

ZONING PLAN OF COMMERCIAL COLONY MEASURING 0.4875 ACRE (LICENCE NO. 41 OF 06/7/2017) IN SECTOR-43, GURUGRAM BEING DEVELOPED BY RAJ KUMARI W/O SH. J.L. GUGNANI IN COLLABORATION WITH ROF HOUSING & INFRASTRUCTURE PVT. LTD. LC-2739

- 1. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**
- 2. SHAPE & SIZE OF SITE.**  
The shape and size of site is as shown A to D on the Zoning Plan.
- 3. LAND USE.**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable.
- 4. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-ii above and uses permissible in the open space zone

- 5. 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 maximum coverage on ground floor shall be 60% on the area of 0.4875 acre.
  - Maximum Permissible FAR shall be 1.75 on the area of 0.4875 acre.
- 6. 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 shall be as Code 6.3 (3) (ii) and Code 6.3 (3) (vi).
  - The plinth height of building shall be as per Code 7.3.
  - All building block(s) shall be constructed so as to maintain an inter-site 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 SET OFF (In meters)
1	15	5
2	17	5
3	19	5
4	21	5
5	24	6
6	27	7
7	29	8
8	32	10
9	35	11
10	40	12
11	45	14
12	50	16
13	55	18
14	60	20
15	65	22
16	70	24
17	75	26
18	80	28
19	85	30
20	90	32
21	95	34
22	100	36
23	105	38
24	110	40
25	115	42
26	120	44
27	125	46
28	130	48
29	135	50
30	140	52
31	145	54
32	150	56
33	155	58
34	160	60
35	165	62
36	170	64
37	175	66
38	180	68
39	185	70
40	190	72
41	195	74
42	200	76
43	205	78
44	210	80
45	215	82
46	220	84
47	225	86
48	230	88
49	235	90
50	240	92
51	245	94
52	250	96
53	255	98
54	260	100
55	265	102
56	270	104
57	275	106
58	280	108
59	285	110
60	290	112
61	295	114
62	300	116
63	305	118
64	310	120
65	315	122
66	320	124
67	325	126
68	330	128
69	335	130
70	340	132
71	345	134
72	350	136
73	355	138
74	360	140
75	365	142
76	370	144
77	375	146
78	380	148
79	385	150
80	390	152
81	395	154
82	400	156
83	405	158
84	410	160
85	415	162
86	420	164
87	425	166
88	430	168
89	435	170
90	440	172
91	445	174
92	450	176
93	455	178
94	460	180
95	465	182
96	470	184
97	475	186
98	480	188
99	485	190
100	490	192
101	495	194
102	500	196
103	505	198
104	510	200
105	515	202
106	520	204
107	525	206
108	530	208
109	535	210
110	540	212
111	545	214
112	550	216
113	555	218
114	560	220
115	565	222
116	570	224
117	575	226
118	580	228
119	585	230
120	590	232
121	595	234
122	600	236
123	605	238
124	610	240
125	615	242
126	620	244
127	625	246
128	630	248
129	635	250
130	640	252
131	645	254
132	650	256
133	655	258
134	660	260
135	665	262
136	670	264
137	675	266
138	680	268
139	685	270
140	690	272
141	695	274
142	700	276
143	705	278
144	710	280
145	715	282
146	720	284
147	725	286
148	730	288
149	735	290
150	740	292
151	745	294
152	750	296
153	755	298
154	760	300
155	765	302
156	770	304
157	775	306
158	780	308
159	785	310
160	790	312
161	795	314
162	800	316
163	805	318
164	810	320
165	815	322
166	820	324
167	825	326
168	830	328
169	835	330
170	840	332
171	845	334
172	850	336
173	855	338
174	860	340
175	865	342
176	870	344
177	875	346
178	880	348
179	885	350
180	890	352
181	895	354
182	900	356
183	905	358
184	910	360
185	915	362
186	920	364
187	925	366
188	930	368
189	935	370
190	940	372
191	945	374
192	950	376
193	955	378
194	960	380
195	965	382
196	970	384
197	975	386
198	980	388
199	985	390
200	990	392
201	995	394
202	1000	396
203	1005	398
204	1010	400
205	1015	402
206	1020	404
207	1025	406
208	1030	408
209	1035	410
210	1040	412
211	1045	414
212	1050	416
213	1055	418
214	1060	420
215	1065	422
216	1070	424
217	1075	426
218	1080	428
219	1085	430
220	1090	432
221	1095	434
222	1100	436
223	1105	438
224	1110	440
225	1115	442
226	1120	444
227	1125	446
228	1130	448
229	1135	450
230	1140	452
231	1145	454
232	1150	456
233	1155	458
234	1160	460
235	1165	462
236	1170	464
237	1175	466
238	1180	468
239	1185	470
240	1190	472
241	1195	474
242	1200	476
243	1205	478
244	1210	480
245	1215	482
246	1220	484
247	1225	486
248	1230	488
249	1235	490
250	1240	492
251	1245	494
252	1250	496
253	1255	498
254	1260	500
255	1265	502
256	1270	504
257	1275	506
258	1280	508
259	1285	510
260	1290	512
261	1295	514
262	1300	516
263	1305	518
264	1310	520
265	1315	522
266	1320	524
267	1325	526
268	1330	528
269	1335	530
270	1340	532
271	1345	534
272	1350	536
273	1355	538
274	1360	540
275	1365	542
276	1370	544
277	1375	546
278	1380	548
279	1385	550
280	1390	552
281	1395	554
282	1400	556
283	1405	558
284	1410	560
285	1415	562
286	1420	564
287	1425	566
288	1430	568
289	1435	570
290	1440	572
291	1445	574
292	1450	576
293	1455	578
294	1460	580
295	1465	582
296	1470	584
297	1475	586
298	1480	588
299	1485	590
300	1490	592
301	1495	594
302	1500	596
303	1505	598
304	1510	600
305	1515	602
306	1520	604
307	1525	606
308	1530	608
309	1535	610
310	1540	612
311	1545	614
312	1550	616
313	1555	618
314	1560	620
315	1565	622
316	1570	624
317	1575	626
318	1580	628
319	1585	630
320	1590	632
321	1595	634
322	1600	636
323	1605	638
324	1610	640
325	1615	642
326	1620	644
327	1625	646
328	1630	648
329	1635	650
330	1640	652
331	1645	654
332	1650	656
333	1655	658
334	1660	660
335	1665	662
336	1670	664
337	1675	666
338	1680	668
339	1685	670
340	1690	672
341	1695	674
342	1700	676
343	1705	678
344	1710	680
345	1715	682
346	1720	684
347	1725	686
348	1730	688
349	1735	690
350	1740	692
351	1745	694
352	1750	696
353	1755	698
354	1760	700
355	1765	702
356	1770	704
357	1775	706
358	1780	708
359	1785	710
360	1790	712
361	1795	714
362	1800	716
363	1805	718
364	1810	720
365	1815	722
366	1820	724
367	1825	726
368	1830	728
369	1835	730
370	1840	732
371	1845	734
372	1850	736
373	1855	738
374	1860	740
375	1865	742
376	1870	744
377	1875	746
378	1880	748
379	1885	750
380	1890	752
381	1895	754
382	1900	756
383	1905	758
384	1910	760
385	1915	762
386	1920	764
387	1925	766
388	1930	768
389	1935	770
390	1940	772

प्रेषक,

उपायुक्त, गुरुग्राम।

सेवा में,

M/s ROF Housing & Infrastructure Pvt Ltd.,  
M-18, (M Block Market),  
Greater Kailash-II,  
New Delhi-110048

क्रमांक 36 /एम.बी दिनांक 17-11-17

विषय:-

Forest and Aravali clearance certificate from DC through DFO -  
NOC for "Commercial Colony" project located at revenue estate  
of village Kanhai, Sector-43, Gurugram, Haryana by M/s ROF  
Housing & Infrastructure Pvt. Ltd.

उपरोक्त विषय पर आपके प्रार्थना पत्र के संदर्भ में।

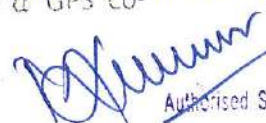
विषयोक्त मामले में आपके प्रार्थना पत्र पर इस कार्यालय द्वारा तहसीलदार, गुरुग्राम  
व उप वन संरक्षक, गुरुग्राम से रिपोर्ट ली गई। जो निम्न प्रकार है।

तहसीलदार, गुरुग्राम ने अपने पत्र क्रमांक 255/ओ0के0 दिनांक 09.10.2017 की  
रिपोर्ट में लिखा है कि रिपोर्ट फ़िल्ड स्टाफ़ अनुसार किला नम्बरान 17//18/2(0-6),  
19/2/2(0-7), 22/1/2(3-5) किला 3 रकबा 3-18 की मांगी गई बिन्दुवार रिपोर्ट निम्न प्रकार  
है:-

1. प्रार्थना पत्र में वर्णित उपरोक्त नम्बरान खसरा दिनांक 07.05.1992 के नोटिफिकेशन के  
अनुसार अरावली क्षेत्र में नहीं है।
2. दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व व पश्चात मिसल हकीयत/चकबन्दी तक  
उपरोक्त अराजी की किस्म कभी भी गैर मुमकिन पहाड-राडा-बीहड-बंजड बीहड या रुन्द  
नहीं है।
3. दिनांक 07.05.1992 के नोटिफिकेशन से पूर्व व पश्चात किला नम्बरान 17//18/2,  
19/2/2, 22/1/2 किस्म मगदा व चाही व नोटिफिकेशन के पश्चात चाही व गैर मुमकिन  
किस्म रही है।
4. उपरोक्त अराजी चकबन्दी/मिसल हकीयत ता हाल कभी भी शामिल देह/पंचायत देह/नगर  
पालिका/नगर निगम की मलकियत नहीं रही है।
5. उपरोक्त अराजी पर जमाबन्दी साल 2014-15 के खाना कफफियत के अनुसार कोई केस  
माननीय न्यायालय में विचाराधीन नहीं है।
6. उपरोक्त अराजी किला नम्बरान किसी भी SEZ जोन में नहीं आता है।

Dy. Conservator of Forests, Gurugram ने अपने कार्यालय के पत्र क्रमांक  
1620-23-G Dated 08-09-2017 के द्वारा लिखा है कि Applicant M/s ROF Housing &  
Infrastructure Pvt Ltd., Plot-80, Sector-44, Gurugram letter no. Nil dated 31-08-  
2017 made a request in connection with land measuring 0.4875 Acres having Rect. No.  
17 Killa No. 18/2, 19/2/2, 22/1/2 Land located at Village Kanhai Distt. Gurugram.  
Applicant made a proposal to use this land for Commercial Colony Purpose. In reference  
to the information provided by the user agency in form of facts / maps & GPS co-  
ordinates and subsequent verification of the

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provided facts with the available official records & Geo-referencing done of the co-ordinates provided by user agency on Google Earth the following is made clear that :-

- A) As per records available above said land is not part of notified Reserved Forest, protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 5 Punjab Land Preservation Act 1900.
- B) It is clarified that by the Notification No. S.O 8/P.A/2/1900/S 4/2013 dated 04-01-13 whole Revenue Estate of Gurugram is notified u/s 4 of PLPA 1900 and S.O 81/PA/2/1900/S.3/2012 dated 19-12-12 u/s 3 of PLPA 1900. The area is however not recorded as Forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest officer, Gurugram.
- C) If approach is required from Protected Forest by the user agency, the clearance/regularization under Forest Conservation Act 1980 will be required without prior clearance from Forest Department the user of Forest land for approach road is strictly prohibited. M/s ROF Housing & Infrastructure Pvt Ltd. whose land is located at Village Kanhai District Gurugram must obtain clearance as applicable under Forest Conservation Act,1980.
- D) As per the records available with the Forest Department Gurugram the area does not fall in areas where plantations were raised by the Forest Department under Aravali project.
- E) All other statutory clearances mandated under the Environment protection Act 1986, as per the notification of Ministry of Environment and Forest, Government of India dated 07-05-1992 or any other Act/Order shall be obtained as applicable by the project proponents from the concerned authorities.
- F) The project proponent will not violate and Judicial Order/Direction issued by the Hon'ble Supreme Court/High Courts.
- G) It is clarified that the Hon'ble Supreme Court has issued various judgement dated 07-05-2002, 29-10-2002, 16-12-2002, 18-03-2004, 14-05-2008 etc. pertaining to Aravali region in Haryana, which should be complied with. The proposed site falls within 5 Km. of Delhi Boundary & 10 Kms. Of Asola Bhatti Wild Life Sanctuary. Hence necessary permission from competent authority in this regard shall be obtained by the applicant.
- H) The aforesaid clarification is for the facts/location maps/GPS Co-ordinates provided by the user agency.

GPS Co-ordinates :-

- (i)  $28^{\circ} 27' 11.92''$  N  $77^{\circ} 4' 57.31''$  E  
(ii)  $28^{\circ} 27' 11.87''$  N  $77^{\circ} 4' 55.33''$  E  
(iii)  $28^{\circ} 27' 10.35''$  N  $77^{\circ} 4' 55.30''$  E  
(iv)  $28^{\circ} 27' 10.32''$  N  $77^{\circ} 4' 56.41''$  E


- I) It shall be the responsibility of user agency/applicant to get necessary clearance/permissions under various Acts and Rules applicable if any, from the respective authorities/department.

अतः तहसीलदार, गुरुग्राम व उप वन संरक्षक, गुरुग्राम की रिपोर्ट अनुसार वर्णित किला नं. अरावली क्षेत्र में नहीं आते हैं।

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कृते: उपायुक्त, गुरुग्राम।

  
96/11/12

Forest Department, Govt. of Haryana  
Office of Dy. Conservator of Forests, Gurugram  
Forest Complex, Sohna Road, Near Court, Gurugram, Ph. 0124-2655401

No.: 1619 - 01

Dated: 31/10/17

To:

M/s ROF Housing and Infrastructure Pvt. Ltd.,  
Plot-80, Sector-44, Gurugram

Subj: Clarification regarding Applicability of forest laws on Non-Forest land Acquired by M/s ROF Housing and Infrastructure Pvt. Ltd., located at village Kanhai District Gurugram

Applicant M/s ROF Housing and Infrastructure Pvt. Ltd., Plot-80, Sector-44, Gurugram letter no. Nil dated 31.08.2017 made a request in connection with land measuring 0.4875 Acres having Plot No. 17 having 18/2, 19/2/2, 22/1/2 Land located at village Kanhai District Gurugram. Applicant made a proposal to use the land for Commercial Colony purpose. In reference to the information provided by the User Agency in form of Maps, Maps & GPS Co-ordinates and subsequent verification of the provided facts with the available official records & Geo-referencing done of the co-ordinates provided by User Agency on Google Earth the following is made clear:-

- a) As per records available above said land is not part of notified Reserved Forest/ Protected Forest under Indian Forest Act, 1927 or any area closed under section 4 & 5 of Punjab Land Preservation Act, 1900.
- b) It is clarified that by the Notification No. S.O.8/PA 2/1900/S 42013 dated 04th January, 2010 under Revenue Estate of Gurugram is notified u/s 4 of PLPA 1900 and S.O.8/PA 2/1900/S 12011 dated 27th December, 2012 u/s 3 of PLPA 1900. The area is however not recorded as forest in the Government record but felling of any tree is strictly prohibited without the permission of Divisional Forest Officer, Gurugram.
- c) If approach is required from Protected Forest by the user agency, the clearance/regulation under Forest Conservation Act 1980 will be required. Without prior clearance from Forest Department, the use of Forest land for approach road is strictly prohibited. M/s ROF Housing and Infrastructure Pvt. Ltd., whose land is located at village Kanhai District Gurugram must obtain clearance as applicable under Forest Conservation Act 1980.
- d) As per the records available with the Forest Department, Gurugram, the area does not fall in areas where plantations were raised by the Forest Department under Aravalli project.
- e) All other statutory clearances mandated under the Environment Protection Act 1986 as per the notification of Ministry of Environment and Forests, Government of India, dated 07-05-1982 or any other notified shall be obtained as applicable by the project proponents from the concerned authorities.
- f) The project proponent will not violate any Judicial Order/direction issued by the Hon'ble Supreme Court/High Courts.
- g) It is clarified that the Hon'ble Supreme Court has issued various judgments dated 07.05.2002, 24.10.2002, 15.12.2002, 18.03.2004, 14.5.2008 etc. pertaining to Aravalli region in Haryana which should be complied with. The proposed site falls within 5 Km. of Delhi Boundry & 10 Kms. of Asola Bhatti Wild Life Sanctuary. Hence necessary permission from competent authority in this regard shall be obtained by the applicant.
- h) The aforesaid clarification is for the facts/location maps/GPS Co-ordinates provided by the user agency.

GPS Co-ordinates:-

- (i) 28° 27' 11.92" N 77° 4' 57.31" E (ii) 28° 27' 11.67" N 77° 4' 55.03 E  
(iii) 28° 27' 10.55" N 77° 4' 55.30" E (iv) 28° 27' 10.32" N 77° 4' 56.41" E

- i) It shall be the responsibility of user agency/applicant to get necessary clearances from various Acts and Rules applicable (any) from the respective authorities/Department.

Date: \_\_\_\_\_  
Place: Gurugram

Dy. Conservator of Forests  
Gurugram

Sheet No. \_\_\_\_\_ Dated: \_\_\_\_\_  
A copy is forwarded to:-

1. Conservator of Forests, South Circle, Gurugram for kind information.
2. DUG T.C.F. Chandigarh SCU 71/75/2<sup>nd</sup> Floor, Sec-17C, Chandigarh for kind information.
3. District Magistrate, Gurugram with his letter no. 5214/MB Dated 17.08.2017 for kind information.
4. Guard File.

Dy. Conservator of Forests  
Gurugram

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**OFFICE OF THE ADMINISTRATOR, HUDA, GURUGRAM**

To

M/s ROF Housing and Infrastructure Pvt. Ltd.  
Regd. Office:- M-18, (M Block Market).  
Greater kailash-II, New Delhi-110048.

Memo No. A-1/2017/NOC/ 12018

Dated 11/8/17


**Subject :** CONSENT FOR APPROVAL OF BUILDING PLANS BASED ON THE UNDERTAKING ON AFFIDAVIT TO USE THE HUDA SEWAGE TREATED WATER FOR CONSTRUCTION OF COMMERCIAL COLONY AN AREA MEASUREING 0.4875 ACRES PROJECT LOACTED IN THE REVENUE ESTATE OF VILLAGE KANHAI, SECTOR-43, GURUGRAM.

**Ref:-** Your application dated 18.07.2017 on the subject cited above.

Keeping in view the undertaking given by you that you will not use underground water for construction purpose and treat HUDA/HSIIDC STP water by package units or any other alternative ways and means to make it suitable for construction purpose, you are hereby issued Consent for approval of building plan only and you will have to install package unit before the start of construction work at site.

The No Objection Certificate to use the sewage treated water will be issued after the installation of package unit at sites based on estimated water demand for construction purpose. The colonizer/firms will produce the HUDA/HSIIDC certified details of the actual consumed sewerage treated water during the construction of project, while applying for occupation certificate of the project.

This consent is issued only for approval of Building Plan purpose.


  
For Superintendent  
Administrator  
HUDA, Gurugram.

**Endst. No. A-1/2017/NOC/**

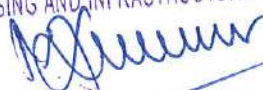
**Dated**

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

1. The Director General Town & Country Planning, Sector-18, Chandigarh
2. The Chief Administrator, HUDA, Panchkula.
3. The Deputy Commissioner, Gurugram
4. The Chief Engineer, HUDA, Panchkula.
5. The Senior Town Planner, Gurugram.
6. The Superintending Engineer, HUDA, Circle-I & II, Gurugram
7. The Executive Engineer, HUDA, Division No. II, Gurugram.

  
For Superintendent  
Administrator  
HUDA, Gurugram.

ROF HOUSING AND INFRASTRUCTURE PVT. LTD.



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