



हरियाणा शहरी विकास प्राधिकरण
O/o Chief Town Planner
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To

The Administrator,
HSVP, Gurugram.

Memo. No.: CTP/DTP(LW)/PT/

Dated:

Subject:- Regarding approval of revised Demarcation-cum-Zoning Plan of GH-24 in Sector-53, Gurugram - Godrej Properties Limited.

Reference:- Your Office memo no. 723 dated 21.01.2026 and this office memo no. 224062 dated 08.07.2025.

With reference to the subject cited above, it is intimated that the proposal received vide above referred letter have been examined in this office.

The revised Demarcation-cum-Zoning Plan of GH-24, Sector-53, Gurugram, measuring 7.413 acres, bearing drawing no. CTP HSVP/158/2026 dated 21.01.2026, with an FAR of 4.12, including TDR (as per TDR Policy dated 16.11.2021) and TOD FAR (as per TOD Policy dated 18.03.2019), has been prepared and the same has been approved by W/CA HSVP. Consequently, the revised Zoning Plan issued vide memo no. 224062 dated 08.07.2025 stands withdrawn.

A copy of the approved Zoning plan is enclosed herewith for ready reference.

This issues with the approval of W/Chief Administrator, HSVP.

DA/As above.

(Ladi Walia, DTP)
for Chief Administrator, HSVP

Endst No. CTP/DTP(LW)/PT/ 25972

Dated: 22/1/26

A copy alongwith copy of approved Plan is forwarded to the following for information and necessary action:-

1. The Senior Town Planner, HSVP, Gurugram.
2. The Superintending Engineer (HQ), HSVP, Panchkula.
3. The District Town Planner, Gurugram with the request to incorporate the above approved site in the original drawing of Sector-53, Gurugram and its copy may be circulated to all the concerned offices.
4. The Estate Officer-II, HSVP, Gurugram.
5. The Godrej Properties Limited, plot no. 35P, Gate no. 1, sector-44, Gurugram-122002.

(Ladi Walia, DTP)
for Chief Administrator, HSVP

GURUGRAM

REVISED DEMARCATION-CUM-ZONING PLAN OF G.H. SITE NO.24 IN SECTOR-53, FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcvi) OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSPV TOD POLICY DATED 18.03.2019 & TDR POLICY DATED 16.11.2021.

1. SHAPE AND SIZE OF SITE
THE SHAPE AND SIZE OF THE SITE IN ACCORDANCE WITH THE DEMARCATION PLAN AS SHOWN AS A BOUNDARY ON THE DRAWING.

2. TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES
THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE BUILDINGS AS DEFINED IN THE PLAN OF RELATED 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 COMPETENT AUTHORITY.
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
(Symbol)	OPEN SPACE ZONE	OPEN PARKING, GARDEN, LANDSCAPING FEATURES, UNDERGROUND SERVICES ETC.
(Symbol)	BUILDING ZONE	BUILDINGS AS PER PERMISSIBLE LAND USE CLASSIFICATION AND USES PERMISSIBLE IN THE OPEN SPACE ZONE.

3. GROUND COVERAGE, FLOOR AREA RATIO (F.A.R.) AND DENSITY
(a) THE BUILDING OR BUILDINGS SHALL BE CONSTRUCTED ONLY WITH IN THE PORTION OF THE SITE MARKED AS BUILDING ZONE AS EXPLAINED ABOVE AND SOMETIME ELSE.
(b) THE PROPORTION TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS AND MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R.) AND POPULATION DENSITY SHALL BE AS UNDER:-

LAND USE	TOD ZONE	MAXIMUM GROUND COVERAGE	F.A.R.	MAXIMUM DENSITY (PERSONS PER ACRE)
MULTI-STORIED GROUP HOUSING	INTENSE	4%	3.5	600
	TRANSITION		2.5	450

(c) MAXIMUM 30% OF F.A.R. SHALL BE PERMITTED AT COMMERCIAL ENVIRONMENT.
(d) WHERE ANY SITE IS UNDER ANY TOD PLAN (WHATEVER), THE PROVISIONS OF THIS POLICY WILL BE ALLOWED TO BE APPLIED ON THE SITE THAT PART OF THE SITE NOT COVERED BY TOD PLAN SHALL BE TRANSFERRED TO THE TOD PLAN AND THE SITE SHALL BE DEVELOPED WITHIN THE PERMISSIBLE FLOOR AREA AND TRANSFERRED TO THE TOD PLAN. THE TOTAL FLOOR AREA OF THE TOD PLAN SHALL BE THE TOTAL FLOOR AREA OF THE TOD PLAN.

4. HEIGHT OF BUILDING
(a) THE HEIGHT OF THE BUILDING BLOCK SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND F.A.R. SHALL BE GOVERNED BY THE FOLLOWING:-
(b) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 2.10.10.1.
(c) IF A BUILDING IS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS, THE BUILDING SHALL BE DEEMED TO FACE UPON THE STREET THAT HAS THE GREATER WIDTH AND THE HEIGHT OF THE BUILDING SHALL BE REGULATED BY THE WIDTH OF THAT STREET AND MAY BE ADJUSTED TO THIS HEIGHT TO A DEPTH OF 3 METRES ALONG THE NARROWER STREET.
(d) ALL BUILDING BLOCKS SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SPACING DISTANCE AS PER CODE 2.11.10.1.
(e) IF SUCH INTER-SPACING AND BATTERED OPEN AIR SPACES 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 CODE 2.11.10.1.

S.NO.	HEIGHT OF BUILDING (MTRS)	EXTENT OF OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (MTRS) (MIN. PER SIDE IN EACH PLOT)
1	10	3
2	12	4
3	14	5
4	16	6
5	18	7
6	20	8
7	22	9
8	24	10
9	26	11
10	28	12
11	30	13
12	32	14
13	34	15
14	36	16
15	38	17
16	40	18
17	42	19
18	44	20
19	46	21
20	48	22
21	50	23
22	52	24
23	54	25
24	56	26
25	58	27
26	60	28
27	62	29
28	64	30
29	66	31
30	68	32
31	70	33
32	72	34
33	74	35
34	76	36
35	78	37
36	80	38
37	82	39
38	84	40
39	86	41
40	88	42
41	90	43
42	92	44
43	94	45
44	96	46
45	98	47
46	100	48
47	102	49
48	104	50
49	106	51
50	108	52
51	110	53
52	112	54
53	114	55
54	116	56
55	118	57
56	120	58
57	122	59
58	124	60
59	126	61
60	128	62
61	130	63
62	132	64
63	134	65
64	136	66
65	138	67
66	140	68
67	142	69
68	144	70
69	146	71
70	148	72
71	150	73
72	152	74
73	154	75
74	156	76
75	158	77
76	160	78
77	162	79
78	164	80
79	166	81
80	168	82
81	170	83
82	172	84
83	174	85
84	176	86
85	178	87
86	180	88
87	182	89
88	184	90
89	186	91
90	188	92
91	190	93
92	192	94
93	194	95
94	196	96
95	198	97
96	200	98
97	202	99
98	204	100
99	206	101
100	208	102
101	210	103
102	212	104
103	214	105
104	216	106
105	218	107
106	220	108
107	222	109
108	224	110
109	226	111
110	228	112
111	230	113
112	232	114
113	234	115
114	236	116
115	238	117
116	240	118
117	242	119
118	244	120
119	246	121
120	248	122
121	250	123
122	252	124
123	254	125
124	256	126
125	258	127
126	260	128
127	262	129
128	264	130
129	266	131
130	268	132
131	270	133
132	272	134
133	274	135
134	276	136
135	278	137
136	280	138
137	282	139
138	284	140
139	286	141
140	288	142
141	290	143
142	292	144
143	294	145
144	296	146
145	298	147
146	300	148
147	302	149
148	304	150
149	306	151
150	308	152
151	310	153
152	312	154
153	314	155
154	316	156
155	318	157
156	320	158
157	322	159
158	324	160
159	326	161
160	328	162
161	330	163
162	332	164
163	334	165
164	336	166
165	338	167
166	340	168
167	342	169
168	344	170
169	346	171
170	348	172
171	350	173
172	352	174
173	354	175
174	356	176
175	358	177
176	360	178
177	362	179
178	364	180
179	366	181
180	368	182
181	370	183
182	372	184
183	374	185
184	376	186
185	378	187
186	380	188
187	382	189
188	384	190
189	386	191
190	388	192
191	390	193
192	392	194
193	394	195
194	396	196
195	398	197
196	400	198
197	402	199
198	404	200
199	406	201
200	408	202
201	410	203
202	412	204
203	414	205
204	416	206
205	418	207
206	420	208
207	422	209
208	424	210
209	426	211
210	428	212
211	430	213
212	432	214
213	434	215
214	436	216
215	438	217
216	440	218
217	442	219
218	444	220
219	446	221
220	448	222
221	450	223
222	452	224
223	454	225
224	456	226
225	458	227
226	460	228
227	462	229
228	464	230
229	466	231
230	468	232
231	470	233
232	472	234
233	474	235
234	476	236
235	478	237
236	480	238
237	482	239
238	484	240
239	486	241
240	488	242
241	490	243
242	492	244
243	494	245
244	496	246
245	498	247
246	500	248
247	502	249
248	504	250
249	506	251
250	508	252
251	510	253
252	512	254
253	514	255
254	516	256
255	518	257
256	520	258
257	522	259
258	524	260
259	526	261
260	528	262
261	530	263
262	532	264
263	534	265
264	536	266
265	538	267
266	540	268
267	542	269
268	544	270
269	546	271
270	548	272
271	550	273
272	552	274
273	554	275
274	556	276
275	558	277
276	560	278
277	562	279
278	564	280
279	566	281
280	568	282
281	570	283
282	572	284
283	574	285
284	576	286
285	578	287
286	580	288
287	582	289
288	584	290
289	586	291
290	588	292
291	590	293
292	592	294
293	594	295
294	596	296
295	598	297
296	600	298
297	602	299
298	604	300
299	606	301
300	608	302
301	610	303
302	612	304
303	614	305
304	616	306
305	618	307
306	620	308
307	622	309
308	624	310
309	626	311
310	628	312
311	630	313
312	632	314
313	634	315
314	636	316
315	638	317
316	640	318
317	642	319
318	644	320
319	646	321
320	648	322
321	650	323
322	652	324
323	654	325
324	656	326
325	658	327
326	660	328
327	662	329
328	664	330
329	666	331
330	668	332
331	670	333
332	672	334
333	674	335
334	676	336
335	678	337
336	680	338
337	682	339
338	684	340
339	686	341
340	688	342
341	690	343
342	692	344
343	694	345
344	696	346
345	698	347
346	700	348
347	702	349
348	704	350
349	706	351
350	708	352
351	710	353
352	712	354
353	714	355
354	716	356
355	718	357
356	720	358
357	722	359
358	724	360
359	726	361
360	728	362
361	730	363
362	732	364
363	734	365
364	736	366
365	738	367
366	740	368
367	742	369
368	744	370
369	746	371
370	748	372
371	750	373
372	752	374
373	754	375
374	756	376
375	758	377
376	760	378
377	762	379
378	764	380
379	766	381
380	768	382
381	770	383
382	772	384
383	774	385
384	776	386
385	778	387
386	780	388
387	782	389
388	784	390