

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN ADDITIONAL AF ACRES (LICENCE NO. 65. OF 2019 DATED 11.06.2019 ) IN ALREADY LICENCE GROUP HOUSING COLONY MEASURING 6.3125 ACRES (LICENSE NO. 06 OF 2017 DATED 8.76875 ACRES IN SECTOR-92, GURUGRAM MANESAR URBAN COMPLEX BEIN INFRADEVELOPERS PVT. LTD.

FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (xcvi) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

SHAPE & SIZE OF SITE:

The shape and size of the affordable group housing colony is in accordance with the demarcation plan shown as "A to Z and AA to A!" as confirmed by DTP, Gurugram vide endst. no. 2649 dated 20.03.2019.

The type of buildings use permissible is Affordable Group Housing Colony in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2 xxii(i)).

THE OF BUILDING PERMITTIO AND LAND USES ZONES:

a). The apartment of pre-defined size-range shall be allorated at a pre-defined rate to essure
a). The apartment of pre-defined size-range shall be allorated at a pre-defined rate to essure
b). The carpet area of the apartments hall range from 2 spon. 160 span. in size.

(1) The term "carpet area" shall mean the net usable covered floor area bound within the walls
of the apartments but estuding the area covered by the walls and any belowing which is
of the apartments but estuding the area covered by the walls and any belowing which is
to the carpet area. The carpet area of the carpet area
shall form part of the carpet area.

b). The site shall be developed and building constructed thereon as indicated in and explaine

	Notation	Land use zone	Type of building permitted/permissible structures.	
		Open space zone	Open parking, garden, landscaping features, underground services etc.	
-		Building zone	Building as per permissible land use it clause-2 above and uses permissible it the open space zone.	

SITE COVERAGE AND FLOOR AREA RATIO (FAR):a) The building or buildings shall be constructed only within the portion of the site marked as

a) The foliating for studies, plate the controlled only within the priction of on the see makes a plate of the priction of th

HEIGHT OF BUILDING :-

HEIGHT OF BULLDMS:

A The legist of the buildings hallo skinds beds builded subject to the following—
3. The height of the buildings shall be unerstricted as provided in Code 6.3(3)(6) (6) and further subject to clearance as prescribed in Code 6.3(3)(will) of the Haryana Building Code, 2017.

The plinth height of building shall be minimum Od. 8 forts and maximum 15 mirs as a fundament of the contraction of th

S.No.	HEIGHT OF BUILDING (in motion) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT)
1	10	3
2	15	5
3	18	6
4	21	1
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

d) 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 in (c) above.

a. The parking space shall be provided at the rate of half equivalent car space (ECS) for each

a life jainering seek base of jainering site shall be earmarked for each flat, which shall be allotted only to the flat-cowners. The parking bay of two-wheelers shall be 0.8 x 2.5 m. C. No car parking table be allotted to only so the flat-cowners. The parking bay of two-wheelers shall be 0.8 x 2.5 m. C. No car parking table be allotted to only apartment owner in such projects.

d. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-any parking space.

1. The control of the control o

APPROACH TO SITE :-

APPROACH TO STE:

a) The whicking approach to the site shall be planned and provided giving due con-ideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competern Authority.

Competern Authorit be of height less than 5.0 metres.

be of height less than 5.0 metres.
f). In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height

(RAM AVTAR BASSI) (SANJAY NARANG) (RAJESH KAUSHIK) The minimum density of the population pro maximum shall be 900 PPA on the area of 8.418 For Computing the density, the occupancy per

ACCOMMODATION FOR SERVICE POPULATION No separate EWS category apartments shall component and thus to avoid any adverse is available under affordable housing policy dated

APPROVAL OF BUILDING PLANS: The building plans of the building to be constr the DTCP, Haryana/any other persons or the c of the Punjab Scheduled Roads and Controller Act. 1963. before staring the construction.

PLANNING NORMS.
The building/buildings to be constructed sha standards as per Chapter-7 of The Haryana E Haryana.

PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the building Building Code, 2017 and the National Building

xvi. EXTERNAL FINISHES.

a) The external wall finishers, so far as poss materials like bricks, stone, concrete, terrior other finish which way be allowed by the DT other finish which way be allowed by the DT other finish which way be allowed by the DT other finish which way be allowed by the DT other finish which was been allowed by the DT other finish which was better finish which was allowed by the DT other finish was allowed by t

xvii. LIFTS AND RAMPS:-

LIFTS AND RAMPS:
a). Lift and Ramps in building shall be provided
b). Lift shall be with 100% standby generato
staircase of required width and number.
c) If lift cannot be provided as per (b) abox
requirement of clause-3 of Annexure D-3 of

xviii. BUILDING BYE-LAWS:-The construction of the building/buildings sh Building Code, 2017, amended from time to tin

xix. FIRE SAFETY MEASURES :-

b) Electric Sub Station/ generator room if pr Control panel on ground floor or in upp periphery of the building, the same sho

BOUNDARY WALL/ GATE AND GATE POSTS, HEI The boundary wall/Gate and Gate posts, Hedg the Code 7.5.

While all the open spaces including those bet developed, equipped and landscaped accordi least 15% of the net planned area shall be den

PROVISION OF COMMUNITY BUILDINGS :-The coloniser shall be required to provide the shall form part of the common areas and fac Ownership Act-1983. a. One built-up community Hall of not less b. One built-up cammunity Hall of not less

a). Among other plans and papers detailed el public view shall be drawn according to Code-2017.

Code-2017.
b). The water storage tanks and other plumbin building but shall be suitably encased.
c). No applied decoration like inscription, creexernal face of the building.
d). That the rain water harvesting system shall e). That the owner shall ensure the installate.

e). That the couner shall ensure the installation building, one-shall ensure the installation building, one-shall ensure the installation. Solar Fower Policy, 2016, issued by Harpo wide Notification to 13/4/2016-5 Fower do. 13/4/2016-5 Fower

. That no separate zoning plan is approved fo housing scheme. The community building/built as per provisions of the Haryana Development validation) Act No. 4 of 2012, failing which the

DRG. NO. DTCP\_7066

ADM.

(D.N. NIMBOKAR) (JITENDER SIHAG)