

LC. 1108 (B)
 ZONING PLAN OF GROUP HOUSING MEASURING 11.875 + 8.294 = 20.169 ACRES (LICENCE NO. 250 OF 2007 DATED 02.11.2007 AND LICENCE NO. 50 OF 2012 DATED 17/5/2012) IN SECTOR-109, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY RAJ KIRAN PVT. LTD. AND OTHERS IN COLLABORATION WITH CHINTELS INDIA LTD.

FOR THE PURPOSE OF RULE 38(KH) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED DEVELOPMENT RULES, 1965.

c. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the total area of separate parking building block shall be counted towards FAR. In case of ground level mechanical parking in the basement or roof/ upper floors, the floor to ceiling height of the basement/ upper floors shall be maximum of 4.5 meter. Other than mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 meter, below the hanging beam.

10. LIFTS AND RAMPS
 Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic lift(s) provided for running of lifts along with stairs. However, in case of buildings having more than four storey lifts with 100% stand by generators along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 M X 3.00 M. 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 shall be separate preferably at opposite ends.

11. 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 D.G.TCP, Haryana. At least 15% of the total site area shall be developed as organized open space for lot(s) and play ground.

12. APPROVAL OF BUILDING PLANS
 The building plans of the buildings to be constructed at site shall have to be got approved from the D.G.TCP, Haryana (under section (8)(2) of the Act No.41 of 1965), before taking up the construction.

13. BUILDING BYE-LAWS
 The construction of the building/buildings shall be governed by the building rules provided in the part VII of the Punjab Scheduled roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965. On the points where such rules are silent and stipulate no condition or norm, the model building bye-laws issued by the ISI, and as given in the NBC shall be followed as may be approved by D.G.TCP, Haryana.

14. CONVENIENT SHOPPING
 0.5% of the area of 20.169 acres area shall be reserved to cater for essential convenient shopping with the following conditions:

a. The ground coverage and FAR of 100% with FAR of 100 will be permissible. However this will be part of the permissible ground coverage and FAR of the Group Housing Colony.
 b. The size of Kiosks/Shops shall not be more than 7.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
 c. The height of Kiosk/Shops/Departmental store shall not exceed 4.00 meter.

15. PROVISION OF COMMUNITY BUILDINGS
 The community building buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT
 Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilet/urinals, if they satisfy the public health requirements. The basement shall not be used for any other purpose. The height of the buildings shall not be counted towards FAR. Basement shall not be used for storage/commercial purpose but it is further stipulated that no other portions of basement will be permissible for uses other than those specified above.

17. APPROACH TO SITE
 The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the D.G.TCP, Haryana.

18. FIRE SAFETY MEASURES
 a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
 b. Electric sub station / generator room if provided should be on solid ground near D.G/IT Control room 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.

19. 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 block before applying for an occupation certificate.

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

21. The collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 13331E/ dated 14.9.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/execution of development works at site.

22. The collector/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

23. That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community buildings shall be constructed within a period of three years. The time period of three years for construction of community sites shall start from the issuance of sanction order. In case of failure to construct within said period, the Government may take over the community site in accordance with the provisions of Section 313(A)(v) of the Act No. 8 of 1975.

24. That the owner shall construct the EWS flats within 2 years and give the advertisement in the newspapers for inviting the application for EWS flats in their Group Housing Colony within 12 months from the issuance of sanction letter of this zoning plan.

DRG NO. DG.TCP 5202
 DATED: 22.5.2012

(T. C. GURJAR) (I. S. REDHU) (KAMAL KUMAR) (D.P. HOD) (D.P. HOD)

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1. SHAPE & SIZE OF SITE

2. TYPE OF BUILDING PERMITTED
 Z4 to Z8 as confirmed by DTF Gurgaon vide memo no 855 Dated 23.02.2012.

3. GROUND COVERAGE AND FAR
 The type of building permitted on this site shall be buildings designated in the form of zoned development for residential purpose or any activity or apparatus including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING
 Governed by the following:
 a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 5 times (the width of the road abutting), plus the front open space.
 b. 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.
 c. Building/structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.

5. SUB-DIVISION OF SITE
 a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
 b. The site shall not be subdivided or fragmented in any manner whatsoever.
 c. Such boundary wall, railings or their combinations, hedges or fences along with gates and gate posts shall be constructed as per design approved by D.G.TCP, Haryana. In addition to the gate/gates an additional water gate not exceeding 1.25 meters width may be allowed in the form of side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

6. GATE POST AND BOUNDARY WALL

7. DENSITY
 a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 20.169 acres.

8. ACCOMMODATION FOR SERVICE POPULATION
 b. For computing the density, the occupancy per man 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.

9. PARKING
 a. 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 the number of main dwelling units and the carpet area of such a unit 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 EWS.

10. OPEN SPACES
 b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

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S. No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT
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

ZONED AREA = 15.703 ACRES.
 ALL DIMENSIONS ARE IN METERS.

