



ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 4.7397 ACRES

REVISED DEMARCATION-CUM-ZONING PLAN WITH TDR FOR AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 9.684 ACRES (LICENCE NO. 235 OF 2023 DATED 02.11.2023 AND LICENCE NO. 269 OF 2023 DATED 28.12.2023) IN SECTOR-36, SOHNA BEING DEVELOPED BY 4S DEVELOPERS PVT. LTD.

- For purpose of Code 1.2 (xcv) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.
- SHAPE & SIZE OF SITE** -
The shape and size of site is in accordance with the demarcation plan shown as A TO P & U TO Z confirmed by DTP Gurugram vide Bulet No. 7012 dated 11.09.2023.
 - TYPE OF BUILDING PERMITTED AND LAND USES** -

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 open permissible in the open space zone.
 - 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 of ground floor shall be 50% of the net planned area of 9.6843 acres as per Affordable Housing Policy dated 09.08.2023.
 - (c) The maximum commercial component shall be 1% of the net planned area i.e. 0.3682 acre with FAR of 2000 and additional FAR of 3958.62 Sqm as a Commercial component is also permitted in lieu of TDR Utilization Certificate No. 112 of 2023 issued vide memo no. U175A/2023 dated 06.09.2023.
 - (d) The maximum FAR on the balance area i.e. 1.4243 acres shall not exceed 2000 with TDR Utilization Certificate. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be approved from Director, Town and Country Planning, Haryana. Further, however, an additional FAR of 2238.33 Sqm (1007.43 Sqm as a Residential component and 3858.65 Sqm as a Commercial component) is also permitted in lieu of TDR Utilization Certificate No. 112 of 2023 issued vide memo no. U175A/2023 dated 06.09.2023.
 - HEIGHT OF BUILDING** -
 - (a) The height of the building block, subject to course to the provisions of the site coverage and FAR, shall be governed by the following:-
 - (b) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
 - (c) The ground height of building shall be as per the Haryana Building Code, 2017.
 - (d) All building blocks shall be constructed so as to maintain an inter-block 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 BUILDING (in meters)
1.	10	3
2.	15	6
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	15
 - PARKING** -
 - (a) The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
 - (b) Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat owners. The parking bay of two-wheelers shall be 2.2 x 2.0 m.
 - (c) No car parking shall be allotted to any apartment owner in such projects.
 - (d) The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space.
 - (e) The area for parking per car shall be as under:-
 - (i) Basement: 22 Sqm.
 - (ii) Site: 23 Sqm.
 - (iii) Open: 23 Sqm.
 - (f) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and equipment, in no circumstances, the vehicles belonging related to the plot/premise shall be parked outside the plot area.
 - (g) 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 basement parking building shall be counted towards ground coverage. In case of provision of mechanical parking in the basement/upper stories, the floor-to-ceiling height of the basement/upper floor may be increased by 0.75 meters to accommodate the mechanical parking. The floor-to-ceiling height of upper floor shall not be more than 2.4 meter, below the hanging beam.
 - 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.
 - GATE POST AND BOUNDARY MALL** -
 - (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 the gate or wicket gate shall be closed/open on the road/roadside open space.
 - (b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
- 8. DENSITY** -
 - (a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 9.6843 acres as per Affordable Housing Policy dated 09.08.2023. However, the maximum density of the population provided in the colony shall be: Existing - 175 PPA in lieu of TDR Utilization Certificate No. 112 of 2023 issued vide memo no. U175A/2023 dated 06.09.2023.
 - (b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.
- 9. ACCOMMODATION FOR SERVICE POPULATION** -
 No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 09.08.2023.
- 10. LIFTS AND RAMPS** -
 - (a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.
 - (b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
 - (c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided their ramps conforming to the requirement of clause D3 of Annexure-2 of Part 3 of National Building Code-2005 shall be provided.
- 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 DTPC, Haryana. At least 12% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.
- 12. APPROVAL OF BUILDING PLANS** -
 The building plans of the buildings to be constructed at site shall have to be approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017 (as amended from time to time) before starting up the construction.
- 13. BUILDING BYE-LAWS** -
 The construction of the building/buildings shall be governed by the Haryana Building Code, 2016 and Indian Standard Code No. 4059-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 45 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of boxes for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bye-law issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DTPC, Haryana.
- 14. BASEMENT** -
 - (a) The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
 - (b) The construction of basement shall be executed as per the Haryana Building Code, 2017.
- 15. PROVISION OF COMMUNITY BUILDINGS** -
 The colonizer shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.
 - a. One built-up community hall of not less than 180.81 Sqm. area.
 - b. One built-up Anganwadi centre of not less than 180.81 Sqm. area.
- 16. APPROACH TO SITE** -
 The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DTPC, Haryana.
- 17. FIRE SAFETY MEASURES** -
 - (a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code, 2016/National Building Code of India 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/TL. 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. These approval shall be obtained prior to starting the construction work at site.
- 18. GENERAL** -
 - (i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 5333 (E) dated 14.3.2008, issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2020-SP dated 21.03.2018 issued by Haryana Government Renewable Energy Department.
 - (v) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2018-SP dated 31.03.2018 issued by Haryana Government Renewable Energy Department.
- DRG No. DTPC/11544 DATED 16-10-25
- (RAM AVTAR BASSI) JD (HQ) (RAJAT KHALHAN) ATP (HQ) (SUNENA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (BHUVESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTPC (HR)