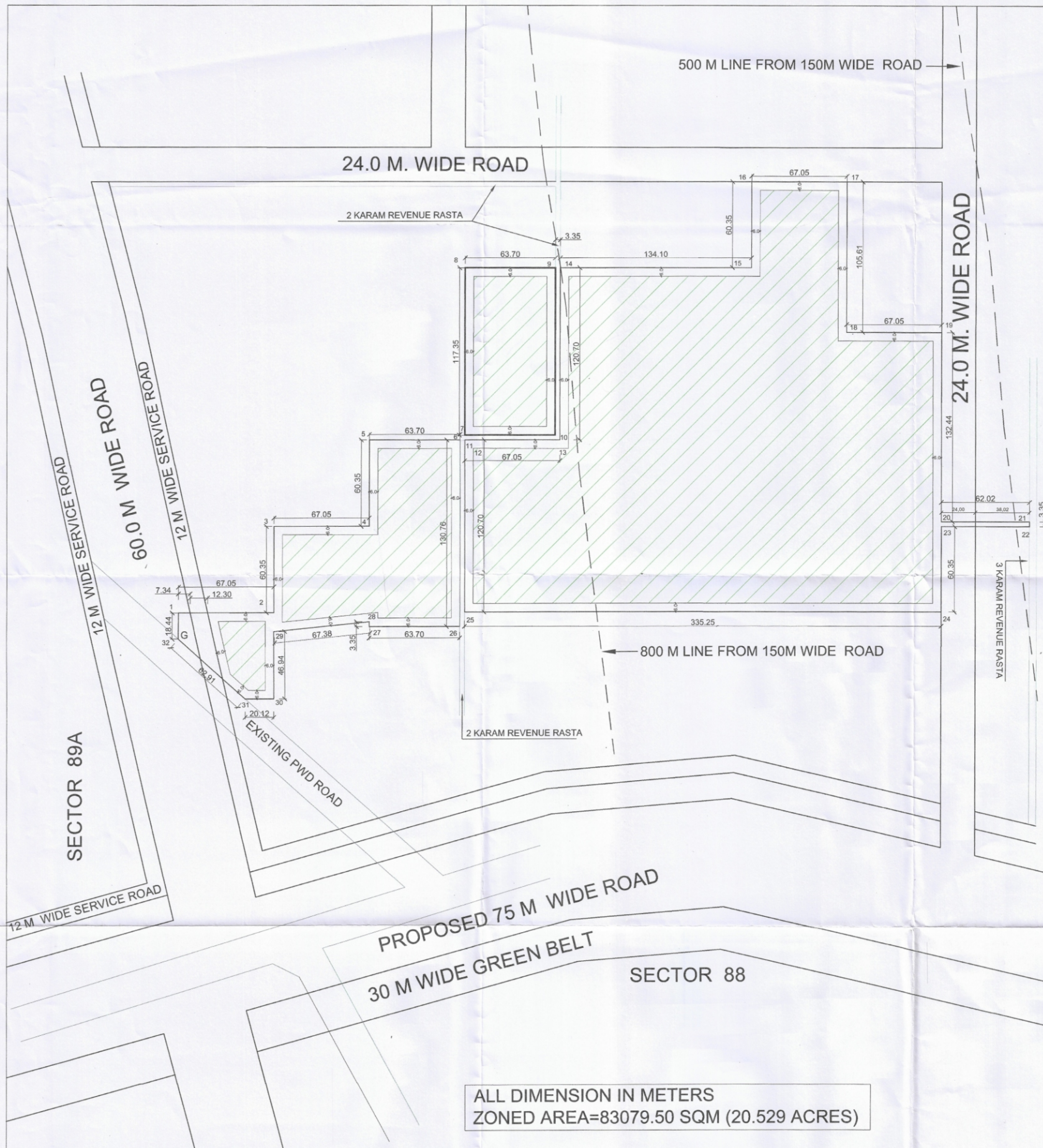




COMBINED DEMARCATION-CUM-ZONING PLAN OF GROUP HOUSING COLONY (UNDER TOD POLICY DATED 09.02.2016) FOR AN AREA MEASURING 10.10 ACRES (LICENCE NO. 42 OF 2013 DATED 06.06.2013) AND 14.025 ACRES (LICENCE NO. 46 OF 2013 DATED 08.06.2013) THEREBY TOTALING AREA MEASURING 24.125 ACRES IN SECTOR - 88A, GURUGRAM, BEING DEVELOPED BY ASHIANA LANDCRAFT REALTY PVT. LTD.

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 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 show as 1 to 32 as confirmed by DTP,Gurugram vide Endst no.9625 dated 08.09.2025 as shown in 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 flatted 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.

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 ground coverage shall be 40 % on the area of 15.6857 acres and 35% on the area of 8.4088 acres as per the TOD Policy dated 09.02.2016.
- (c) Maximum Permissible FAR shall be 350 % on the area of 0.0127 acres (falling in Intense zone), 250% on the area 15.673 acres (falling in Transition zone) and 175% on the area 8.4088 acres (beyond TOD Zone). However, an additional FAR of 20694.444 Sqm. is also permitted in lieu of following TDR Utilization certificate :-

Sr. No.	TDR Certificate No.	Utilization Certificate issued vide Memo/Endst. No./dated	FAR Area in Sqm.
1.	1-745 of 14/2024	TDR-U167A/CTP/39743/2024 Dated 14.12.2024	20694.444 Sqm.

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 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

- (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.

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 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.

6. DENSITY:-

- (a) The minimum/maximum density of the population provided in the colony within the TOD permission granted shall be 600 (± 10%) PPA on the area 0.0127 acres (falling in Intense zone), shall be 430 (± 10%) PPA on the area 15.673 acres (falling in Transition zone) as per the TOD policy dated 09.02.2016 and minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA on the area 8.4088 acres.
- (b) Maximum density (PPA) with TDR shall be Existing +200 PPA only for the area 10.10 acres in respect of License No. 42 OF 2013 dated 06.06.2013.
- (c) 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 7.5 sq. meters 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 than 10% of main dwelling units and the carpet area of such a unit if attached to the main dwelling unit shall not be less than 13 square meters. In addition 15 % of the total number of dwelling units having having a minimum area of 20 square meters shall be earmarked for EWS category.

8. PARKING:-

- (a) Parking space for each dwelling unit within the TOD permission granted area (15.6857 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 and as per HBC 2017 for Beyond TOD Zone area :-
- | | |
|-----------------------------|-----------|
| 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 vehicles 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 DTPC, 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 24.0945 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 0.0127 acres (falling within Intense zone), 2.50 on the area of 15.673 acres (falling within Transition zone) and ground coverage 100% with FAR of 100 will be permissible. beyond TOD zone. However, this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
- ii) The height of the KIOSK/ shops/ departmental store shall not exceed 4.00 M.

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 and keep 6.00 mt. row clear for fire tender movement around all building blocks.
- 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 coloniser/owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.
21. 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.
22. That the coloniser/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.

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 11691 Dated 03-12-2025

(RAJESH DUTT) SD(HQ) (JAPANVI) ATP (HQ) (ASHISH SHARMA) DTP(HQ) (VIJENDER SINGH) STP(HQ) (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)