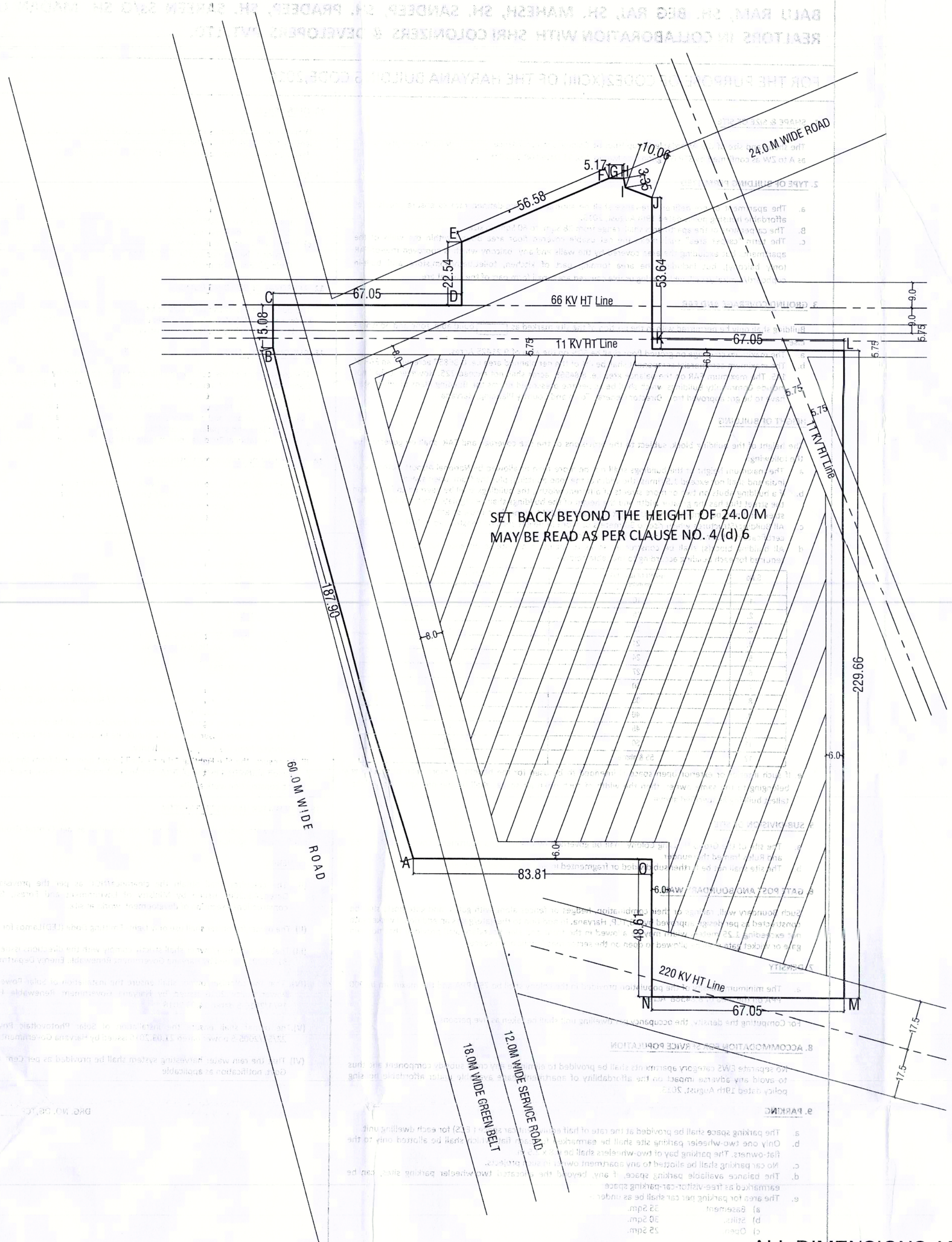
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



ALL DIMENSIONS ARE IN METERS
ZONED AREA = 6.2363 ACRES

ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 9.83125 ACRES (LICENCE NO 10 OF 2016 DATED 26/8/2016) IN SECTOR-67A, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. ATTAR SINGH S/O SH. BALU RAM, SH. BEG RAJ, SH. MAHESH, SH. SANDEEP, SH. PRADEEP, SH. SAREEN Ss/O SH. MADAN LAL AND SHIV MURTI REALTORS IN COLLABORATION WITH SHRI COLONIZERS & DEVELOPERS PVT. LTD. (LC-3185)

FOR THE PURPOSE OF CODE2(XCIII) OF THE HARYANA BUILDING CODE,2016

1. 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 ZW as confirmed by STP Gurgaon vide Memo. No. 31 Dated 08.02.2016.

2. TYPE OF BUILDING PERMITTED

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 are.

3. GROUND COVERAGE AND FAR

Building shall only be permitted with in the portion of the site marked as ☐ build able zone and no where else.
a. The maximum coverage on ground floor shall be 50% on the area of 9.21425 Acres.
b. The maximum commercial component shall be 4% of the net planned area i.e. 0.36857 acre with an FAR of 175. The maximum FAR on the balance area i.e. 8.84568 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 General, Town and Country Planning, Haryana

4. HEIGHT OF BUILDING

The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:-
a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
b. If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
c. All Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
d. All building bloc(s) shall be constructed so as to maintain an interse distance not less the set back required for each building according to the 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	16

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.

5. SUB-DIVISION OF SITE

a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
b. The site shall not be further 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 DG,TCP, Haryana. 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 the sector road/public open space.

7. DENSITY

a. The minimum density of the population provided in the colony shall be 750 PPA and the maximum be 900 PPA on the area of 8.84568 Acres

For Computing the density, the occupancy per dwelling unit shall be taken as five persons.

8. 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.

9. PARKI IG

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 :-
   a) Basement. 35 Sqm.
   b) Stilts. 30 Sqm.
   c) Open. 25 Sqm.

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 DG,TCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e tot lots and play ground.

11. LIFTS AND RAMPS

a) Lifts & Ramps shall be constructed as specified in Code 37 of the Haryana Building Code,2016
b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana under section 8(2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.

13. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the Haryana Building Code ,2016 and Indian Standard Code No. 4963- 1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 45 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipuiate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.

14. PROVISION OF COMMUNITY BUILDINGS

The colonizer 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.

15. BASEMENT

Four level basements within the building zone of the site provided, it is flushed with the ground and is properly landscaped may be allowed. Basement shall be constructed, used and maintained as per the provisions of the Code-46 of Haryana Building Code,2016.

16. APPROACH TO SITE

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG,TCP, Haryana.

17. FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code 2016/ National Building Code of India and the same should be got certified from the competent authority
ii. 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 competent authority.
iii. To ensure the 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 approvals shall be obtained prior to starting the construction work at site.

18. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

19. GENERAL

(I) The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) Dated14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

(II) The owner/coloniser shall use only Light- Emitting Dode (LED)Lamps for internal lighting as well as campus lighting.

(III) That the coloniser/owner shall strictly comply with the directions issued vide Notification No 19/6/2016-SP Dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

(IV). That the coloniser/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 dated 14.03.2016

(V). The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of order no 22/52/2005-5 power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(VI) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable

DRG. NO. DG,TCP 5608 DATED:- 26-08-2016.

(RAM AVTAR BASSI)	(BALWANT SINGH)	(S.K. Sehrawat)	(JITENDER SIHAG)	(KAMAL KUMAR)	(ARUN KUMAR GUPTA, IAS)
AD (HQ)	SD (HQ)	DTP (HQ)	STP (E & V)	CTP (HR)	(DG,TCP) HR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT