



ZONED AREA= 7.3928 ACRES  
ALL DIMENSIONS ARE IN METERS.

**COMBINED ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING (7.025+5.075)=12.10 ACRES (LICENCE NO.163 OF 2014 DATED 12.09.2014 AND LICENCE NO.164 OF 2014 DATED 12.09.2014 ) IN SECTOR-79 & 79-B, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY REVITAL REALITY PVT. LTD. AND OTHERS.**

**FOR THE PURPOSE OF RULE 38 (xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.**

- SHAPE & SIZE OF SITE**  
THE SHAPE AND SIZE OF THE AFFORDABLE GROUP HOUSING COLONY IS IN ACCORDANCE WITH THE DEMARCATION PLAN SHOWN AS 'A TO Z & A1 TO A8' AS CONFIRMED BY DTP, GURGAON vide Encls. No.4154 and 4155 dated 29.09.2014.
- TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS**
  - The apartment of pre-defined size range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
  - The carpet area of the apartments shall range from 28 sqm to 60 sqm in size.
  - The term "carpet area" shall mean the net usable covered floor area bounded within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free of FAR (only balcony) but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/shelf/ward, which being suitable covered area shall form part of the carpet area.
- Ground Coverage and FAR**
  - Building shall only be permitted within the portion of the site marked as 'ZZZ' buildable zone and no where else.
  - The maximum coverage of ground floor shall be 50% on the area of 12.10 acres.
  - The maximum commercial component shall be 4% of the net planned area i.e. 0.484 acre with an FAR of 1.75. The maximum FAR on the balance area i.e. 11.616 acres shall not exceed 2.25. However it shall not include Community Buildings which shall be as per the prescribed norms. The Building Plans of which shall have to be got approved from Director General, Town and Country Planning, Haryana.
- BASEMENT**
  - Four level Basements within the building zone of the site, provided, it is flushed with the ground and is properly landscaped, may be allowed. The basement in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking. It is further stipulated that no other portions of basement will be permissible for uses other than specified above.
  - The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends.
- HEIGHT OF BUILDING**  
The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:
  - The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 5.5 times (five times) the width of the road abutting the front open space.
  - 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 buildings 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 structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
  - All Building Block(s) shall be constructed so as to maintain an interval 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
- SUB DIVISION OF SITE**
  - The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 1983 and Rules framed thereunder.
  - The site shall not be further sub-divided or fragmented in any manner, whatsoever.
- BOUNDARY WALL AND GATE POSTS**  
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as design approved by DG, TCP Haryana. In addition to the gates/gates an additional wicket gate not exceeding 1.35 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 to the sector road/public open space.
- DENSITY**  
The maximum density of the population provided in the colony shall be 800 PPA and the maximum shall be 900 PPA on the area of 11.616 acres.  
For computing the density, the occupancy per dwelling unit shall be taken as five persons.
- ACCOMMODATION FOR SERVICE POPULATION**  
No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.
- PARKING**
  - The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
  - Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.
  - No car parking shall be allotted to any apartment owner in such projects.
  - The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car parking space.
  - The area for parking per car shall be as under:
    - Basement: 35 sqm
    - Open: 30 sqm
    - Open: 25 sqm
- LETS AND RAMPS**
  - In building having more than four storeys, lift with 100% standby generator, along with automatic switchover is mandatory along with staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
  - In building upto four storeys, lift with 100% standby generator, along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National Building Code 2015 shall be provided.
- 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 DG, TCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lot and play ground.
- APPROVAL OF BUILDING PLANS**  
The building plans of the buildings to be constructed at site shall have to be got approved from the DG, TCP, Haryana (under section 8 (7) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963) before starting the construction.
- BUILDING BYE-LAWS**  
The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4962-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bylaws issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.
- PROVISION OF COMMUNITY BUILDINGS**  
The coloniser shall be required to provide the following community sites in the project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.
  - One built-up community Hall of not less than 185.81 Sqm. area.
  - One built-up Anganwadi cum creche of not less than 185.81 Sqm. area.
- APPROACH TO SITE**  
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to junctions off and the junctions with the surrounding road to the satisfaction of the DG, TCP, Haryana.
- FIRE SAFETY MEASURES**
  - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 / National Building Code of India and the same should be got certified from the competent authority.
  - Electric Sub Station/generator room if provided should be on solid ground near DG/AT. 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.
  - 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. Their approval shall be obtained prior to starting the construction work at site.
- SOLAR WATER HEATING SYSTEM**  
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building blocks (where hot water is required) before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM**  
That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification is applicable.
- The owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- The applicants shall use only Compact Fluorescent Lamps (CFL) for internal lighting as well as Compact lighting.
- No separate zoning plan is approved for community sites/sites earmarked within group housing scheme. The community building/buildings shall be constructed by the coloniser/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest into the Government.
- The coloniser shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Developer, within two months period from the date of grant of licence to enable provision of site in year load for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the projects.

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