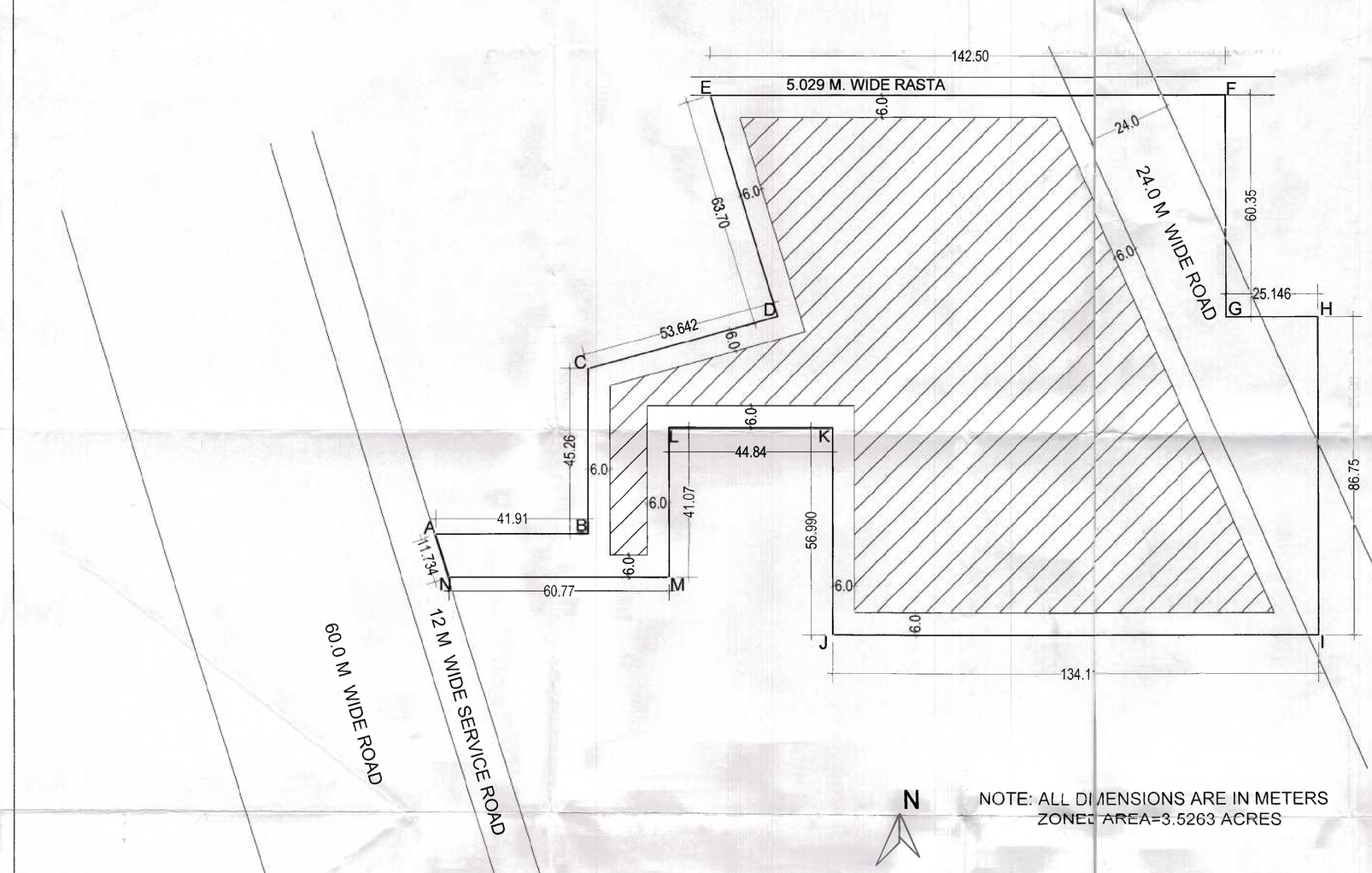
LC-3755

ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 5.6125 ACRES (LICENCE NO. 77 OF 2018 DATED 17/11/2018.) IN SECTOR-86, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ABJAYONI ESTATES DEVELOPERS PVT. LTD. AND OTHERS IN COLLABORATION WITH PYRAMID INFRATECH PVT. LTD.



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

ii. **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 N" as confirmed by DTP, Gurugram vide endst. no. 11712 dated 25.10.2018.

iii. **LAND USE :-**
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)).

iv. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
a). The apartment of pre-defined size-range shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 19th August, 2013.
b) The carpet area of the apartments shall range from 28 sqm. to 60 sqm. in size.
c) The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free-of-FAR (only balcony), but including the area forming part of kitchen, toilet,bathroom,store and built-in cupboard/almirah/shelf, which being usable covered area shall form part of the carpet area..
b). The site shall be developed and building constructed thereon as indicated in and explained in the table below-

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 in clause-2 above and uses permissible in the open space zone.

v. **SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**
a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
b) The maximum coverage of ground floor shall be 50% on the area of 5.6125 acres.
c) The maximum commercial component shall be 4% of the net planned area i.e. 0.2245 acre with an FAR of 175. The maximum FAR on the balance area i.e. 5.388 acres shall not exceed 225. However it shall not include Community Buildings which shall be as per the prescribed norms the Building Plans of which shall have to be got approved from Director, Town and Country Planning, Haryana.

vi. **HEIGHT OF BUILDING :-**
Unrestricted height of the building block shall be allowed subject to the following:-
a) (a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters) 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	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	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.

vii. **PARKING :-**
a. The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
b. Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. The parking bay of two-wheelers shall be 0.8 x 2.5 m.
c. No car parking shall be allotted to any 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-car-parking space.
e. The area for parking per car shall be as under:-
i). Basement = 32 sq.mtrs.
ii). Stilts = 28 sq.mtrs.
iii). Open = 23 sq.mtrs.

viii. **APPROACH TO SITE :-**
a). The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
b). The approach to the site shall be shown on the zoning plan.
c). Entry and Exit shall be permitted as indicated/ marked on the plan.
d). The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
e). The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not 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 less than 15.0 metres.

ix. **BAR ON SUB-DIVISIONS OF 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) Sub-division of the site shall not be permitted, in any circumstances.

x. **DENSITY :-**
The minimum density of the population provided in the colony shall be 750 PPA and the maximum shall be 900 PPA on the area of 5.388 acres.
For Computing the density, the occupancy per dwelling unit shall be taken as five persons.

xi. **ACCOMMODATION FOR SERVICE POPULATION :-**
No separate EWS category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment made available under affordable housing policy dated 19th August, 2013.

xii. **APPROVAL OF BUILDING PLANS:-**
The building plans of the building to be constructed at site shall have to be got approved from the DTCP, Haryana/any other persons or the committee authorized by him, under section 8(2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before staring the construction.

xiii. **BASEMENT :-**
(a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (iii) (b) as per The Haryana Building Code, 2017.
(b) The basement shall be constructed, used and maintained as per Code 7.16.

xiv. **PLANNING NORMS.**
The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP, Haryana.

xv. **PROVISIONS OF PUBLIC HEALTH FACILITIES.**
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.

xvi. **EXTERNAL FINISHES.**
a). The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana.
b). The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
d) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.

xvii. **LIFTS AND RAMPS:-**
a). Lift and Ramps in building shall be provided as per Code 7.7.
b). Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
c) If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2016.

xviii. **BUILDING BYE-LAWS :-**
The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.

xix. **FIRE SAFETY MEASURES :-**
a). The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Code 7.17 The Haryana Building Code, 2017, National Building Code of India 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..
c). To ensure 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 approval shall be obtained prior to starting the construction work at site.

xx. **BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-**
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5.

xxi. **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 DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

xxii. **PROVISION OF COMMUNITY BUILDINGS :-**
The coloniser shall be required to provide the following community sites in the project , which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act-1983.
a. One built-up community Hall of not less than 185.81 Sqm. area.
b. One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area

xxiii. **GENERAL :-**
a). Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
b). The water storage tanks and other plumbing works etc.shall not be shown on any face of the building but shall be suitably encased.
c). No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
d). That the rain water harvesting system shall be provided as per Code 8.1
e). That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
f). That the owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
g). That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
h). That the owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
i). Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
j). Garbage collection center of appropriate size shall be provided within the site.

xxiv. That no separate zoning plan is approved for community site/sites earmarked within group housing scheme. The community building/buildings shall be constructed by the coloniser/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. DTCP 6697 DATED 22-11-2018

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