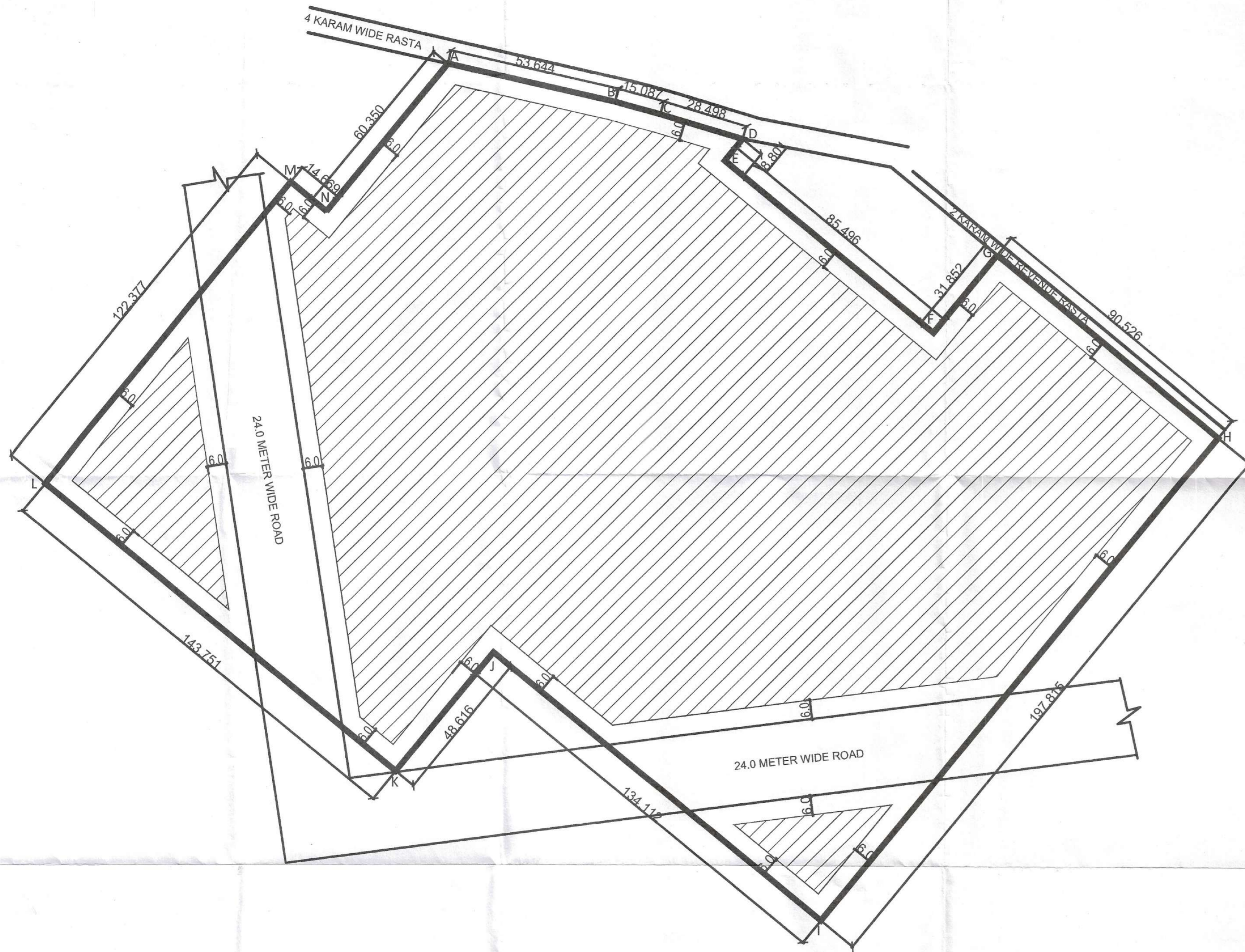
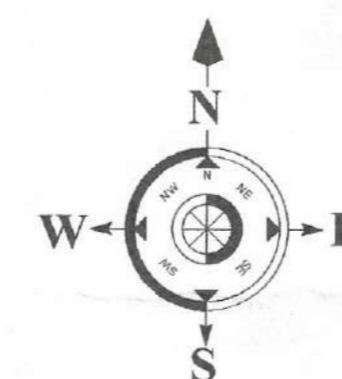


DEMARCATIION-CUM-ZONING PLAN FOR AFFORDABLE GROUP HOUSING OVER AN AREA MEASURING 13.275 ACRES OF LICENSE NO. 193 OF 09-10-2025 IN THE REVENUE ESTATE OF VILLAGE PATAUDI, SECTOR-3, PATAUDI, GURUGRAM BEING DEVELOPED BY SH. RAMESH KUMAR YADAV AND OTHERS IN COLLABORATION WITH Y. CON INFRA.



ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 40114.8300 SQM (9.9126 ACRES)



For purpose of Code 1.2 (xvi) & 6.1 (I) 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 A to N as confirmed by DTP, Gurugram vide Endst No. 6199 dated 27.06.2025.

2. LAND USE

The type of building use permissible is Affordable Group Housing in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of building is Residential (Refer Code 1.2 xxiii(i)).

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES :-

- (a) The type of building permitted on this site shall be buildings designated in the form of flatted 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 the Director General, Town and Country Planning, Haryana.
- (b) The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free of F.A.R. (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/almsh/shelf, which being usable covered area shall form part of carpet area.
- (c) 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. |

4. 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% on the area of 13.275 acres as per Affordable Housing Policy Dated 9.08.2013.
- (c) The maximum commercial component shall be 4% of the net planned area i.e. 0.531 acres with an F.A.R. of 175. The maximum F.A.R. on balance area i.e. 12.744 acres shall not exceed 225. However it shall not include Community Building 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.

5. 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 Code 6.3 (3)(i)(b) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be as per Code 7.3 of the Haryana Building Code, 2017.
- (c) 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:-

| Sr.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 interior 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.

6. PARKING :-

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
- (b) Parking shall be provided @ of half equivalent car spaces (ECS) for each dwelling unit.
- (c) Only one two wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat owners.
- (d) The parking bay of the two wheelers shall be 0.8m x 2.5 m.
- (e) No car parking shall be allotted to any apartment owner who owns flat upto 60 sqmtrs.
- (f) The balance available parking spaces, if any, beyond the allotted two wheeler parking sites, can be earmarked as free-visitor-car parking space.
- (g) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- (h) The area for parking per car shall be as under:-
Basement 32sqm
Stilts 28 sqm
open 23 sqm

7. APPROACH TO THE SITE :-

- (a) 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 DGTCP, Haryana.
- (b) The approach to the site shall be shown on the zoning plan.

8. BAR ON SUB DIVISION OF SITE :-

The site of Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and rules framed thereunder. Sub-division of the site shall not be permitted, in any circumstances.

9. 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 Code 7.5 of the Haryana Building Code, 2017.

10. DENSITY

The minimum /maximum density of the population provided in the colony shall be 750 to 950 PPA (person per acres) on the 13.275 acres as per Affordable housing policy dated 09.08.2013. For Computing the density, occupancy per dwelling unit shall be taken as five persons.

11. ACCOMMODATION FOR SERVICE POPULATION

No separate EWS category apartment 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 19 August 2013

12. 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 Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

13. LIFTS AND RAMPS

- (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

14. 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 persons or the committee authorized by him, as per provision of Haryana Building Code -2017 (as amended time to time) before starting up the construction.

15. 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.

16. BASEMENT

- (a) The number of basement storeys in Group Housing shall be as per Code 6.3(3)(i)(b) of the Haryana Building Code, 2017.
- (b) The construction of basement shall be executed as per Code 7.16 of the Haryana Building Code, 2017.

17. PROVISIONS OF COMMUNITY BUILDINGS

- The Coloniser shall be required to provide the following community site in the project, which shall form part of the common area and facilities as defined under the Haryana Apartment ownership Act -1983
- (a) One built-up community hall of not less than 2000 sqft. area.
- (b) One built-up anganwadi-cum-crech of not less than 2000 sqft. area.

18. PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and animals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

19. EXTERNAL FINISHES

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

20. 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 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. This approval shall be obtained prior to starting the construction work at site.

21. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction.

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

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

24. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 196/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

25. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

26. GENERAL

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) Garbage collection center of appropriate size shall be provided within the site.
- (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

That no separate zoning plan is approved for community site/sites earmarked within group housing scheme. The community building/buildings shall be constructed by the coloniser/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG No. DTCP- 11527 Dated 10-10-2025

(PARVEEN KUMAR) SD (HQ) (SANDEEP KUMAR) ATP (HQ) (RAKESH BANSAL) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTP (HR)