


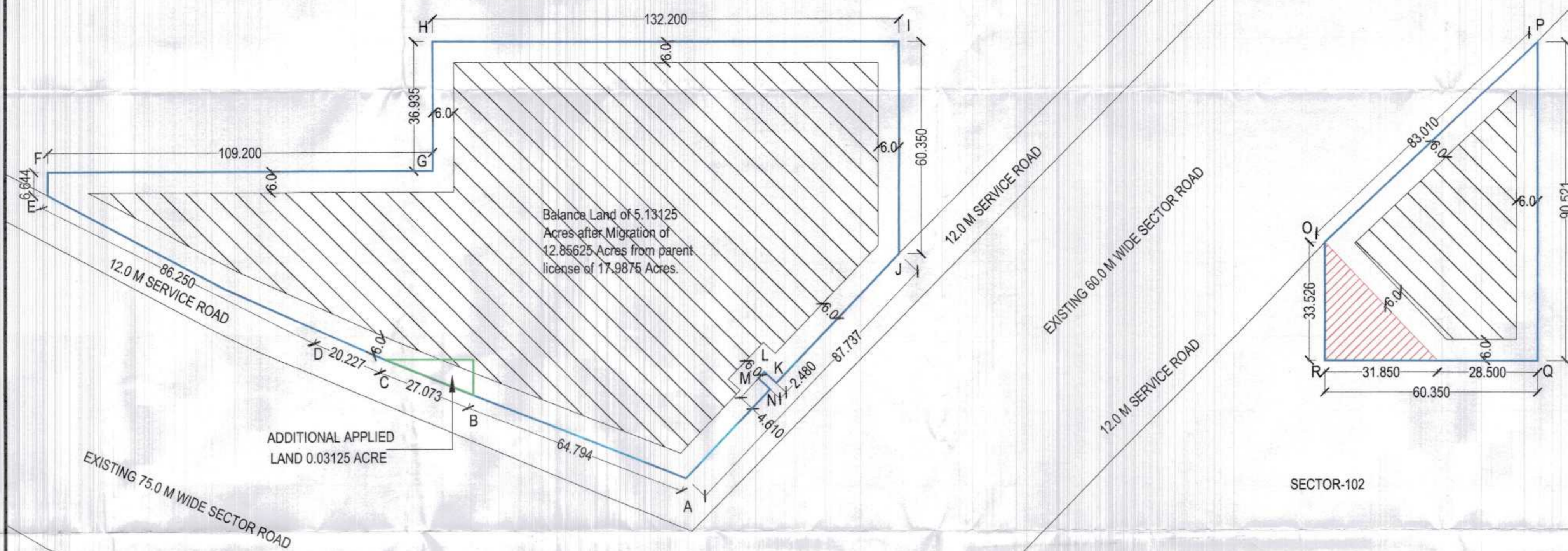


**LEGEND :-**  
 PLOT BOUNDARY   
 ADDITIONAL LICENCE AREA   
 LICENSE LAND ACQUIRED FOR ESS VIDE AWARD NO. 42 DATED 24.12.2015 BY HSVV. KHASRA NO. 41//17/2/2 (1-1) FOR ESS 

SECTOR-102-A






**ZONED AREA = 3.8044 ACRES.**  
**ALL DIMENSIONS ARE IN METERS.**

**REVISED ZONING PLAN OF GROUP HOUSING COLONY OVER AREA MEASURING 5.1625 ACRES (LICENCE NO. 24 OF 2012 DATED 27.03.2012 AND 131 OF 2025 DATED 29.07.2025) FALLING IN SECTOR-102 & 102-A, DISTT. GURUGRAM, BEING DEVELOPED BY RADHEY BUILDHOME PT. LTD. IN COLLABORATION WITH M/S ADANI M2K REALTORS LLP.**

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

- SHAPE & SIZE OF SITE:**  
The shape and size of the Group Housing Colony is in accordance with the earlier approved zoning plan shown as A to R as confirmed by DT, Gurugram vide order no. 101 dated 08.01.2025 as shown in the zoning plan.
- TYPE OF BUILDING PERMITTED AND LAND USES:**  
(a) The type of building permitted on this site shall be buildings designed 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 General, 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 as per table above.

- 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) No FAR has been assigned for the area measuring 0.03125 acres acquired for ESS, and the same is pending decision by the competent authority.  
(c) The maximum ground coverage shall be 35% on the area of 5.03125 acres.  
(d) Maximum Permissible FAR shall be 175% on the area of 5.03125 acres. However, an additional FAR for Residential Component is also permitted in lieu of TDR certificate utilization order issued below:-
- | S.NO.                                     | TDR CERTIFICATE NO. | UTILIZATION CERTIFICATE NO., WITH MEMO DATE. | AREA IN SQ.M.     | RESIDENTIAL | COMMERCIAL |
|---|---------------------|--|-------------------|-------------|------------|
| 1.  | 1-21 OF 51/2025     | 150 OF 2025 MEMO DATED 22.12.2025            | 461.133           |             |            |
| 2.  | 1-1138 OF 02 / 2025 | 155 OF 2025 MEMO DATED 22.12.2025            | 24989.0206        |             | NIL        |
| <b>TOTAL TDR IN RESIDENTIAL COMPONENT</b> |                     |  | <b>25450.1536</b> |             |            |

- 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 plinth height of building shall be as per the Haryana Building Code, 2017.  
(c) All building blocks shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-
- | S.No. | HEIGHT OF BUILDING OR HEIGHT | SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (in meters) |
|-------|------------------------------|--|
| 1     | 3                            | 3  |
| 2     | 6                            | 6  |
| 3     | 9                            | 9  |
| 4     | 12                           | 12   |
| 5     | 15                           | 15   |
| 6     | 18                           | 18   |
| 7     | 21                           | 21   |
| 8     | 24                           | 24   |
| 9     | 27                           | 27   |
| 10    | 30                           | 30   |
| 11    | 33                           | 33   |
| 12    | 36                           | 36   |
| 13    | 39                           | 39   |
| 14    | 42                           | 42   |
| 15    | 45                           | 45   |
| 16    | 48                           | 48   |
| 17    | 51                           | 51   |
| 18    | 54                           | 54   |
| 19    | 57                           | 57   |
| 20    | 60                           | 60   |
| 21    | 63                           | 63   |
| 22    | 66                           | 66   |
| 23    | 69                           | 69   |
| 24    | 72                           | 72   |
| 25    | 75                           | 75   |
| 26    | 78                           | 78   |
| 27    | 81                           | 81   |
| 28    | 84                           | 84   |
| 29    | 87                           | 87   |
| 30    | 90                           | 90   |
| 31    | 93                           | 93   |
| 32    | 96                           | 96   |
| 33    | 99                           | 99   |
| 34    | 102                          | 102  |
| 35    | 105                          | 105  |
| 36    | 108                          | 108  |
| 37    | 111                          | 111  |
| 38    | 114                          | 114  |
| 39    | 117                          | 117  |
| 40    | 120                          | 120  |

- 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, grills, 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 as per the Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMP :-**  
(a) Lift and Ramps in building shall be provided as per the Haryana Building Code, 2017.  
(b) Lift shall be provided with 100% standby generators along with staircase with automatic switchover 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.
- BUILDING BYE-LAWS :-**  
The construction of the building/buildings shall be governed by the building rules provided in the part VI of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and stipulate no condition or norms, the model building bye-laws issued by the 'SI', and as given in the NBC shall be followed as may be approved by Director, Town & Country Planning, Haryana.
- 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.  
(d) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
(e) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-Spover dated 21.03.2015 issued by Haryana Government renewable energy department.  
(f) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/4/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- 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 enclosed.  
(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.

ORG No. DTCP 11775 Dated 07-01-2024

Adequate accommodation shall be provided for domestic servants and other service population of EWS the number of such dwelling units 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 units shall not be less than 140 sq.ft. in addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft. shall be earmarked for E.W.S category.

(RAJESH DUTT) SD(HQ)  
 (AMIT KHATRI) CTP(HQ)  
 (NARENDER KUMAR) DTP(HQ)  
 (VIJENDER SINGH) STP(HQ)  
 (BHUVNESH KUMAR) CTP(HR)  
 (AMIT KHATRI, IAS) CP(HR)