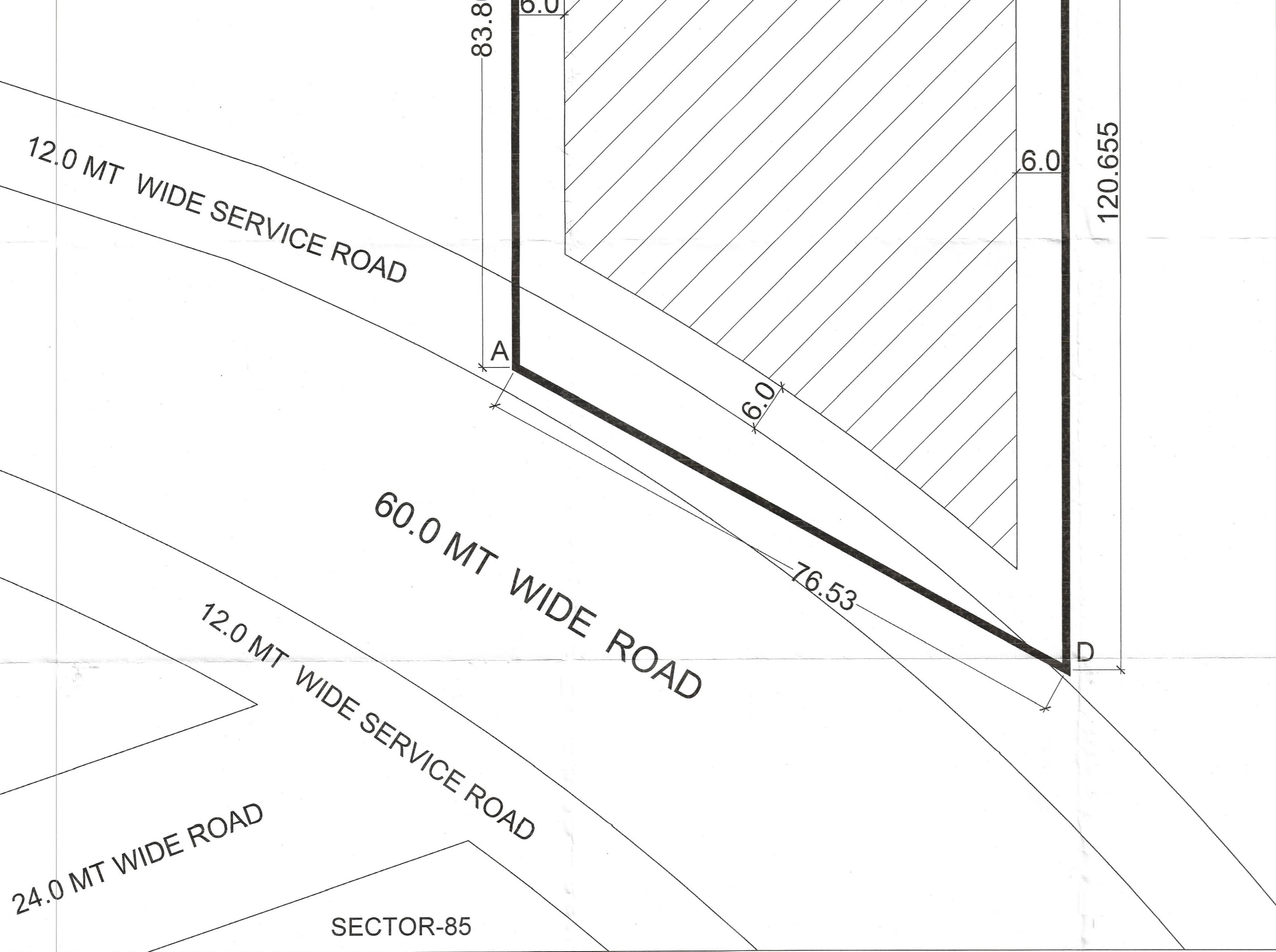


NORTH :



ZONED AREA 4506.456 SQ.M.
OR 1.113 ACRES
ALL DIMENSIONS ARE IN METRES

SECTOR-84



DEMARCATION-CUM-ZONING PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 1.69375 ACRES (LICENSE NO. 68 OF 2025 DATED 7/5/2025) IN SECTOR-84, GURUGRAM BEING DEVELOPED BY LAMOSE INFRA LLP.

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

- SHAPE & SIZE OF SITE :-**
The shape and size of the Retirement Housing Project (Under Retirement Housing Policy) is in accordance with the demarcation plan as verified by DTP Gurugram vide endst. no. 1623 dated 21.02.2025 shown as A to D on the Zoning Plan.
- TYPE OF BUILDING PERMITTED :-**
The type of building permitted on this site shall be buildings designated in the form of flattened development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.
- GROUND COVERAGE AND FAR :-**
 - Building shall only be permitted in the portion of the site marked as **Zone 2** buildable zone and nowhere else.
 - The maximum ground coverage shall be 40% on the area of 1.69375 acres as per Retirement Housing Policy dated 04.11.2024.
 - The maximum commercial component shall be 4% of the permissible FAR (Shops catering to daily needs only shall be allowed).
 - Area under residential building shall be 75% of permitted FAR.
 - Minimum area of retirement homes/old/ 30 Sqm carpet area.
 - Dormitory/ Hostel for staff / service persons: Maximum 10% of permitted FAR (Dormitory/ Hostel development as per norms applicable for Working Women Housing).
 - Area under Mess/ common dining: Minimum 100 Sqm.
 - Medical Room: Minimum 100 Sqm.
 - Common room/Indoor games/ Gymnasium: 2 sqm/person or 500 sqm whichever is less.
 - Other miscellaneous facilities viz. laundry etc: Minimum 100 sqm
- HEIGHT OF BUILDING :-**
 - The height of the building block, subject to course to the provisions of the site coverage and FAR, shall be governed by the following:
 - The maximum height of the buildings shall be as per Code 6.3 (3)(i)(b) of the Haryana Building Code, 2017.
 - The plinth height of building shall be as per Code 7.3 of the Haryana Building Code, 2017.
 - 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 one specified for the tallest building as specified above.
- APPROACH TO SITE :-**
 - The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTPC, Haryana.
 - b. The approach to the site shall be shown on the zoning plan.
- GATE POST AND BOUNDARY WALL :-**
 - Such boundary 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 main gate or wicket gate shall be allowed to open on the sector road/public open space.
 - b. The boundary wall shall be constructed as per Code 7.5 of the Haryana Building Code, 2017.
- DENSITY :-**
 - a. The minimum density of the population provided in the colony shall be 250 PPA and the maximum be 900 PPA on the area of 1.69375 acres.
 - b. For computing the density, the occupancy per dwelling unit shall be taken as three persons and for service dwelling unit one person per bed for Dormitory/ Hostel.
- PARKING :-**
 - a. Parking space shall be provided @ 1 Equivalent Car Space (ECS) per dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party.
 - b. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
 - c. The area for parking per car shall be as under:
 - i. Basement = 52 sq.mtrs.
 - ii. Stilts = 28 sq.mtrs.
 - iii. Open = 23 sq.mtrs.
- COMMERCIAL SHOPPING :-**
 - Maximum 4% of the permitted FAR shall be reserved to cater for essential commercial shopping.
- OPEN SPACES :-**
 - While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. Minimum 20% of the Net Planned Area shall be developed as organized Park.
- PROVISIONS OF COMMUNITY BUILDINGS :-**
 - The community buildings shall be provided as per the composite norms in the Retirement Housing Policy dated 04.11.2024.
- BAR ON SUB-DIVISION OF SITE :-**
 - (a) The site of the Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
 - (b) Sub-division of the site shall not be permitted, in any circumstances.
- 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 person or the committee authorized by him, as per provision of Haryana Building Code-2017 (as amended time to time) before starting up the construction.
- BASEMENT :-**
 - (a) The number of basement stories in Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) shall be as per Code 6.3(3)(i)(b) of the Haryana Building Code, 2017.
 - (b) The construction of basement shall be executed as per Code 7.16 of the Haryana Building Code, 2017.
- 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.
- EXTERNAL FINISHES :-**
 - (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, tiles, etc. 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.
- BUILDING DESIGN PRINCIPLES :-**
 - (a) Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons' (Harmonized Guidelines), as amended from time to time.
 - (b) All the external and internal design of buildings should consider the free movement of wheelchairs.
 - (c) All the external and internal design of buildings should consider the free movement of wheelchairs.
 - (d) Door openings (between jambs) should not be less than 900 mm in width.
 - (e) Preferably sliding windows should be used.
 - (f) Easy to grip door knobs and lever type handles of large size to be used.
 - (g) Ergonomic design of furniture specific to the requirements of senior citizens.
 - (h) Furniture should be lightweight, sturdy and without sharp edges.

DRG No. DTPC- 11101 Dated 04-05-2025

(DINESH KUMAR)
PA (HQ)

(RAJAT CHAUHAN)
ATP (HQ)

(NARENDER KUMAR)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

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