

HSIIDC

To

The Senior Town Planner,
HSIIDC, IMT, NH-8, Opp. Petrol Pump,
Sector-1, Manesar, Distt. Gurugram.

The Estate Manager,
HSIIDC, IMT, NH-8, Opp. Petrol Pump,
Sector-1, Manesar, Distt. Gurugram.

The Deputy General Manager (Engg.),
Office Incharge for Engg. Division (912 Acres, Manesar)
HSIIDC, IMT, NH.8, Opp. Petrol Pump,
Sector-1, Manesar, Distt. Gurugram.


No. HSIIDC/IPD/____/2025/_____

Dated: _____

Subject: - Regarding approval of Revised Zoning Plan of Group Housing Site no. GH-3A at Sector-80 (Residential), Manesar.

Please find enclosed herewith a copy of duly approved Revised Zoning Plan of Group Housing of GH-3A at Sector-80 (Residential), Manesar bearing drawing no. HSIIDC/IPD/1696 dated 13.10.2025 for information and further necessary action.

DA/as above

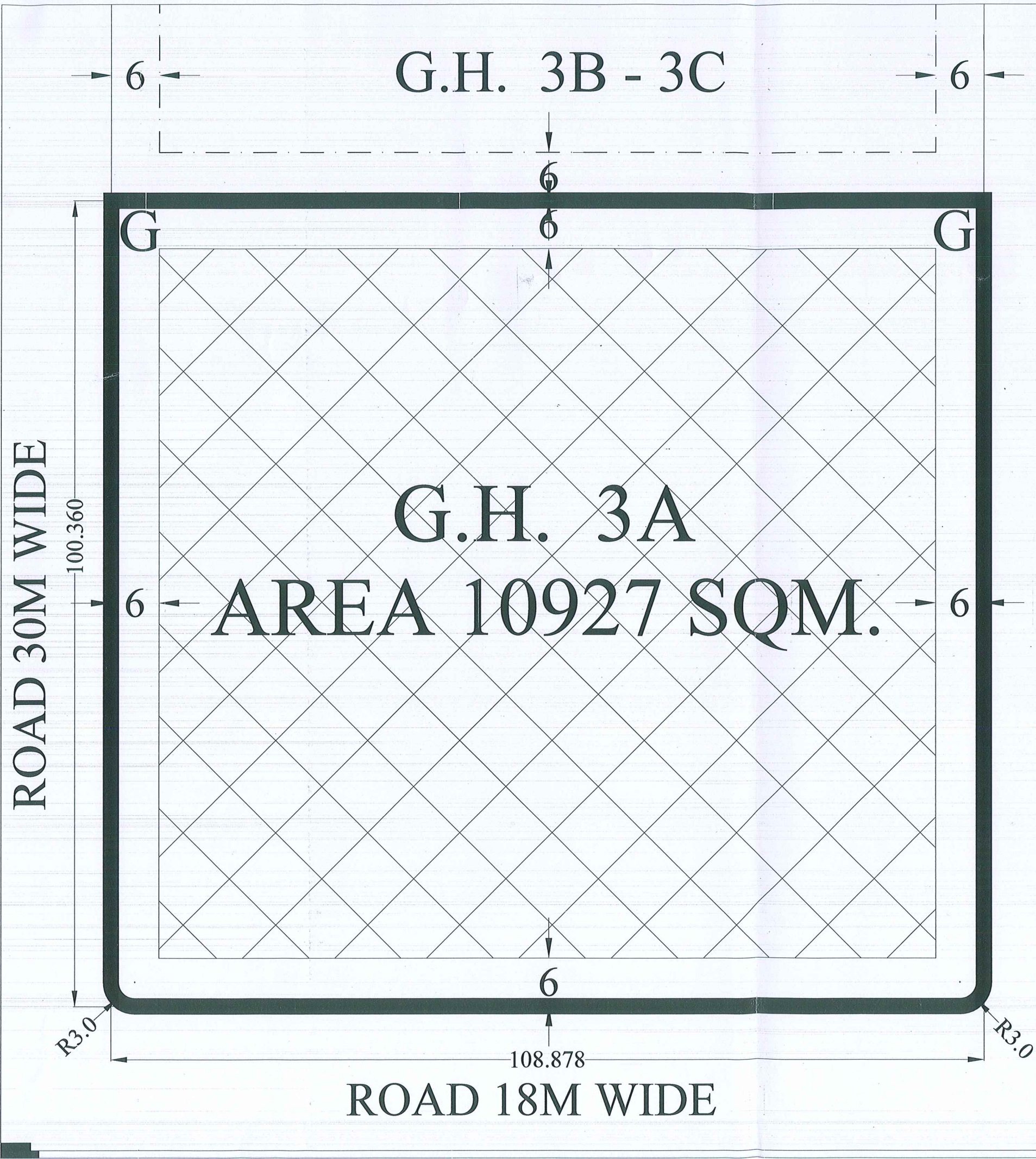

Divisional Town Planner (HQ)
For Haryana State Indl. & Infra. Dev. Corpn. Ltd

Endst. no: - 1204

Dated: 15-10-2025

A copy is forwarded to the following is for information and necessary action:

- HOD(E), HSIIDC, Head Office, Panchkula.
- HOD (Engg.), HSIIDC, Head Office, Panchkula.
- HOD(C&H), HSIIDC, Head Office, Panchkula.
- M/s Eldeco Infrastructure & Properties Ltd., 201-212, Splendor Forum, Jasola, Distt. Centre, New Delhi-110025.



HSIIDC



REVISED ZONING PLAN OF GROUP HOUSING SITE
NO.GH-3A, SECTOR - 80 (RESIDENTIAL), MANESAR.

- PURPOSE OF REVISION**
 - Considering the request of the allottee dated 24.09.2025, the zoning plan has been revised.
 - This drawing supersedes the previous approved zoning bearing Drg. No. HSIIDC/IPD/1696, Dt. 05.05.2025.
 - Code referred in the clause is Haryana Building Code, 2017, amended from time to time.
- SHAPE & SIZE OF SITE**
The shape and size of the Group Housing plots is in accordance with the approved layout plan bearing Drg. No. 1540, dt. 05.12.2023.
- TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designed 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 Competent Authority by HSIIDC.
- The site shall be developed and building construction thereon as indicated in and explained in the table below.

Notation	Land Use Zone	Type of Building permitted/ permissible structure
	Buildable Zone	Building as per permissible land use in clause- 3(a) above.
	Open Space	Open parking, garden, landscaping features, underground services etc.

- SITE COVERAGE AND FLOOR AREA RATIO (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.
 - The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% of the area of the site as per TOD Policy dated 09.02.2016 & its subsequent amendments thereafter.
 - Total area of plot as per possession certificate no. HSIIDC IMT Eng - 4997, Dated:- 31.03.2025 is 10927.00 sqm.
 - General FAR 175% + TDR FAR 125% + 300% Maximum Permissible FAR under residential use only on the area of the site. TDR Utilization certificates issued by DDCP, Haryana, subject to the conditions mentioned therein:

No.	Particulars	FAR Sanctioned Area (in Sqm.)
TOTAL FAR AREA TO BE UTILIZED AS PER MAXIMUM PERMISSIBLE FAR (300%)		32781.0000
1.	General FAR 175%	19122.2500
2.	TDR Utilization Certificate no. 113 issued vide memo no. TDR-U221A2/CTP/36683/2025 Dated 18.09.2025	4298.0840
3.	TDR Utilization Certificate no. 114 issued vide memo no. TDR-U220A2/CTP/36690/2025 Dated 18.09.2025	9360.0350
TOTAL TDR UTILIZED + General FAR		(13658.1190 + 19122.2500) = 32780.3690
BALANCED TDR YET TO BE UTILIZED (TOTAL FAR 300% - (Total TDR Utilized + General FAR))		(32781.0000 - 32780.3690) = 0.6310

- 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:
 - The maximum height of the buildings is unrestricted. The unrestricted height shall only be allowed subject to submission of No Objection Certificate from the appropriate authority (i.e. Defence Establishment, Air Force Establishment, Airport Authority of India etc.), if any in the area.
 - If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to this height to a depth of 24M along the narrow street.
 - All building block(s) shall be constructed so as to maintain an inter-set distance according to the table below:

Span	HEIGHT OF BUILDING (in meters)	SETBACK/ OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1	15	5
2	18	6
3	21	7
4	24	8
5	27	9
6	30	10
7	33	11
8	36	12
9	39	13
10	42	14
11	45	15
12	48	16
13	51	17
14	54	18
15	57	19
16	60	20
17	63	21
18	66	22
19	69	23
20	72	24
21	75	25
22	78	26
23	81	27
24	84	28
25	87	29
26	90	30
27	93	31
28	96	32
29	99	33
30	102	34
31	105	35
32	108	36
33	111	37
34	114	38
35	117	39
36	120	40
37	123	41
38	126	42
39	129	43
40	132	44
41	135	45
42	138	46
43	141	47
44	144	48
45	147	49
46	150	50
47	153	51
48	156	52
49	159	53
50	162	54
51	165	55
52	168	56
53	171	57
54	174	58
55	177	59
56	180	60
57	183	61
58	186	62
59	189	63
60	192	64
61	195	65
62	198	66
63	201	67
64	204	68
65	207	69
66	210	70
67	213	71
68	216	72
69	219	73
70	222	74
71	225	75
72	228	76
73	231	77
74	234	78
75	237	79
76	240	80
77	243	81
78	246	82
79	249	83
80	252	84
81	255	85
82	258	86
83	261	87
84	264	88
85	267	89
86	270	90
87	273	91
88	276	92
89	279	93
90	282	94
91	285	95
92	288	96
93	291	97
94	294	98
95	297	99
96	300	100
97	303	101
98	306	102
99	309	103
100	312	104
101	315	105
102	318	106
103	321	107
104	324	108
105	327	109
106	330	110
107	333	111
108	336	112
109	339	113
110	342	114
111	345	115
112	348	116
113	351	117
114	354	118
115	357	119
116	360	120
117	363	121
118	366	122
119	369	123
120	372	124
121	375	125
122	378	126
123	381	127
124	384	128
125	387	129
126	390	130
127	393	131
128	396	132
129	399	133
130	402	134
131	405	135
132	408	136
133	411	137
134	414	138
135	417	139
136	420	140
137	423	141
138	426	142
139	429	143
140	432	144
141	435	145
142	438	146
143	441	147
144	444	148
145	447	149
146	450	150
147	453	151
148	456	152
149	459	153
150	462	154
151	465	155
152	468	156
153	471	157
154	474	158
155	477	159
156	480	160
157	483	161
158	486	162
159	489	163
160	492	164
161	495	165
162	498	166
163	501	167
164	504	168
165	507	169
166	510	170
167	513	171
168	516	172
169	519	173
170	522	174
171	525	175
172	528	176
173	531	177
174	534	178
175	537	179
176	540	180
177	543	181
178	546	182
179	549	183
180	552	184
181	555	185
182	558	186
183	561	187
184	564	188
185	567	189
186	570	190
187	573	191
188	576	192
189	579	193
190	582	194
191	585	195
192	588	196
193	591	197
194	594	198
195	597	199
196	600	200
197	603	201
198	606	202
199	609	203
200	612	204
201	615	205
202	618	206
203	621	207
204	624	208
205	627	209
206	630	210
207	633	211
208	636	212
209	639	213
210	642	214
211	645	215
212	648	216
213	651	217
214	654	218
215	657	219
216	660	220
217	663	221
218	666	222
219	669	223
220	672	224
221	675	225
222	678	226
223	681	227
224	684	228
225	687	229
226	690	230
227	693	231
228	696	232
229	699	233
230	702	234
231	705	235
232	708	236
233	711	237
234	714	238
235	717	239
236	720	240
237	723	241
238	726	242
239	729	243
240	732	244
241	735	245
242	738	246
243	741	247
244	744	248
245	747	249
246	750	250
247	753	251
248	756	252
249	759	253
250	762	254
251	765	255
252	768	256
253	771	257
254	774	258
255	777	259
256	780	260
257	783	261
258	786	262
259	789	263
260	792	264
261	795	265
262	798	266
263	801	267
264	804	268
265	807	269
266	810	270
267	813	271
268	816	272
269	819	273
270	822	274
271	825	275
272	828	276
273	831	277
274	834	278
275	837	279
276	840	280
277	843	281
278	846	282
279	849	283
280	852	284
281	855	285
282	858	286
283	861	287
284	864	288
285	867	289
286	870	290
287	873	291
288	876	292
289	879	293
290	882	294
291	885	295
292	888	296
293	891	297
294	894	298
295	897	299
296	900	300
297	903	301
298	906	302
299	909	303
300	912	304
301	915	305
302	918	306
303	921	307
304	924	308
305	927	309
306	930	310
307	933	311
308	936	312
309	939	313
310	942	314
311	945	315
312	948	316
313	951	317
314	954	318
315	957	319
316	960	320
317	963	321
318	966	322
319	969	323
320	972	324
321	975	325
322	978	326
323	981	327
324	984	328
325	987	329
326	990	330
327	993	331
328	996	332
329	999	333
330	1002	334
331	1005	335
332	1008	336
333	1011	337
334	1014	338
335	1017	339
336	1020	340
337	1023	341
338	1026	342
339	1029	343
340	1032	344
341	1035	345
342	1038	346
343	1041	347
344	1044	348
345	1047	349
346	1050	350
347	1053	351
348	1056	352
349	1059	353
350	1062	354
351	1065	355
352	1068	356
353	1071	357
354	1074	358
355	1077	359
356	1080	360
357	1083	361
358	1086	362
359	1089	363
360	1092	364
361	1095	365
362	1098	366
363	1101	367
364	1104	368
365	1107	