



ZONING PLAN FOR TOWN PLANNING SCHEME ON THE LAND MEASURING 2.00 ACRES IN THE REVENUE ESTATE OF VILLAGE KADIPUR, DISTRICT GURGAON SECTOR 10 (A) OF KHASRA NO. 24/24/1, 24/24/2, 29/14/1, 24/17/2, BEING DEVELOPED BY M/S MURLIWALA REALCON PRIVATE LIMITED.

THIS TOWN PLANNING SCHEME HAS BEEN APPROVED BY THE GOVERNMENT OF HARYANA VIDE MEMO NO.- 20/19/2012-6CI DATED 29-10-2013 FOR WHICH THE UNBUILT AREA WAS DECLARED VIDE GOVERNMENT OF HARYANA GAZETTE NOTIFICATION NO. 20/5/2010-6C-1 DATED 02.06.2010 UNDER SECTION- 267 OF THE HARYANA MUNICIPAL CORPORATION ACT -1994.

1. **SHAPE & SIZE OF SITE:**
The shape and size of the site of T.P.Scheme No-13(Group Housing) is as shown on the plan, bounded by letters A,B,C,D,E,F which is as per dimensions verified by the Municipal Corporation Gurgaon.
2. **TYPE OF BUILDING PERMITTED:**
The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or apartment building including community facilities, public amenities and public utility as may be prescribed and approved by DULB.
3. **GROUND COVERAGE AND FAR:**
a) Building shall only be permitted within the portion of the site marked as buildable zone and no where else.
b) The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on plot area.
c) The maximum FAR shall not exceed 175 on the plot area.
4. **HEIGHT OF BUILDING:**
The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed as following:-
a) The maximum height of the building(s) shall not be more than 60 meters and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space. This clause shall be read in conjunction of clause no.12 mentioned below.
b) If a building abuts on two or more streets of different widths, the building 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 up to a depth of 24M, along the narrow street.
c) Building/Structures which rise to 30 meters or more in height shall only be constructed if No Objection Certificate has been obtained from the National Airport Authority of India.
e) All building blocks(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to 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	15
- e) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.
- f) To ensure fire safety and structure stability along with earthquake resistant structure of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed Institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. Fire Fighting Schemes shall be got approved from the Director Urban Local Bodies, Haryana or any person authorized by him on this behalf. These approvals shall be obtained prior to starting the construction work at site.
5. **SUB-DIVISION OF SITE:**
a) The site of the T.P.Scheme No- 13 (Group Housing) shall be governed by the Haryana Apartment Ownership Act, 1984.
b) The site shall not be sub divided or fragmented in any manner whatsoever.
6. **GATE POST AND BOUNDARY WALL:**
Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DULB. In addition to the gate/gates an additional wicket gate not exceeding 1.25 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.
7. **DENSITY:**
The minimum density of the population provided in the scheme shall be 100 PPA and the maximum shall be 400 PPA on the plot area. For computing the density, the occupancy per 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.
8. **ACCOMMODATION FOR SERVICE POPULATION:**
Adequate accommodation shall be provided for domestic servants and other service population of E.W.S. The number of such dwelling units for domestic shall not be less than 15% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq. ft. shall be earmarked for E.W.S. category.
9. **PARKING:**
a) Parking space shall be provided for each dwelling unit as per the following table:

Type	Carpet Area of Flat (sq.metres)	Minimum Parking Requirement
Owner Parking	a) up to 40	1 ECS for every 4 flats
	b) 40 - 75	1 ECS for every 3 flats
	c) 75 - 150	1 ECS for every 1 flats
	d) more than 150	1 ECS for every 1 flats
Visitors Parking		1 ECS for every 5 flats
- b) These parking spaces shall be allotted only to the flat holders in the scheme 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 :-

i) Basement.	32 sqm.
ii) Stilt.	28 sqm.
iii) Open.	23 sqm.
- c) At least 50% 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 E.W.S. category.
- d) 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 foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 meters. below the hanging beam.
10. **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 DULB. At least 15% of the total site area shall be developed as organized open space.
11. **APPROVAL OF BUILDING PLANS:**
The building plans of the buildings to be constructed at site shall have to be got approved from the DULB, before taking up the construction.
12. **BUILDING BYE- LAWS:**
The construction of the building/buildings shall be governed by the building rules bye-laws applicable in Department of Urban Local Bodies, Haryana. 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 DULB.
13. **CONVENIENT SHOPPING:**
0.5% of the area of plot shall be reserved to cater for essential convenient shopping with the following conditions.
c) 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 Scheme.
d) The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
e) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.
14. **BASEMENT:**
Twin level basements within the building zone of site provided it flushes with the ground and is properly landscaped may be allowed. The basement in addition to parking could be utilized for generators room, lift room, fire fighting pumps, water reservoir electric sub station, air conditioning plants and toilets/utilities, if they satisfy the public health requirements and for no other purpose. Area under stilts (only for parking and basement shall not be counted in FAR. Basement shall not be used for storage/commercial purpose but will be used only for Parking and ancillary services of main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.
15. **APPROACH TO SITE:**
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the DULB/Commissioner- Municipal Corporation Gurgaon.
16. **FIRE SAFETY MEASURES:**
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of 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 DG/LT. 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 Chief Electrical Inspector Haryana.
17. **SOLAR WATER HEATING SYSTEM:**
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in each building block before applying for occupation certificate.
18. **RAIN WATER HARVESTING SYSTEM:**
A provision of Rain water Harvesting within the site shall be made by the owner company as per guidelines issued by the Competent Authority/Govt. from time to time. The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana norms notification as applicable.
19. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DULB. Further only figured dimensions shall be followed and in case of variation in the plans, prior approval of DULB/Commissioner, Municipal Corporation, Gurgaon shall be pre-requisite.
20. If any infringement of byelaws remains unnoticed, the DULB reserves the right to amend the plan as and when any such infringement comes to his notice after giving an opportunity of being heard and the DULB shall stand indemnified against any claim on this account.
21. The land owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) 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 land owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.
23. The land owner shall convey the ultimate power load requirement of the power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub station as per the norms prescribed by the power utility in the project site at the time of approval of building plans.
24. That no separate zoning plan is approved for community sites earmarked within a Group Housing TP Scheme. 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 letter of this zoning plan. In case of failure to construct within such three year period, the Government may take over the community site in accordance with the provisions of Section 3(3)(a)(iv) of the Act No. 8 of 1975.
25. 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 TP Scheme within 12 months from the issuance of sanction letter of this zoning plan.

DRG. NO. DULB/STP/2019/16 DATED: 30-10-2013
 J.D. ATP (HQ) S.T.P. (HQ) C.T.P. (HQ) DIRECTOR (DULB) Urban Local Bodies Haryana, Chandigarh