CUM- ZONING PLAN OF COMMERCIAL COLONY (UNDER TOD POLICY DATED 09.02.2016) OVER AN AREA MEASURING 4.418 ACRES (LICENCE NO. 197 OF 2008 DATED 05.12.2008) IN SECTOR-66, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY R.C. SOOD & COMPANY PVT. LTD. C/O ADVANCE INDIA PROJECTS LTD.



ALL DIMENSION ARE IN METERS
ZONED AREA = 11831.78 SQ.M
OR 2.924 ACRES

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

1. SHAPE & SIZE OF SITE.
The shape and size of site is in accordance with the demarcation plan shown as A to H as confirmed by DTP, Gurugram vide Endst No. 11988 dated 09.12.2019.

2. 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, as amended from time to time, as applicable.

3. 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/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-3 above and uses permissible in the open space zone.

4. 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 and subsequent floor shall not exceed overall 60% on the area of 4.2298 acres as per Policy dated 09.02.2016.
(c) Maximum Permissible FAR shall be 350% on the area of 4.2298 acres as per TOD Policy 09.02.2016, However, an additional FAR of 12550.1792 Sqm. is also permitted in lieu of following TDR Utilization certificates :-

S.No.	TDR Certificate No./SPRP Licence No.	TDR Utilization Certificate No. and Date	Area in Sqm.
1	TDR Certificate No. 2434-2958 of 28/2024 dated 24.10.2024 (Part of TDR Certificate No. 1-2958 of 28/2024 dated 24.10.2024)	TDR Utilization Certificate No. 53 of 2025 dated 22.04.2025	10874.3912
2	TDR Certificate No. 1004-1095 of 64/2024 dated 18.12.2024 (Part of TDR Certificate No. 1-1213 of 64/2024 dated 18.12.2024	TDR Utilization Certificate No. 103 of 2025 Dated 18.08.2025	1526.46
3	TDR Certificate No. 1096-1104 of 64/2024 dated 18.12.2024 (Part or TDR Certificate No. 1-1213 of 64/2024 dated 18.12.2024	TDR Utilization Certificate No. 104 of 2025 dated 18.08.2025	149.328
		Total additional FAR to be utilized	12550.1792

5. 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).
(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:-
(d) If the permissible area is archived on Ground floor same will be achieved on subsequent floor

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

(e) 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.

6. PARKING
(a) Adequate parking spaces, covered, open or in the basements shall be provided for vehicles of users and occupiers, within the site.
(b) The parking shall be calculated for commercial area as per TOD policy the norms of 1 ECS for every 50 Sqm. carpet area shall be followed as per TOD policy dated 09-02-2016 & its subsequent amendments thereafter. The area for parking per car shall be as under:-
1 ECS = 23 Sqm. for open parking
1 ECS = 28 Sqm. for stilt parking
1 ECS = 32 Sqm. for basement parking.
(c) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area

7. 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.

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

9. 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.

10. BASEMENT.

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii)of the Haryana Building code, 2017.
(b) The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 form 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 form 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.

17. 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. 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.
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 you shall not raise any construction under the ROW of 220 KV HT line passes over the site.

23. 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.
(f) That this revised zoning plan shall be issued in supersession with earlier approved zoning plan vide drwaing no. 7386 dated 02-03-2020.

DRG No. DTCP- 11393 Dated 27-08-25

(DINESH KUMAR) PA (HQ)	(VIKAS) ATP (HQ)	(NARENDER KUMAR) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP (HR)