



ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.04375 ACRES (LICENCE NO. 17 OF 2016 DATED 25/10/2016) IN SECTOR-95, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY NARAYAN SINGH AND OTHERS IN COLLABORATION WITH CHIRAG BUILDTECH PVT. LTD. (LC-2966)

FOR THE PURPOSE OF CODE & PART OF THE NATIONAL BUILDING CODE, 2016

1. SCOPE & USE OF THIS PLAN
 THE SCOPE AND USE OF THE AFFORDABLE GROUP HOUSING SCHEME IS IN ACCORDANCE WITH THE DEVELOPMENT PLAN SECTION 95, "A TO F" AS COMPLETED BY DTP, Gurgaon vide Memo No. 123 dated 08.08.2016.

2. TYPE OF APARTMENT & AREA UNDER EACH APARTMENT
 a) The apartment of pre-defined size shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 23rd August, 2016.
 b) The construction of the apartment shall comply with all norms as per DTP.
 c) The layout "ground area" shall mean the net usable covered floor area located within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved here-after (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and such as approved here-after, which being under-covered area shall form part of the carpet area.

3. SPECIAL PROVISIONS AND NOTES
 a) Building shall comply with all provisions in the portion of the code specified in the table below.
 b) The minimum coverage of ground floor shall be 20% on the area of 5.04375 acres.
 c) The minimum coverage of ground floor shall be 50% of the net plot area (i.e. 0.25219 acre) with an area of 123. The minimum 100 sqm for the minimum area (i.e. 0.002 acre) shall not exceed 230 sqm. However it shall not exceed Community Building which shall be as per the provisions of the Building Plan of which shall have to be approved from District Engineer, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING
 The height of the building shall, subject to the provisions of the site coverage and FAR, shall be governed by the following:
 a) The maximum height of the building shall not be more than as allowed by National Airport Authority of India and shall not exceed 2.3 times the width of the road abutting the plot. However, if a building is taller than the width of the road, the building shall be stepped to conform with the street level. The maximum height and the height of the building shall be regulated by the width of the street and may be continued to this height of 20% along the street.
 b) All building structures which rise to 20 meters or more in height shall be constructed with fire-resistance rating not less than 2 hours from the National Building Code of India.
 c) All building structures shall be constructed so as to include an escape staircase and fire escape from the top level for every floor building exceeding the above height.

Sl. No.	Minimum of minimum (in meters)	MAXIMUM HEIGHT SPACE TO BE LEFT (APPROXIMATE MINIMUM) (in meters)
1	15	15
2	20	20
3	25	25
4	30	30
5	35	35
6	40	40
7	45	45
8	50	50
9	55	55
10	60	60
11	65	65
12	70	70
13	75	75
14	80	80
15	85	85
16	90	90
17	95	95
18	100	100
19	105	105
20	110	110
21	115	115
22	120	120
23	125	125
24	130	130
25	135	135
26	140	140
27	145	145
28	150	150
29	155	155
30	160	160
31	165	165
32	170	170
33	175	175
34	180	180
35	185	185
36	190	190
37	195	195
38	200	200
39	205	205
40	210	210
41	215	215
42	220	220
43	225	225
44	230	230
45	235	235
46	240	240
47	245	245
48	250	250
49	255	255
50	260	260
51	265	265
52	270	270
53	275	275
54	280	280
55	285	285
56	290	290
57	295	295
58	300	300
59	305	305
60	310	310
61	315	315
62	320	320
63	325	325
64	330	330
65	335	335
66	340	340
67	345	345
68	350	350
69	355	355
70	360	360
71	365	365
72	370	370
73	375	375
74	380	380
75	385	385
76	390	390
77	395	395
78	400	400
79	405	405
80	410	410
81	415	415
82	420	420
83	425	425
84	430	430
85	435	435
86	440	440
87	445	445
88	450	450
89	455	455
90	460	460
91	465	465
92	470	470
93	475	475
94	480	480
95	485	485
96	490	490
97	495	495
98	500	500
99	505	505
100	510	510

a) Each window or window glass shall be intended to be used for the benefit of more than one building belonging to the same owner; then the width of such window glass shall be the one specified for the other building in question above.

5. PROVISIONS ON SITE
 a) The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 1983 and Rules framed thereunder.
 b) The site shall not be further sub-divided or re-organized in any manner, whatsoever.

6. UTILITY SERVICES AND OTHER PROVISIONS
 a) Sanitary, water, sewage, gas, electricity, telephone, fire alarm and gas pipes shall be constructed as per design approved by DTP, Gurgaon. In addition to the provision of additional water pipes not exceeding 1.50 meters shall be allowed in the water main and sewerage main provided that no such pipes or water pipes shall be allowed to cross or to be under any public open space.

7. SECURITY
 The minimum density of the population provided in the zoning shall be 700 PPA and the maximum shall be 200 PPA on the area of 1.825 acres.
 For computing the density, the occupancy per dwelling unit shall be taken as the person.
 The separate fire category apartments shall be provided to alternate any cross safety component and also to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 23rd August, 2016.

8. ACCOMMODATION FOR SENILE POPULATION
 The separate fire category apartments shall be provided to alternate any cross safety component and also to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 23rd August, 2016.

9. PARKING
 a) The parking space shall be provided at the rate of 100 sqm per parking space (1000 sqm for each building unit).
 b) Only one two-wheeler parking slot shall be provided for each flat, which shall be allotted only to the flat-owner. The parking bay of two-wheeler shall be 2.0 x 2.0 m.
 c) No car parking shall be allowed in any apartment or common area.

10. FIRE SAFETY MEASURES
 a) The owner shall ensure the provision of ground floor safety measures in the multi-storied building conforming to the provisions of Haryana Building Code, 2016/Haryana Building Code of India and the same shall be approved from the competent authority.
 b) Electric load/transformer shall be provided in the plot ground near STREET. Current panel or control room shall be provided in the plot ground and shall be located on the upper portion of the building. The same shall be approved from the competent authority.
 c) To ensure the lighting scheme shall be approved from the District, Urban Local Bodies, Haryana or any agency approved by the District, Urban Local Bodies, Haryana. These agencies shall be checked before the construction starts.

11. GENERAL
 a) That the contractor/owner shall obtain the clearance/NOC as per the provisions of the Notification No. 133/2012 dated 14.3.2012 issued by Ministry of Environment and Forest, Government of India before starting the construction/operation of development work.
 b) That the site under development/operation shall be provided as per Central Ground Water Authority (CGWA) (Regulation) 1997, as amended.
 c) That the contractor/owner shall use only Light Emitting Diode (LED) lighting for external lighting and as follows:
 i) The site under development shall comply with the provisions of the Notification No. 148/2012 dated 02.02.2012 issued by Haryana Government, Gurgaon/Haryana Government.
 ii) The site under development shall obtain the clearance of State Pollution Control Board as per provision of State Pollution Control Board, Gurgaon/Haryana Government, Gurgaon/Haryana Government.
 iii) That the contractor/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 11/12/2005-Order dated 21.03.2015 issued by Haryana Government Renewable Energy Department.

DSC No. DLCT/ 5746 DATED 25/10/2016