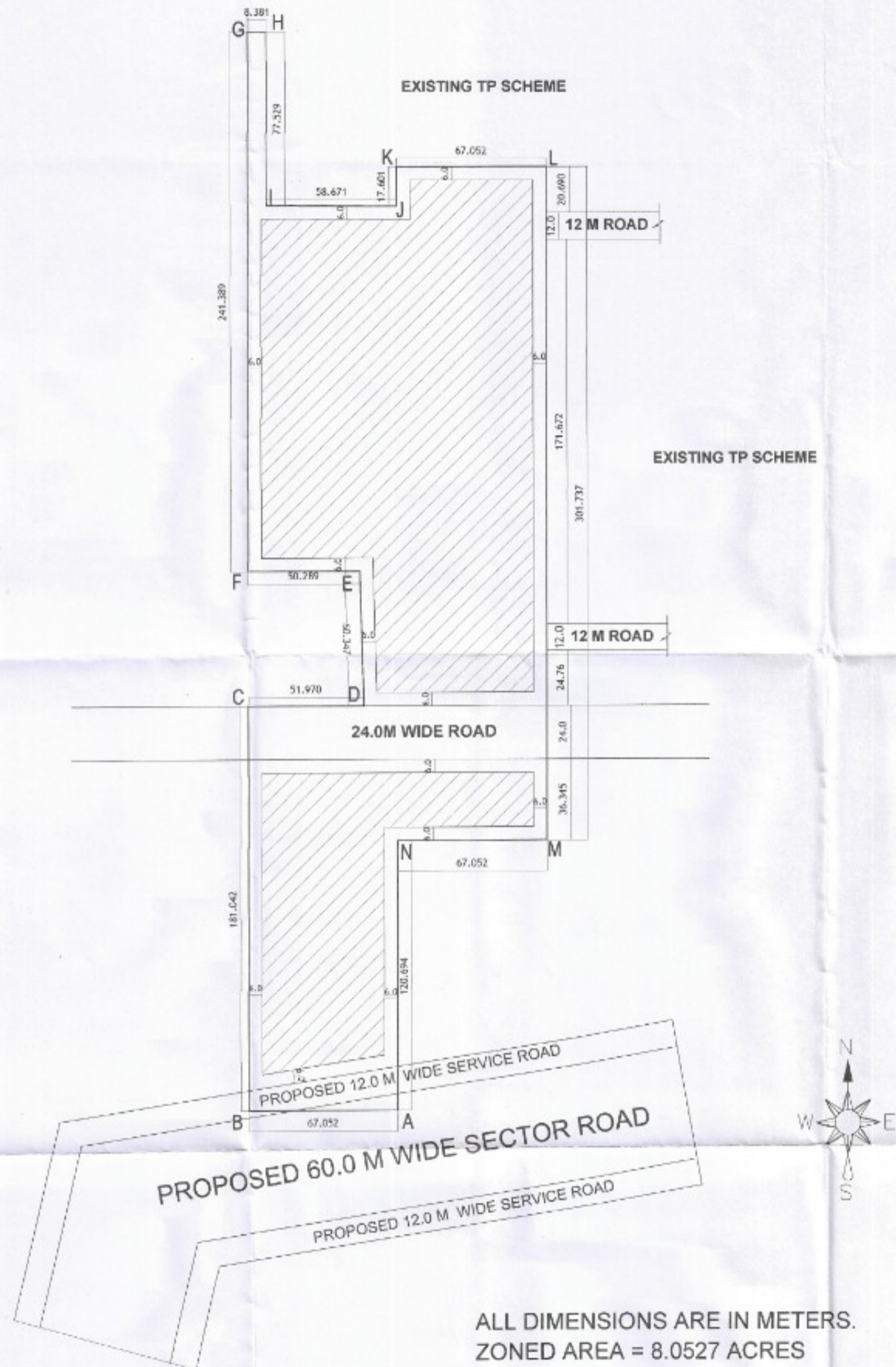


REVISED DEMARCATON-CUM-ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AREA MEASURING 11.1875 ACRES (LICENCE NO. 182 OF 2024 DATED 10.12.2024) IN SECTOR-7, SOHNA BEING DEVELOPED BY ROF INFRATECH & HOUSING PVT. LTD.



For purpose of Code 3.2 (xiv) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

1. SHAPE & SIZE OF SITE:-

The shape and size of site is in accordance with the demarcation plan shown as confirmed by DTP, Gurugram vide order No. 70/13 dated 28.07.2024 as shown on the zoning plan.

2. TYPE OF BUILDING PERMITTED AND LAND USES:-

- (a) The type of building permitted on this site shall be buildings designated in the form of flat development for residential purpose or any ancillary or apartment building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.
- (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.

3. 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 30% of the net planned area of 11.06875 acres as per Affordable Housing Policy dated 09.08.2013.
- (c) The maximum commercial component shall be i.e. 4% of the net planned area i.e. 0.4435 acre with FAR of 17%.
- (d) The maximum FAR on the balance area i.e. 10.62525 acres shall not exceed 300.0 with TDR Effortion 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 got approved from Director, Town and Country Planning, Haryana. Further, However, an additional FAR of 21385.364 Sqm as a Residential component is also permitted in law of TDR Certificate No. 1-466 of 07/2024 dated 15.11.2024 issued vide memo dated

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 the following:-
- (a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
- (b) The clear 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-site 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 inner 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.

5. 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 0.8 x 2.5 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: 32 Sqm.
 - ii. SDFs: 28 Sqm.
 - iii. Open: 23 Sqm.
- (f) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occasional, in no circumstance, the vehicle(s) belonging/related to the plot/premises 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 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 4.75 meters. Also the mechanical parking floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

6. APPROACH TO SITE:-

- (i) The vehicular approach to the site shall be planned and provided giving due consideration to the junction with the surrounding roads to the satisfaction of the Competent Authority.
- (ii) The site is approachable from adjoining 2 nos 12.0 mtr wide internal roads of Existing TP Scheme namely 'Phase City' approved by DULB vide memo No. DULB/C/TP/Sohna/2020/1996 dated 13.03.2020 adjoining Licence granted land which further connecting upto existing Sector-7/Balusa road through 28.0 mtr wide Kasta donated to Municipal Council Sohna vide notification No. 32296.

7. 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.

8. DENSITY:-

- (a) The minimum/max. density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 10.6256 acres as per Affordable Housing Policy dated 09.08.2013. However, the maximum density of the population provided in the colony shall be: Existing 175 PPA with utilization of TDR Certificate.
- (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 DWS category apartments shall be provided to eliminate any cross subsidy component and that to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 13th August, 2013.

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 stories, lift with 100% standby generators along with automatic switchover is mandatory along with staircase of requisite width and number. At least one lift with minimum size of 1.80 M x 1.00 M shall be provided.
- (c) In building upto four stories, if lift with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D 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 15% of the net planned area shall be developed as organized open space i.e. lawns and play ground.

12. APPROVAL OF BUILDING PLANS:-

The building plans of the buildings to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other person or the committee authorized by him, as per provision of Haryana Building Code-2017 (as amended 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. 8853:1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramp in public buildings, adoption of tactile 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 stories 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 contractor 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 185.83 Sqm. area.
 - b. One built-up Anganwadi-cum-crèche of not less than 185.83 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-storied 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) Fire exit/ Sub Station/generator room if provided should be on solid ground near DG/IT, 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. 1593 (I) Dated: 14.5.2006 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 (LED) lighting 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. 22/52/2023-SPower dated 21.05.2023 issued by Haryana Government Renewable Energy Department.
- (v) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

DRG No: DTPC DATED: _____

(RAM AVTAR BASSI) JD (HQ) (YAJAN CHAUDHARY) ATP (HQ) (SUNENA) DTP (HQ) (HITESH SHARMA) STP (M) HQ (JITENDER SHAG) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)