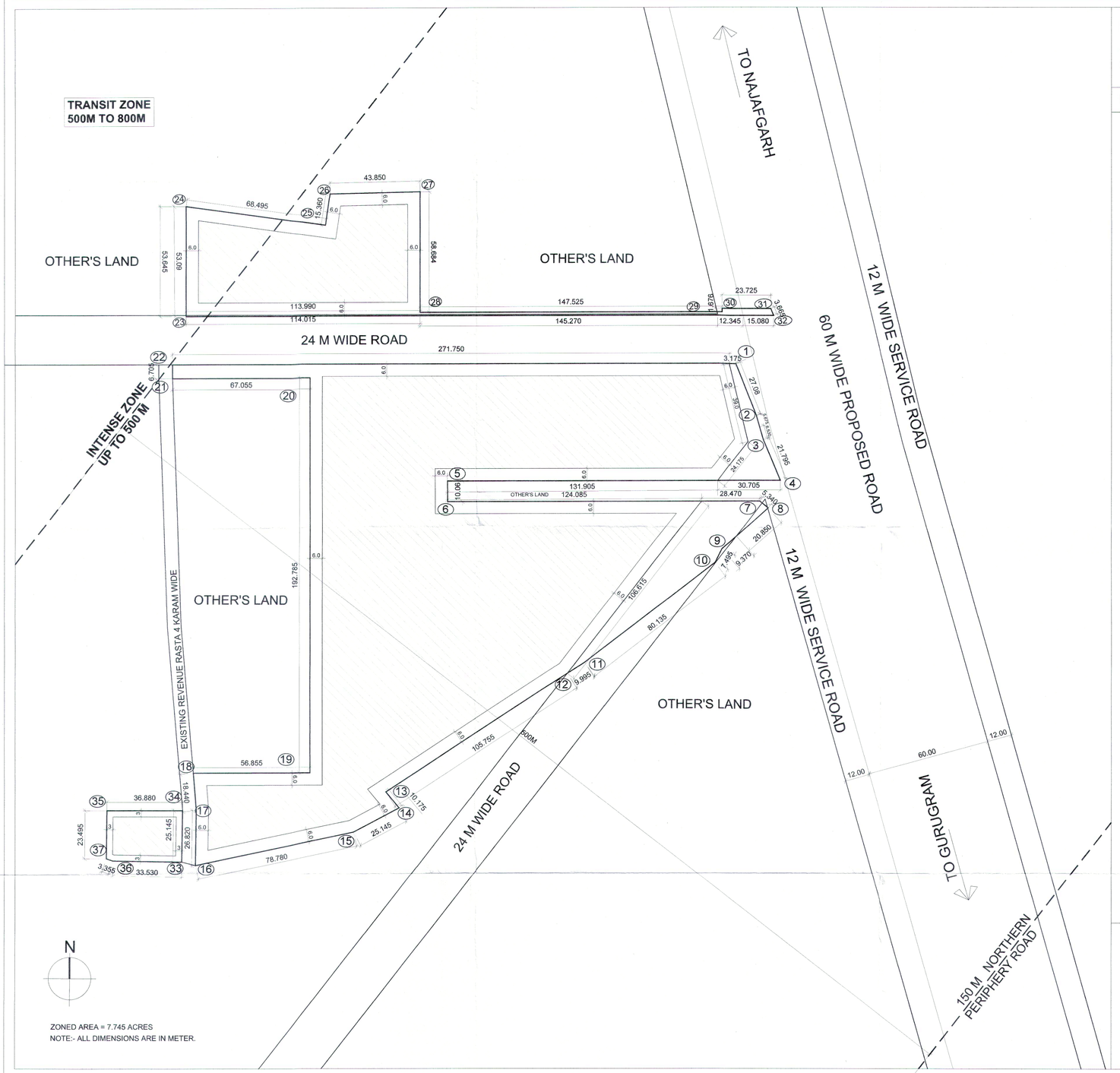


REVISED ZONING PLAN OF GROUP HOUSING COLONY (UNDER TOD) OVER AN AREA MEASURING 10.744 ACRES (LICENCE NO. 04 OF 2013 DATED 18.02.2013) IN SECTOR-112, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. AJIT SINGH AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD.

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

1. SHAPE & SIZE OF SITE:-

The shape and size of the Group Housing Colony is in accordance with the Demarcation Plan verified by DTP, Gurugram vide Endst. No. 8142 dated 30.08.2024 as 1 to 37 on the Zoning Plan.

2. TYPE OF BUILDING PERMITTED AND LAND USES:-

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, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

The building or buildings shall be constructed only within the portion of the site marked ▨ as Building zone as explained above, and nowhere else.

a. The maximum coverage on ground floor within the TOD permission granted area (10.738 acres) shall be 40% as per the TOD policy dated 09.02.2016
b. The maximum FAR within the TOD permission granted area shall be 350% on the area 10.323 acres and 250% on the area of 0.415 acres as per the TOD policy dated 09.02.2016 .

4. HEIGHT OF BUILDING :-

a. The maximum height of the building 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 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)	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

(a) 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.

5. 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 DTCP, Haryana. 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 HBC 2017.

6. DENSITY

a. The minimum/maximum density of the population provided in the colony within the TOD permission granted shall be 600 (± 10%) on the area 10.323 acres and 430 (± 10%) PPA on the area of 0.415 acres as per the TOD policy dated 09.02.2016.
b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

7. ACCOMMODATION FOR SERVICE POPULATION

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 then 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.

8. PARKING

(a) Parking space for each dwelling unit within the TOD permission granted area (10.738 acres) shall be calculated on the rational of carpet area of each dwelling unit as per the TOD policy dated 09.02.2016, which is as under:-
Up to 100 sqmt = 0.5 ECS
Between 100 sqm to 150 sqmt = 1.0 ECS
More than 150 sqmt = 1.5 ECS
(b) For commercial areas the norms of 1.0 ECS for each 50 sqm carpet area shall be followed.
(c) Adequate parking spaces, covered, open or in the basement shall be provided for vechiles of users and occupiers, within the site.
(d) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

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

10. LIFTS AND RAMPS

a) Lifts & Ramps shall be provided as per Haryana Building Code, 2017
b(Lifts shall be provided with 100% standby generators along with automatic switchover along with staircase of required width & number.

11. 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/ 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

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. CONVENIENT SHOPPING

0.5% area of 10.738 acres area shall be reserved to cater for essential convenient shopping with the following conditions:-
i) The ground coverage 100% with FAR 3.50 on the area of 0.0516 acres and FAR 2.50 on the area of 0.0021 acres (falling within TOD Zone) will be permissible. However, this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.

14. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony and as per the provisions of the TOD policy dated 09.02.2016.

15. BASEMENT

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

16. 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.

17. FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code 2017/ National Building Code of India, 2016 and the same should be got certified from the competent authority
ii. 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.
iii. To ensure the 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 approvals shall be obtained prior to starting the construction work at site.

18. RAIN WATER HARVESTING SYSTEM

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

19. 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, if applicable.

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

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

22. That the coloniser/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.

23. That the coloniser/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.

23. 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.
(f) That you shall abide by the policies issued by the Department time to time regarding allotment of EWS flats.
(g) Garbage collection center of appropriate size shall be provided within the site.

DRG No. DTCP 10505 Dated 20-09-2024

(RAJESH DUTT) JD (HQ)	(JAHANVI) ATP (HQ)	(ASHISH SHARMA) DTP(HQ)	(VIJENDER SINGH) STP (HQ)	(JITENDER SIHAG) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)