

SECTOR - 65

SECTOR - 62

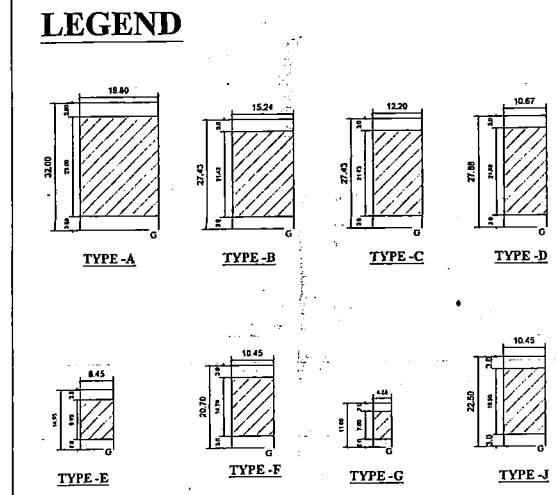
SECTOR - 62

SECTOR - 65

ZONING PLAN FOR 71.039 ACRES ALREADY APPROVED VIDE DRAWING NO. DTCP 2100 DATED 3.5.2010.

NPWL Plots

EWS Plots



ZONING PLAN OF RESIDENTIAL PLOTTED COLONY ON AREA MEASURING 102.7412 + 85.285 ACRES (LICENSE NO. 18 DATED 21.5.2009 & 113 DATED 22.12.2011) IN SECTOR-62 & 65, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY EMAAR MGF LAND LTD.

1. USE ZONE:-

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:-

Permissible use of land on the portion of the plot marked in column 1.	Type of building permissible on land marked in column 2.	Use of building permissible on land marked in column 3.
1. Road	Road	Road furniture at approved places.
2. Public Open Space	To be used only for landscape features.	
3. Residential Building Zone	Residential building.	
4. Commercial	As per supplementary zoning plan to be approved separately for each site.	
5. Community Building	As per supplementary zoning plan to be approved separately for each site.	

2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:-

The proportion up to which a site may be covered with building shall be in accordance with the following table, retaining portion being left open in the form of an open space around the building as courtyard:-

Area of the site	Maximum permissible coverage on ground for Residential Zone	Maximum Permissible coverage on First Floor
a) For the area less than 225 sq. mt. of the total area of the site.	50% of each portion of the site	55% of each portion of the site
b) For the area 225 sq. mt. to 450 sq. mt. of the total area of the site.	40% of each portion of the site	45% of each portion of the site
c) For the remaining portion of the site i.e. for the portion of the site exceeding 450 sq. mt.	35% of each portion of the site	40% of each portion of the site

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO:-

The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the Site	Maximum Permissible Floor Area Ratio
a) For the area less than 225 sq. mt. of the total area of the site.	1.50
b) For the area 225 sq. mt. to 450 sq. mt. of the total area of the site.	1.00
c) For the remaining portion of the site i.e. for the portion of the site exceeding 450 sq. mt.	0.85
d) For remaining area beyond 450 sq. mt.	0.80

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

4. PERMISSIBLE NUMBER OF DWELLING UNITS ON EACH PLOT:-

(a) GENERAL AND NPWL PLOTS
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each Road L.C. Ground/Floor shall not exceed two dwelling units.

(b) EWS PLOTS
In case of plots falling in EWS category the F.A.R., Ground Coverage, number of dwelling units, number of floors and height shall be as per policy instructions issued by the Government, from time to time.

5. BUILDING SETBACK:-
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building zone in clause number 1 above. The setback provisions as allowed in The Punjab Suburban Areas and Controlled Areas (Restriction of Unregulated Development) Act, 2015 shall apply beyond the portion marked as residential building zone.

6. SUB-DIVISION/COMBINATION OF PLOTS:-
(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/MPH plots, subject to the following conditions:
(b) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

7. PLINTH LEVEL:-
The plinth level of building shall not be less than 30 cms. above the road level.

8. STREET FENCING:-
Side fencing is allowed in 6 meters wide street plots as per policy bearing No. MHA-392-4/7/2013 DATED 06.03.2013. The clear height of the wall shall be 2.40 meters from the plinth level and below the bottom of the beam. The wall will not be permissible for any purpose other than parking.

9. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY:-
The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (EWS and above)	3M + 7	24.5 Meters
Residential below 6 Meters (except EWS plots)	3	13.0 Meters

10. RESTRICTION OF ACCESS FROM 45 METERS WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES:-
In the case of plots which abut on the 45 meters wide or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. DISPLAY OF POSTAL NUMBER OF THE PLOT:-
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

12. GARBAGE COLLECTION POINT:-
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the township collection point to be provided by the collector.

13. GATE AND GATE POST:-
(a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
(b) An additional wall at gate of standard design not exceeding 1.55 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. ACCESS:-
No plot or public building shall derive an access from less than 12.00 meters wide road.

15. SOLAR WATER HEATING SYSTEM:-
The use of solar water heating systems as per norms specified by MAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

16. RAIN WATER HARVESTING SYSTEM:-
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Government notification as applicable. The collector shall obtain the clearance/POC as per the provisions of the Notification No. S.O.1533(1) Dated 24.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of developmental works on site.

17. That the collector/owner shall use energy efficient - Energy Saving Lamps (ESL) fittings for internal lighting as well as compact lighting.
18. The community building/buildings shall be constructed by the collector/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Restriction) Act No. 4 of 2013, during which the said sites shall vest with the Government.
19. SOLAR PHOTOVOLTAIC POWER PLANT:-
The power shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 2272/2005-S power dated 03.09.2014 of Haryana Government Renewable Energy Department.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurgaon vide Enfr. no.1794 Dated - 21.05.2014.
DRG. NO. DCTP_6452A DATED: 10/12/2015

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