

LC 1569 (E)

ZONING PLAN OF ADDITIONAL LICENCED AREA MEASURING 3.025 ACRES (LICENCE NO. 63 OF 2012 DATED 19/6/2012) IN ALREADY LICENCED AREA OF GROUP HOUSING SCHEME MEASURING 19.03725 ACRES (LICENCE NO. 252 OF 2007 DATED 02.11.2007 AND LICENCE NO. 50 OF 2011 DATED 05.06.2011) TOTAL 22.06225 ACRES IN SECTOR-103, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VINDHYACHAL LAND DEVELOPMENT LTD AND SELENE CONSTRUCTION LTD.

FOR THE PURPOSE OF RULE 38(MII) 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 Group Housing Colony is in accordance with the demarcation plan shown as A to Z and ZA to ZD as confirmed by DTP Gurgaon vide Memo No. 3706 Dated 05.05.2012.
- TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designated in the form of list of building development for public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.
- GROUND COVERAGE AND FAR**
 - Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
 - 30% on the area of 22.06225 acre ground floor shall be 35% and that on subsequent floors shall be 20%.
 - The maximum FAR shall not exceed 17% on the area of 22.06225 acres. However, it shall not include community building which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.
- HEIGHT OF BUILDING**
The height of the building block, subject to consent of the provisions of the site coverage and FAR, shall be governed by the following:
 - The maximum height of the building shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting plus 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 building shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrower street.
 - Buildings/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.
 - All building block(s) shall be constructed so as to maintain an intense distance not less than 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 BUILDING(S) (in meters)
1.	10	3
2.	15	5
3.	20	7
4.	25	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	15

- To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the PCC, Charidighat or NIT, Kurukshetra etc. 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.
- If such interior or exterior open space is intended to be used for the benefit of more than one building block, the width of such open space shall be the one specified for the tallest building as specified above.

- SUB-DIVISION OF SITE**
 - The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
 - The site shall not be sub divided or fragmented in any manner whatsoever.
- GATE POST AND BOUNDARY WALL**
Each building block shall be provided with a gate post, boundary wall, and side gate. The gate post shall not exceed 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/public open space.

- DENSITY**
 - The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 22.06225 acres.
 - 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 80 sq. feet of living area, whichever is more.
- ACCOMMODATION FOR SERVICE POPULATION**
Adequate accommodation shall be provided for domestic servants and other service population of DMG. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units. At the carpet area of such a unit if furnished to the main units shall not be less than 100 sq. ft. in relation to the total number of dwelling units having a minimum area of 1000 sq. ft. shall be maintained for DMG category.

- PARKING**
 - The plots shall be provided @ 1.5 for higher Category for each 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. The area for parking per car shall be as under:
 - Basement: 35 sqm.
 - SRL: 30 sqm.
 - Open: 25 sqm.
 - 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 CPC category flats.

- The covered parking in the basement shall be in the form of multi level parking above ground level shall not be covered towards FAR. However, in case of multi level parking above the ground level the floor print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement then the mechanical marking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.
- LIFTS AND RAMPS**
Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are 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 adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- OPEN SPACES**
While all the open spaces including those between the blocks and within the blocks shall be developed, landscaped and as regulated open space as per the provisions of the DCTCP, Haryana. At least 15% of the total floor area shall be developed as regulated open space i.e. not less than 400 sqm.
- APPROVAL OF BUILDING PLANS**
The building plan of the building block shall be submitted to the authority for approval from the DCTCP, Haryana (under section 82) of the Act No.41 of 1965) before taking up the construction.
- BUILDING BYE-LAWS**
The construction of the building/block shall be governed by the building rules provided in the part VI of the Punjab Building Bye-Laws, 1965, and the bye-laws issued by the DCTCP, Haryana. The model building bye-laws issued by the DCTCP, Haryana shall be followed as may be approved by DCTCP, Haryana.
- CONVENIENT SHOPPING**
0.5% of the area of 22.06225 acres area shall be reserved to cater for essential convenience shopping with the following conditions:
 - The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 - The size of shops/shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 6.25 meter.
 - The height of shops/shops/Departmental Store shall not exceed 4.0 meter.
- PROVISION OF COMMUNITY BUILDINGS**
The community buildings shall be provided as per the composite norms in the Group Housing Colony.
- 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 equipment and for other purposes. Area under site (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 and auxiliary services. It is further stipulated that no other partitions of basement will be permitted for use other than those specified above.
- 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 DCTCP, Haryana.
- FIRE SAFETY MEASURES**
 - 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.
 - Electric Sub Station / generator room if provided should be on solid ground near DG/IT. 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.
- 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.
- RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification No. 143/2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/erection of development works at site.
- The colonizer/owner shall use only Compact Fluorescent Lamps (CFLs) for internal lighting as well as campus lighting.
- That no separate zoning plan is approved for community site 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 within such three year period, the Government may take over the community site in accordance with the provisions of section 103(i)(ii) of the Act No. 8 of 1975.
- That the owner shall construct the EMG flats within 2 years and give the advertisement in the newspaper for inviting the bids for EMG flats in their Group Housing Colony within 12 months from the issuance of sanction letter of the zoning plan.

- DRG. NO. DG.TCP 5244**
DATED: 20.06.2012
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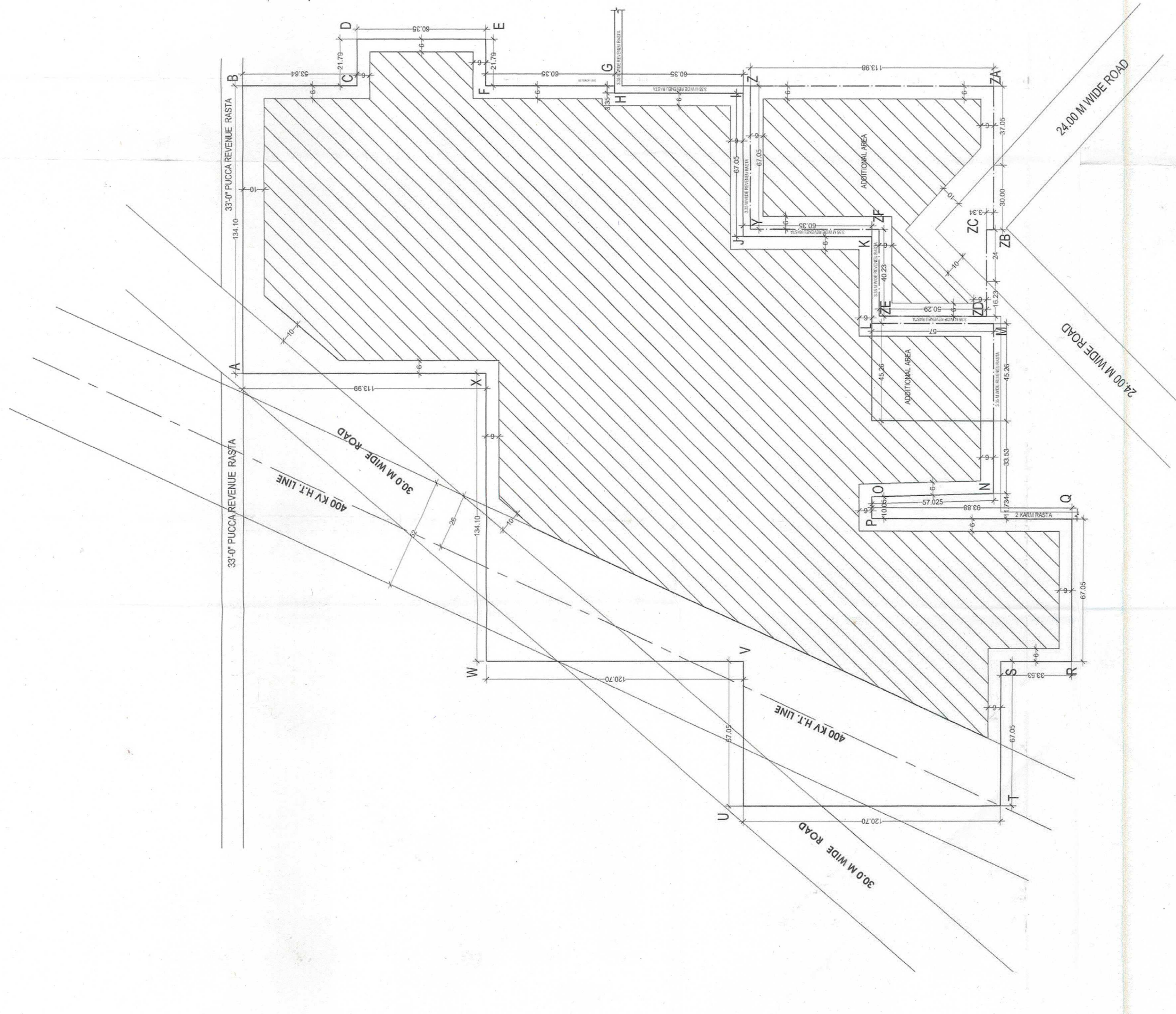
(P. SINGH) DTP (HQ)

(KAMAL KUMAR) STP(M) HQ

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(T. C. GUPTA, IAS) DG-TCP (HR)

SANCTIONED
to be read in conjunction with memo NS&S/33/Dtd/18/20/13



ZONED AREA = 16.12 ACRES
ALL DIMENSIONS ARE IN METERS