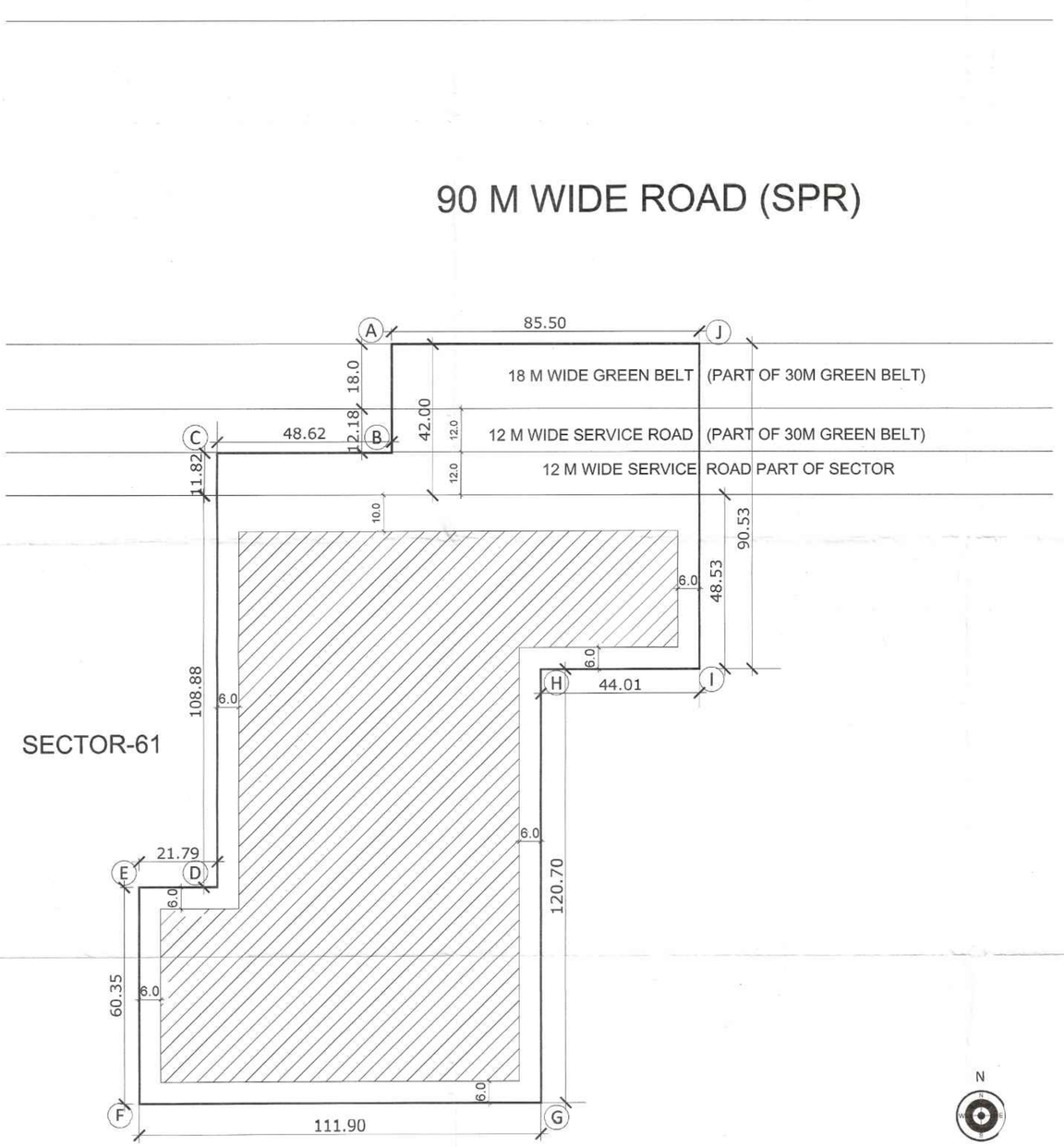
REVISED DEMARCATION CUM ZONING PLAN OF IT PARK COLONY (MIXED LAND USE) UNDER TOD POLICY (85% I.T. / CYBER PARK COMPONENT + 15% COMMERCIAL COMPONENT) AREA MEASURING 5.65 ACRES (LICENCE NO. 34 OF 2008 DATED 23.02.2008) IN SECTOR-61, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ACTIVE PROMOTERS PVT. LTD. IN COLLABORATION WITH EMAAR INDIA LTD. (FORMERLY KNOWN AS EMAAR MGF LAND LTD.)



ALL DIMENSIONS ARE IN METRES
ZONED AREA = 14452.99 SQM OR
3.5714 ACRES

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

2. **SHAPE & SIZE OF SITE.**

The shape and size of site is as shown in the zoning plan.

3. **TYPE OF BUILDING PERMITTED AND LAND USES.**

(a) The type of building of the IT Park Colony (Mixed Land Use) under TOD Policy permissible in this site shall confirm to provisions of the Industrial zone and Commercial zone as provided in the Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, and Haryana Building Code 2017, as amended from time to time, as applicable.

(b) The site shall be developed and building constructed thereon as indicated in and explained in the table below :-

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-a above and uses permissible in the open space zone as per table above.

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 proportion up to which the site can be covered with building or buildings of the Mix Land Use Colony on the ground floor and subsequent floors shall not exceed overall 60% of the area of 5.65 acres as per TOD Policy dated 03.08.2017.

(c) Maximum permissible FAR shall be 350 i.e. 85% under IT/Cyber Park & 15% under Commercial on the area of 5.65 acres. An additional FAR of 31993.2172 Sqm. on Mixed Land Used Colony (85% under IT/Cyber Park & 15% under Commercial) is also permitted in lieu of following TDR Utilization Certificates.

S. No.	TDR Certificate No.	TDR Utilization Certificate No. and Dated	FAR to be utilized (in Sqm.)
1	1- 610 of 27/2024 dated 16.08.2024 (Part of TDR Certificate No. 1-2409 of 77/2024 dated 16.08.2024)	TDR Utilization Certificate no. 55 of 2024 dated 30.12.2024	12158.660
2	571-631 of 28/2023 dated 14.04.2023 (Part of TDR Certificate No. 1-631 of 28/2023 dated 14.04.2023)	TDR Utilization Certificate no. 59 of 2024 dated 31.12.2024	1216.981
3	422-485 of 06/2022 dated 16.12.2022 (Part of TDR Certificate No. 1-485 of 06/2022 dated 16.12.2022)	TDR Utilization Certificate no. 60 of 2024 dated 31.12.2024	1276.833
4	1-375 of 57/2024 dated 23.12.2024 (Part of TDR Certificate No. 1-375 of 57/2024 dated 23.12.2024)	TDR Utilization Certificate no. 28 of 2025 dated 23.01.2025	7489.330
5	364- 470 of 61/2023 (Out of 1-470) dated 10.11.2023 (Part of TDR Certificate No. 1- 470 of 61 / 2023 dated 10.11.2023)	TDR Utilization Certificate no. 30 of 2025 dated 23.01.2025	2137.640
6	1-387 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. 75 of 2025 dated 05.06.2025	7713.7732
	Total FAR to be utilized in the aforesaid IT Park Colony (Mixed Land use) under TOD Policy dated 09.02.2026 (85% IT Component+ 15 % Commercial component) in the form of additional FAR towards IT Component 85% & Commercial component 15%)		31993.2172

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 per the Haryana Building Code , 2017.

(b) The plinth height of building shall be as per the Haryana Building Code , 2017.

(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:-

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.

6. **PARKING**

(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.

(b) The parking spaces for IT/Cyber Park Building shall not be less than 1 ECS for every 75 Sqm. of the covered area on all floors and for commercial building shall not be less than 1 ECS for 50 Sqm. of covered area on all floors. 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**

(i) 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.

(ii) The approach to the site shall be shown on the zoning plan.

8. **GATE POST AND BOUNDARY WALL**

(a) 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 the Haryana Building Code , 2017.

9. **BAR ON SUB-DIVISION OF SITE**

(a) The site shall not be sub-divided in any manner what so ever.

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/ 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 storey in the Colony shall be as per the Haryana Building Code , 2017.

(b) The construction of basement shall be executed as per the Haryana Building Code , 2017.

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 as per the Haryana Building Code, 2017 shall be followed.

14. **LIFTS AND RAMPS.**

(a) Lift and Ramps in building shall be provided as per 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.

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 constructed.

18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. 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 strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

21. That coloniser/owner shall ensure the installation of Solar Power Plant as per 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.

22. 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.

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.

DRG No. DG,TCP- 11243 Dated 07-07-25

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