ZONING PLAN OF GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 0.175 ACRES (LICENSE NO.36.....OF 20.. DATED..30/11/2020...IN THE ALREADY LICENSED GROUP HOUSING COLONY MEASURING 476.4265 ACRES TOTALING TO 476.6015 ACRES IN DLF5 , FALLING IN SECTOR 42 , 43 , 53 & 54 GURUGRAM BEING DEVELOPED BY DLF LIMITED.

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



1. **SHAPE & SIZE OF SITE :-**

The shape and size of the Group Housing site is in accordance with the approved layout plan and demarcation plan depicted as A1 to A249.

2. **TYPE OF BUILDING PERMITTED :-**

The type of buildings permitted on the above site shall be building designed as a Group Housing in the form of flatted development for residential purpose or houses (row houses, town houses, semi fully detached Houses)and/or any ancillary or opartunant buildings, shopping or commercial buildings, buildings for cultural recreational and amusement, community facility, public amenity and public utility buildings, as may be prescribed and approved by the Director Town and Country Planning (DTCP),Haryana.

Ancillary buildings shall mean building attached to or serving the main residential buildings. It shall include buildings such as garage, store room, fuel rooms, store and servant quarters or part of the main dwelling unit.

Type of uses permitted in such buildings shall conform to the provisions given below at sites a approved by the DTCP :-

a) Residence
b) Retails shops and restaurants
c) Commercial offices, professional establishments and banks
d) Educational buildings
e) Social community, cultural, amusement and recreational buildings
f) Health institutions.
g) Club, Cinemas, Hotels, motels and other places of public assembly like theatres, dramatic club etc. run on commercial basis.
h) Local service industry (It may include Laundry, Dry cleaning, Bakery, Atta Chakki with power, which shall be included in the commercial area).
i) Public utility buildings.
j) Bus stops, Tanga, Taxi, Scooter and Rickshaw stand.
k) Nurseries and green houses.

Any other minor needs ancillary to residential use as approved by DTCP.

3. **SITE COVERAGE AND FAR :-**

3.1 Building shall only be permitted within the portion of the site marked as [XXX] build able zone and no where else.
3.2 The maximum coverage on the ground and subsequent floor shall be 25% of the net planned area of Group Housing scheme after excluding the area permitted for Shopping/Commercial alongwith the area permitted for cultural, recreational and amusement activities, However, it shall not include buildings meant for community facility, public amenity and public utility which shall be as per prescribed norms given in clause 25.0. (Net planned area - Total licensed area of the Group Housing - undetermined use, if any).
3.3 The maximum FAR shall not exceed 175 of the net planned area of Group Housing Scheme excluding the area permitted for Shopping/Commercial along with the area permitted for cultural, recreational and amusement activities. However, it shall not include buildings meant for community facility, public amenity and public utility which shall be as per prescribed norms, given in clause 25.0.

4. **HEIGHT OF BUILDINGS :-**

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
4.1 The maximum height of the buildings shall be as per Clause no. 6.3 (3)(i)(b) of Haryana Building Code, 2017.
4.2 The plinth height of building shall be as per Clause no. 7.3 of Haryana Building Code, 2017.
4.3 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)	SIT 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

4.4 If such interior or exterior open spaces is intended to be used for the benefit of more than one building belonging to the same owner, than the width of such open air space shall be the one specified for the tallest building as specified above.
4.5 In case of row houses, town houses, semi detached and fully detached houses within the Group Housing scheme, the height shall not exceed 16.5 meters. The height shall be measured in accordance with Haryana Building Code 2017. The side open space shall not be less than the one specified for the tallest building abutting on such open air space if it draws light and ventilation from that side. The side open space shall not be obstructed. No boundary wall shall be permitted in such side open space.

5. **SUB-DIVISION OF SITE :-**

5.1 The site of the Group Housing marked as A1 to A252 shall be governed by Haryana Apartment Ownership Act., if applicable.
5.2 The site shall not be sub-divided or fragmanted in any manner, whatsoever.

6. **GATE POST & BOUNDARY WALL :-**

6.1 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.
6.2 The boundary wall shall be constructed as per Clause no 7.5 of Haryana Building Code, 2017.

7. **DENSITY :-**

The minimum density of population provided in the Group Housing scheme of DLF5 shall be 100 PPA and the maximum be 250 PPA. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for services dwelling unit two persons per room or one person per eighty square feet of living area, whichever is more.

8. **ACCOMMODATION FOR SERVICES POPULATION. :-**

Adequate accommodation shall be provided for domestic servants and other service population of Economically Weaker Section (EWS). The number of dwelling unit for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main unit shall not be less than 140 sq. ft. In addition, 15% of the total number of dwelling units having a minimum carpet area of 269 sq. ft shall be earmarked for EWS category.

9. **PARKING :-**

9.1 Parking space shall be provided @ 1.5 Equivalent Car Space for each 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. The area for parking per car shall be as under :-
i) Basement. 35 sqm.
ii) Stilts. 30 sqm.
iii) Open. 25 sqm.

9.2 At least 75% of the equivalent car spaces shall be provided in the form of covered parking.Further minimum 5% of the total parking will be made available to the EWS category flats.

9.3 The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

9.4 Parking space for the units provided within the additional FAR for the area 0.175 acres shall be as per norms prescribed in Haryana Building Code,2017.

10. **LIFTS & RAMPS :-**

10.1 Lifts and Ramps in building shall be provided as per Clause 7.7 of the Haryana Building Code, 2017.
10.2 Lifts shall be provided with 100% standby generators along with automatic switchover along with staircases of required width and number.
10.3 Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

11. **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 DTCP Haryana, atleast 15% of the total site area shall be developed as organized open space i.e. Tot lots and play grounds.

12. **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 .

13. **PROVISION OF COMMUNITY FACILITY/PUBLIC AMENITY BUILDINGS :-**
13.1 The community facility/public amenity to be provided in the entire DLF5 comprising of Group Housing and plotted colony, shall be computed by applying composite norms, as given below in Clause 13.4. While calculating the required numbers of facilities to be provided, the figure shall be rounded to the nearest whole number, in cases where the lower limit has not been specified (like Nursery school, Primary School, Health Centre, Police post, Electric sub-station).
13.2 The lower order facilities like Nursery School, Creche , Community building etc. may be provided, if required, on FAR basis and could be located anywhere within the residential buildings of the Group Housing.
13.3 The Community facility/public amenity under the Group Housing may be located within the surround environment of the plotted colony, with prior permission of DTCP, Haryana.
13.4 Composite norms :-

S. No.	FACILITY	No.	POPULATION IN PERSONS	AREA (ACRES) upto 31.07.2016 since 31.07.2016
1.	Creche	1	10,000 to 15,000	0.2 0.2
2.	Nursery School	1	5,500	0.2 0.2
3.	Primary School	1	5,000	1.0 0.5
4.	High School	1	10,000 to 15,000	5.0 2.4(without hostel 5.0 with hostel
5.	Dispensary	1	10,000 to 15,000	1.25 1.25
6.	Health Centre	1	30,000	2.5 2.5
7.	Club / Community building Centre/Janighar	1	10,000 to 15,000	2.0 2.0
8.	Police post	1	30,000	1.0 1.0
9.	Religious Building	1	10,000 to 15,000	0.2 0.2
10.	Electric sub-station	1	30,000	1.25 1.25
11.	Post Office (to be provided in Shopping/commercial)	1	10,000 to 15,000	40 sqm 40 sqm

14. **BASEMENT :-**

14.1 The number of basement storeys in Group Housing shall be as per Clause 6.3(3)(ii)(b) of Haryana Building Code,2017.
14.2 The construction of basement shall be executed as per Clause 7.16 of Haryana Building Code,2017 .

15. **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 from 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.

16. **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.

17. **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 Director , Town & Country Planning, Haryana.

18. **WIDTH / SLOPE OF RAMP :-**

The clear width of the ramp leading to the basement floor shall be 4 meter on adequate slope of not steeper than 1:10.

19. **ALTERNATE ROAD :-**

The colonizer will connect one of the internal road having a width of minimum 18 meter to the 30 meter wide road proposed along the foot hills in Sector 42 & 26 A.

20. **PODIUM :-**

A multi level car parking within the building zone of the site and above the ground level, provided it is properly landscaped, may be allowed and shall not be counted towards FAR, if used for parking and services. It shall, however, be counted towards ground coverage. The community facilities, however shall not be allowed within or above the podium.

21. **SCISSOR'S STAIRS :-**

Two stairways in the same enclosure but completely separated from each other are called Scissor's stairs. These interlocking or scissor's stairs shall be permitted and shall be considered as separate exits if flues are enclosed and separated from each other by two hour fire resistant, non combustible construction. There shall be no penetration or communicating openings, whether protected or not, between the risers. This staircase shall open directly to the exterior open space or to an open place of safety. The requirements of travel distance shall be complied with.

22. **MECHANICAL VENTILATION FOR TOILETS :-**

The toilets can be horizontally vented to the outside if the mechanical ventilation system of adequate size is installed and works in an uninterrupted manner, and is on 100% standby power supply.

The number of air changes per hour shall be as provided in the National Building Code which recommends 6 to 12. However, the vertical ventilation through a single shaft connected with a fan of adequate size at roof level shall comply with the NBC wherein it has been mentioned that the mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

23. **SCALE OF DRAWINGS :-**

The site plan shall be drawn to a scale of not less than 1:1200. The building plans to be submitted along with a schematic layout plan shall be drawn to a scale of not less than 1:200. However, the building plans for approval shall be submitted on scale of not less than 1:100.

24. **SHOPPING / COMMERCIAL :-**

24.1 (a) The Shopping/Commercial space shall not exceed 6.5% of the net planned area of the Group Housing Scheme falling in special zone and 0.5 % with an FAR of 100 on the area falling outside special zone. The FAR for Shopping / Commercial space will not exceed 150 on the area falling within the special zone. The Shopping / Commercial space will be achieved on FAR basis, which will not exceed 1.5 times of 6.5% of the net planned area of the Group Housing scheme. These areas shall include retail shops and restaurants, professional establishments and banks, cinemas, hotels, motels etc. This may also include the uses approved as a part of light service industry i.e. Laundry, Dry cleaning, Bakery and Atta Chakki with power.

However, FAR under Hotels, Motels, independent commercial offices shall not exceed 1.5 times of 8.819 acres allowed for these uses and FAR of the balance commercial space shall be used for mostly shopping facilities, offices and other permissible uses as mentioned above for the needs of the residents of the colony.

In case the area for the component allowed in 8.819 acres is increased than the the colonizer shall be liable to pay the licence renewal fee on commercial rates for the increased area with retrospective effect.

In addition to the above, an additional FAR of 150 of 1% of the net planned area of the Group Housing scheme shall be allowed for Cultural, recreational and amusement activities which do not have predominantly commercial content.

The cultural and amusement activities may include Auditorium, Cultural Centre , Exhibition Centre, Museum and Arts Gallery, Ice skating rink or any such facility as may be approved by the Director , Town & Country Planning, Haryana.

The recreational activities may include a Resort which may consist of facilities such as Recreational Club, Country Club inclusive of facilities such as water sports, Indoor sports hall, Bowling alley, Fitness spas, Squash, Tennis, Golf etc. or any other usages as may be approved by the Director, Town & Country Planning, Haryana.

24.1 (b) This may be provided either in the form of independent building or as covered space within the residential building or combination of both. The Shopping /Commercial provided within the residential building shall be limited to 1 shop per 100 dwelling units with a maximum carpet area of 200 sq.ft. Such space within the residential building will not be counted under the FAR for residential portion but shall be counted for the FAR for the shopping/commercial.

24.2 (a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone of the total Group Housing scheme.

24.2 (b) The ground covered by independent building for shopping/commercial and the various residential buildings put together will not exceed 25% of the total licensed area of the Group Housing scheme.

24.3 **BASEMENT FOR COMMERCIAL BUILDINGS :-**

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii) of Haryana Building Code, 2017 .
(b) The basement shall be constructed, used and maintained as per Chapter 7.16 of Haryana Building Code, 2017 .

24.4 **PARKING :-**
24.4 (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
24.4 (b) At least 15% of the parking shall be at the street level.
24.4 (c) The parking spaces for commercial building shall not be less than 1ECS for 50 sqm. of covered area on all floors. The area for parking per car shall be as under :-
(i) Basement = 35 sq. mtrs.
(ii) Stilts = 30 sq. mtrs.
(iii) Open = 25 sq. mtrs.

24.4 (d) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor /upper stories, the floor to ceiling height of the basement /upper floor may be maximum of 4.5 mtr. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

24.4 (e) Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shop/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

24.4 (f) Parking space for the units provided within the additional FAR for the area 0.175 acres shall be as per norms prescribed in Haryana Building Code,2017.

24.5 **PROVISION 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

24.6 **WIDTH OF COVERED PUBLIC CORRIDOR :-**

The width of covered public corridor 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 .

24.7 **EXTERNAL FINISHES :-**

(a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzetta, grix, marble, chips, class mettals 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 Dump Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed .

24.8 Norms as given in clauses 4, 10, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23 shall be applicable.

25 **COMMUNITY FACILITY / PUBLIC AMENITY :-**

25.1 **TYPE OF BUILDING PERMITTED :-**

The type of building permitted on site meant for Nursery school, Primary school and Higher Secondary School shall be buildings designated and intended to be used for imparting education through day or evening classes.

The type of building permitted on site meant for Religious building shall be buildings for religious purposes only and their use for any other purpose is prohibited. 10% of the permissible FAR could be allowed to be used for priests /care taker's residence.

Dispensary building shall mean building designated and intended to be used for medical facilities for the residents of the area. It shall include a residence for staff, watch and ward which will not exceed 10% of the permissible FAR.

Health center shall mean buildings designated and intended to be used for providing medical facilities to the residents of the area and shall also include any ancillary or component buildings or structures like residence for doctors, staff watch and ward room for attendants as are essential for the efficient functioning of a health centre. The area to be used for ancillary uses mentioned above shall not be more than 15% of the permissible FAR.

The type of buildings permitted on the site meant for Club/Community center shall be buildings for Club/Community centre It shall include buildings designated and intended to be used either wholly or partly for congregation, amusement, recreation and social purpose and shall include any such component buildings as suites (guest rooms) Manager's residence /residence for Chowkidar which if built shall not exceed 10% of the permissible FAR. The above suites, if constructed, shall only be used for the members of the club or their guest and not for Commercial venture.

25.2 **GROUND COVERAGE AND FAR :-**

The ground coverage and FAR shall be governed by provisions of the Haryana Building Code, 2017 .

25.3 **BASEMENT :-**

a) The number of basement storeys shall be as per Haryana Building Code, 2017 .
b) The construction of basement shall be executed as per Chapter 7.16 of Haryana Building Code, 2017 .

25.4 **PARKING :-**

For Creche , Nursery School, Primary School and Higher Secondary Shool, adequate parking facilities shall be provided within the site. The total area of such parking for shall not be less than 10% of the area of the site. Atleast 20% of the minimum number of equivalent car space require shall be provided at road level.

For Health center, Dispensary, Club & Community centre adequate parking spaces, covered, open or in basement shall be provided within the site as per the following.

25.4 (a) Parking spaces shall not be less than one equivalent car spaces (ECS) for 75 sqm covered area on all floors. The area as per ECS shall be as under :-
(i) Basement = 35 sq. mtrs.
(ii) Stilts = 30 sq. mtrs.
(iii) Open = 25 sq. mtrs.

25.4 (b) At least 20% of the minimum no. of ECS required shall be provided at the road level.

25.4 (c) Parking space for the units provided within the additional FAR for the area 0.175 acres shall be as per norms prescribed in Haryana Building Code,2017.

25.5 **HEIGHT :-**

The height of the building block, subject of course to the provisions of the site coverage and FAR shall be governed by as per Haryana Building Code, 2017.

25.6 **BOUNDARY WALL / GATE AND GATE POSTS, HEDGES & FENCES. :-**

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 Chapter 7.5 of Haryana Building Code, 2017 .

25.8 **GENERAL :-**

25.8 (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn to a scale 1 cm = 1m and site plan to a scale of 1 m = 8 m shall accompany the building application.
25.8 (b) Water storage tank and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
25.8 (c) No applied decoration like inscriptions, crosses, names of persons are permitted on any external face of the building.
25.8 (d) The name of the institution /building could be affixed on the external facade of the building for which detailed elevations /sections showing the same would have to be got approved from the DTCP.

25.9 Norms as given in clauses 4, 10, 12, 15, 16, 17, 18 shall be applicable.

26. **MISCELLANEOUS :-**

26.1 The alignment / reservation along the creeks / carrier channel shall be maintained as per requirements of Irrigation Drainage Deptt. Haryana and as approved by Director, Town & Country Planning, Haryana, the land will be handed over free of cost.
26.2 Adequate access to all unlicensed pockets situated within the licensed colonies shall be provided in the detailed layout plan of the group housing area.
26.3 Special care to maintain the green character of the area and accordingly sufficient provisions for greenery, trees and open spaces shall be made.
26.4 Policy decisions taken by the government regarding provision of fire protection measures in the multistoried buildings shall be abide by.
26.5 All the conditions stipulated in LC-IV/Bilateral agreement and that provided in approved layout plan shall be complied with.
26.6 Provisions for physically handicapped shall be made as per IS Code 4963 - 1987 in Commercial and Community buildings.

27. **RAIN WATER HARVESTING SYSTEM :-**

The rain water harvesting system shall be provided as per Central Ground Water Authority norms /Haryana Govt. notification as applicable.

28. **SOLAR WATER HEATING SYSTEM :-**

a. That the colonizer/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.

b. That the colonizer/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.

29. The colonizer 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 & Forest ,Government of India ,before starting the construction/ execution of development works at site.

30. That the colonizer /owner shall convey the ultimate power load requirement of their power utility to enable the provision of project to the concerned site/complex for transformer /switching station /electric substation as per the norms prescribed by the power utility in their project site within 2 months from the issuance of sanction of zoning plan.

31. The community building/buildings shall be constructed by the Colonizer/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which the said site shall vest with the Government

32. That the owner shall abide by the polices issued by the department regarding allotment of EWS Plots/flats time to time.

33. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

Drawing No. DTCP...7600..... Dated..23/11/2020.....

(AJIT SINGH) JD (HQ)	(DINESH KUMAR) SD(HQ)	(RAHUL SINGLA) ATP(HQ)	(MOHAN SINGH) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(JITENDER SIHAG) CTP (HR)	(K. MAKRAND PANDURANG, IAS) DTCP (HR)