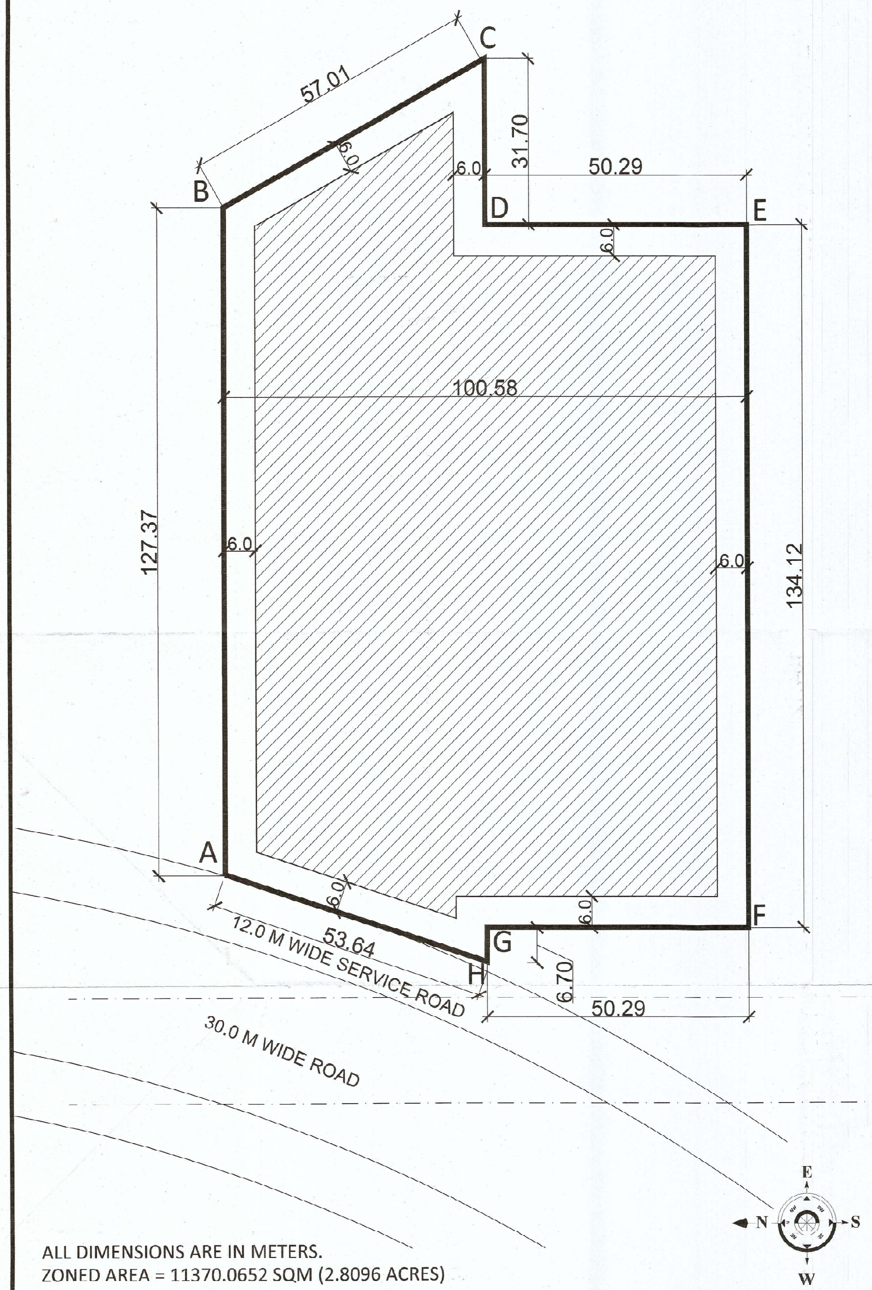
LC-5242.

DEMARCATION-CUM-ZONING PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 3.53125 ACRES (LICENSE NO. 71. OF 2025 DATED 22-05-2025) IN SECTOR-83, FARIDABAD BEING DEVELOPED BY SH. DUSHYANT YADAV S/O SH. MOTIRAM YADAV IN COLLABORATION WITH ADORE BUILDINFRA LLP

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.



ALL DIMENSIONS ARE IN METERS.
ZONED AREA = 11370.0652 SQM (2.8096 ACRES)

1. **SHAPE & SIZE OF SITE :-**

The shape and size of the Retirement Housing Project (Under Retirement Housing Policy) is in accordance with the demarcation plan as verified by DTP Faridabad (P) vide endst. no. 2013 dated 01.05.2025 shown as A to H on the Zoning Plan.

2. **TYPE OF BUILDING PERMITTED :-**

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 :-**
   a. Building shall only be permitted with in the portion of the site marked as [hatched] build able zone and no where else.
   b. The maximum ground coverage shall be 40% on the area of 3.53125 acres as per Retirement Housing Policy dated 04.11.2024.
   c. The maximum commercial component shall be 4% of the permissible FAR (Shops catering to daily needs only shall be allowed).
   d. The maximum FAR shall not exceed 225% on the area of 3.53125 acres.
   e. Area under retirement homes: Minimum. 75% of permitted FAR.
   f. Minimum area of retirement homes/DUs: 30 Sqm carpet area.
   g. Dormitory/ Hostel for staff / service persons: Maximum 10% of permitted FAR (Dormitory/ Hostel development as per norms applicable for Working Women Housing).
   h. Area under Mess/ common dining: Minimum 100 Sqm.
   i. Medical Room: Minimum 100 sqm.
   j. Common room/Indoor games/ Gymnasium: 2 sqm/person or 500 sqm whichever is less.
   k. Other miscellaneous facilities viz. laundry etc: Minimum 100 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 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:-

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 above.

5. **APPROACH TO 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 DTCP,Haryana.
   b. The approach to the site shall be shown on the zoning plan.

6. **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.

7. **DENSITY :-**
   a. The minimum density of the population provided in the colony shall be 250 PPA and the maximum be 900 PPA on the area of 3.53125 acres.
   b. For computing the density, the occupancy per dwelling unit shall be taken as three persons and for service dwelling unit one person per bed for Dormitory/ Hostel.

8. **PARKING :-**
   a. Parking space shall be provided @ 1 Equivalent Car Space (ECS) per dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party.
   b. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
   c. The area for parking per car shall be as under:-
      i). Basement = 32 sq.mtrs.
      ii). Stilts = 28 sq.mtrs.
      iii). Open = 23 sq.mtrs..

9. **COMMERCIAL SHOPPING :-**
Maximum 4% of the permitted FAR shall be reserved to cater for essential commercial shopping.

10. **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. Minimum 20% of the Net Planned Area shall be developed as organized Park.

11. **PROVISIONS OF COMMUNITY BUILDINGS :-**
The community buildings shall be provided as per the composite norms in the Retirement Housing Policy dated 04.11.2024.

12. **BAR ON SUB-DIVISION OF SITE :-**
   (a) The site of the Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
   (b) Sub-division of the site shall not be permitted, in any circumstances

13. **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.

14. **BASEMENT :**
   (a) The number of basement storeys in Retirement Housing Project (Under Retirement Housing Policy dated 04.11.2024) 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.

15. **PROVISIONS OF PUBLIC HEALTH FACILITIES :-**
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

16. **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

17. **BUILDING DESIGN PRINCIPLES:-**
   a. Retirement Housing projects shall conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons'(Harmonized Guidelines), as amended from time to time.
   b. All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
   c. All the external and internal design of building spaces should consider the free movement of wheelchairs.
   d. Door openings (between jambs) should not be less than 900 mm in width.
   e. Preferably sliding windows should be used.
   f. Easy to grip door knobs and lever type handles of large size to be used.
   g. Ergonomic design of furniture specific to the requirements of senior citizens.
   h. Furniture should be lightweight, sturdy and without sharp edges.

18. **BROAD PLANNING PRINCIPLES :-**
   (i) Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms should be in close proximity to the vertical movement core of building blocks.
   (ii) Attendants/staff accommodation may be provided on site as per norms.

19. **LIFTS AND RAMPS :-**
   a. All lifts must have audio and visual signage and signalling systems and to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
   b. Mandatory ramps to be provided throughout the building to provide for wheelchair access.

20. **STAIRCASE:-**
   a. Provision of clear width not less than 1500 mm.
   b. Handrails should be fitted on both sides of stair flights.
   c. Treads and risers should be as per the standards prescribed in Harmonised Guidelines applicable to senior citizens.
   d. Avoid long flights of steps; in no case with more than 12 treads in a single flight.
   e. Projecting nosing and open stairs should not be provided to minimize the risk of stumbling. Spiral stairs should be avoided.
   f. Illuminated/ contrasting colour strips should be installed on all stairs to act as guides, especially in low light and night-time conditions.
   g. Specifications of lighting and ventilation of staircases as per HBC/NBC.
   h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

21. **CORRIDORS:-**
   a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
   b. Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.
   c. It is essential to provide handrails along the walls on either side of the corridor, at suitable heights above the floor level.

22. **KITCHEN:-**
Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.

23. **BATHROOMS:-**
   a. Wash basins should be provided with provision of grab rails.
   b. Toilet paper roll dispensers shall be able to withstand heavy loads.
   c. Bathrooms must have anti-skid tiles.
   d. Bathrooms shall be provided with double swing doors for ease of access with as well as without wheelchairs.

24. **LIGHTING AND VENTILATION:-**
   a. Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection in bathroom and kitchen.
   b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied undisrupted electricity with power-backup facility.

25. **BASIC SERVICES:-**
   a. Adequate security and housekeeping services.
   b. Caregiving facilities for those residents requiring special care
   c. Opportunities for residents to provide community services to their peers and other residents.
   d. Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-carts for internal movements within the Retirement Home complex.

26. **MEDICAL SERVICES (MANDATORY) :-**
   a. 24X7 on-site ambulance service with oxygen support facility, tied up with nearest hospital.
   b. Basic first aid medical facility with nurse and physiotherapy services / Geriatric Care Centres. The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common areas of the premises.
   c. Mandatory tie-up with the emergency facilities with the nearest hospitals/multi Super Specialty Hospital(s)
   d. Emergency rooms with provision for accommodating one or two patients and an attendant, attached toilet, medicines and medical accessories that may be needed for treatment, with due check on expiry dates, appropriate storage facilities for equipment and drugs, oxygen cylinders and intravenous set, all other items as prescribed by the Medical Council of India or any appropriate institution.
   e. Regular medical check-up and follow-up for the residents as required.
   f. Pharmacy tie-ups for medicine with door-step delivery.
   g. Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

27. **FITNESS FACILITIES :-**
   a. Jogging and walking tracks with non-slippery and non-skid surfaces.
   b. Efficient signage and clearly marked hedges and boundaries to avoid collision.
   c. Yoga, Physiotherapy, Exercise Centres to be provided as feasible.

28. **SAFETY AND SECURITY :-**
   a. Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom and common areas.
   b. Emergency alarm and lights controls at bedside and bathrooms near toilet seat.
   c. Appropriate safety features in all electrical equipment.
   d. Free Intercom facilities to be provided in all apartments with the single digit dialling facility to the emergency contact numbers i.e. security, medical/ambulance, local police.
   e. Properly trained and skilled security personnel at all required locations to be deployed. Security guard(s) shall be deployed with access to intercom facilities and basic telephone facilities.
   f. Security personnel to restrict trespassers in society, entry passes for all visitors including service providers to be issued.
   g. CCTV cameras to be installed on each floor of the premises near lift area and in all the common areas, lobbies/reception, all the gates, parks, etc. Surveillance of these CCTV footage to be monitored on regular basis by the security personnel(s)
   h. Emergency fire-fighting services, disaster preparedness for evacuation to be provided.
   i. Mock drills to be conducted on timely intervals with due intimation to the RWA.
   j. Emergency and important contact numbers should be provide to all residents and displayed in all common areas i.e. outside lifts.

29. **BUILDING BYE-LAWS :-**
The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017 and as per Retirement Housing Policy dated 04.11.2024. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

30. **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 form 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 form 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.

31. 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 constructed.

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

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

34. 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.

35. 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.

36. **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.

DRG No. DTCP- 11125 Dated 22-05-25

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