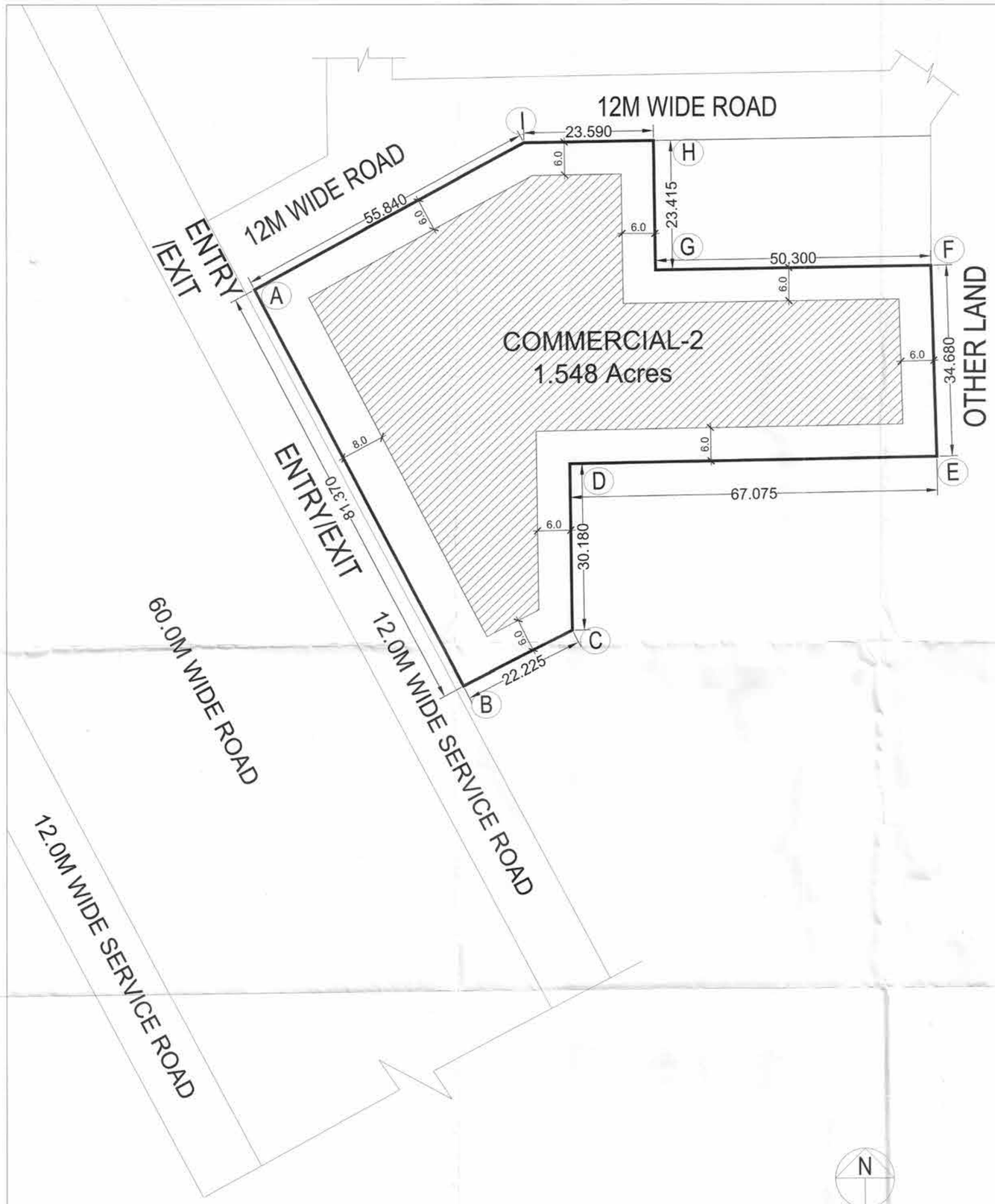
REVISED ZONING PLAN OF COMMERCIAL-2 AREA MEASURING 1.548 ACRES PART OF RESIDENTIAL PLOTTED COLONY AREA MEASURING 98.194 ACRES (LICENSE NO. 97 OF 2010 DT. 18.11.2010, LICENSE NO. 41 OF 2011 DT. 03.05.2011, LICENSE NO. 101 OF 2023 DT. 06.05.2023 & LICENSE NO. 265 OF 2025 DT. 31.12.2025) IN SECTOR-66 & 65 , GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).



ALL DIMENSIONS ARE IN METRES
ZONED AREA =0.960 ACRE (3885.208 SQ.M.)

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

2. SHAPE & SIZE OF SITE :
The shape and size of the Site as per verified Demarcation vide DTP endst No. 1866 dated 05/03/2026 is as shown on the zoning plan as A to I.

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, as amended from time to time, as applicable.

4. TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-
The type of building permitted on this site i.e. Shopping Mall, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/ Unstarred Hotel, Offices Club & other allied used etc.

Notation	Land use zone	Type of building permitted/permissible structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2 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 1.548 acres.
c) Maximum permissible FAR shall be 175% on the area of 1.548 acres. However an additional FAR of 7828.8841 Sqm. is also permitted in lieu of following TDR Utilization Certificates. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.

Sr. No.	TDR Certificate No.	TDR Utilization Certificate no. and Dated	FAR to be utilized (in Sqm.)
1	TDR Certificate No.- 479-548 of 81/2024 dated 30.12.2024 (Part of TDR Certificate No. 1-548 of 81/2024 dated 30.12.2024)	TDR Utilization Certificate no. 96 of 2026 Dated 09/09/2026 issued vide memo no. TDR-U1384/CTP/327/30/2026 Dated: 09/09/2026	1106.7194
2	TDR Certificate No.- 1-326 of 81/2025 dated 17.12.2025	TDR Utilization Certificate no. 87 of 2026 Dated 09/09/2026 issued vide memo no. TDR-U328A2/CTP/32679/2026 Dated: 09/09/2026	5156.9473
3	TDR Certificate No.- 1-99 of 80/2025 dated 17.12.2025 (Part of TDR Certificate No. 1-140 of 80/2025 dated 17.12.2025)	TDR Utilization Certificate no. 89 of 2026 Dated 09/09/2026 issued vide memo no. TDR-U329A2/CTP/32690/2026 Dated: 09/09/2026	1565.2174
		Total	7828.8841

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 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 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 Code 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-DIVISIONS 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 or 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 basements shall be constructed, used as per Chapter 7.16.

12. PLANNING NORMS:-
The building/buildings 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 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 of India, 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 Director ,Town & Country Planning, Haryana.
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.
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.

15. 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) Ramps shall also be provided as per the provisions of National Building Code, 2017 and Haryana Building Code, 2017.

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 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 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 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable.
19. 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 ensure the installation of Light-Emitting Diode lamps (LED) for internal 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 the coloniser/owner shall ensure the installation of solar power plant as per the 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. 22/52/2005-5 Power 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) 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) 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 12588 DATED 24-09-2026

(DINESH KUMAR) PA(HQ)	(VIKAS) ATP(HQ)	(NARENDER KUMAR) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(DR. J. GANESAN, IAS) DG,TCP (HR)