

REVISED DEMARCATION - CUM - ZONING PLAN OF GROUP HOUSING COLONY OVER AN AREA MEASURING 13.275 ACRES (LICENSE NO-116 OF 2011 DATED 23.12.2011) IN SECTOR-31 & 32-A, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY BIRLA ESTATES PVT. LTD.

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

9. ACCOMMODATION FOR SERVICE POPULATION :-

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwellings designated in the form of Ratted development for

category.

10. OPEN SPACES :-

While all the open spaces including those between the block and wings of buildings shall be developed, equip

15% of the total number of dwelling units having a minimum area of 200 sq.ft. shall be earmarked for F.W.

units and the open area shall be provided to the main units and not less than 140 sq.ft. in addition

to the area of the site shall be reserved to cater for essential conveni

11. CONVENIENT SHOPPING :-

0.5 % of the area of 13.275 acres shall be reserved to cater for essential conveni

12. PROVISIONS OF COMMUNITY BUILDINGS :-

The community buildings shall be provided as per the composite norms in the Group H

13. BAR ON SUB-DIVISION OF SITE :-

The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1950 and in any circumstances,

14. APPROVAL OF BUILDING PLANS :-

The building plans of the building to be constructed at the site shall have to be got approved from the Director, Town & Country Planning, Haryana

15. BASEMENT :-

The number of basement in Group Housing Colony shall be as per the Haryana Building Code, 2017

16. PROVISIONS OF PUBLIC HEALTH FACILITIES :-

The W.C. and urinal provided in the buildings shall conform to the Haryana Building Code, 2017 and Nation

17. EXTERNAL FINISHES :-

The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone

18. LIFTS AND RAMP :-

Lift shall be provided with 100% standby generators along with automatic switchgear along with staircase

19. BUILDING BYE-LAWS :-

as given in the NBC shall be followed as may be approved by Director, Town & Country Planning, Haryana

20. FIRE SAFETY MEASURES :-

The construction of the building/buildings shall be governed by the building rules provided in the part VII of th

21. That the collector/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1333 (I)

22. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana

23. That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well a

24. Campus lighting

25. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions c

26. GENERAL

Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be draw

27. The water supply tanks and other plumbing works etc. shall not be exposed to view from any external face

28. The building

29. The building

30. The building

31. The building

32. The building

33. The building

34. The building

35. The building

36. The building

37. The building

38. The building

39. The building

40. The building

41. The building

42. The building

43. The building

44. The building

45. The building

46. The building

47. The building

48. The building

1. SHAPE & SITE OF SITE:-

The shape and size of site is in accordance with the demarcation plan show as A to J as confirmed by DTCP, Gurugram

2. TYPE OF BUILDING PERMITTED AND LAND USES:-

The type of building permitted on this site shall be buildings designated in the form of Ratted development for

3. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-

The maximum ground coverage shall be 35% on the area of 13.275 acres.

4. 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

5. PARKING :-

Parking space shall be provided @ 1.5 equivalent Car Space for each dwelling unit. These parking spaces shall be allotted

6. APPROACH TO SITE :-

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

7. GATE POST AND BOUNDARY WALL :-

Such boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed

8. DENSITY :-

The minimum density of the population provided in the colony shall be 150 PPA and maximum be 400 PPA on the area

9. ACCOMMODATION FOR SERVICE POPULATION :-

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The

10. OPEN SPACES :-

While all the open spaces including those between the block and wings of buildings shall be developed, equip

15% of the total number of dwelling units having a minimum area of 200 sq.ft. shall be earmarked for F.W.

units and the open area shall be provided to the main units and not less than 140 sq.ft. in addition

to the area of the site shall be reserved to cater for essential conveni

11. CONVENIENT SHOPPING :-

0.5 % of the area of 13.275 acres shall be reserved to cater for essential conveni

12. PROVISIONS OF COMMUNITY BUILDINGS :-

The community buildings shall be provided as per the composite norms in the Group H

13. BAR ON SUB-DIVISION OF SITE :-

The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1950 and in any circumstances,

14. APPROVAL OF BUILDING PLANS :-

The building plans of the building to be constructed at the site shall have to be got approved from the Director, Town & Country Planning, Haryana

15. BASEMENT :-

The number of basement in Group Housing Colony shall be as per the Haryana Building Code, 2017

16. PROVISIONS OF PUBLIC HEALTH FACILITIES :-

The W.C. and urinal provided in the buildings shall conform to the Haryana Building Code, 2017 and Nation

17. EXTERNAL FINISHES :-

The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone

18. LIFTS AND RAMP :-

Lift shall be provided with 100% standby generators along with automatic switchgear along with staircase

19. BUILDING BYE-LAWS :-

as given in the NBC shall be followed as may be approved by Director, Town & Country Planning, Haryana

20. FIRE SAFETY MEASURES :-

The construction of the building/buildings shall be governed by the building rules provided in the part VII of th

21. That the collector/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1333 (I)

22. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana

23. That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well a

24. Campus lighting

25. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions c

26. GENERAL

Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be draw

27. The water supply tanks and other plumbing works etc. shall not be exposed to view from any external face

28. The building

29. The building

30. The building

31. The building

32. The building

33. The building

ZONED AREA = 11.61 ACRES.

ALL DIMENSIONS ARE IN METERS.

