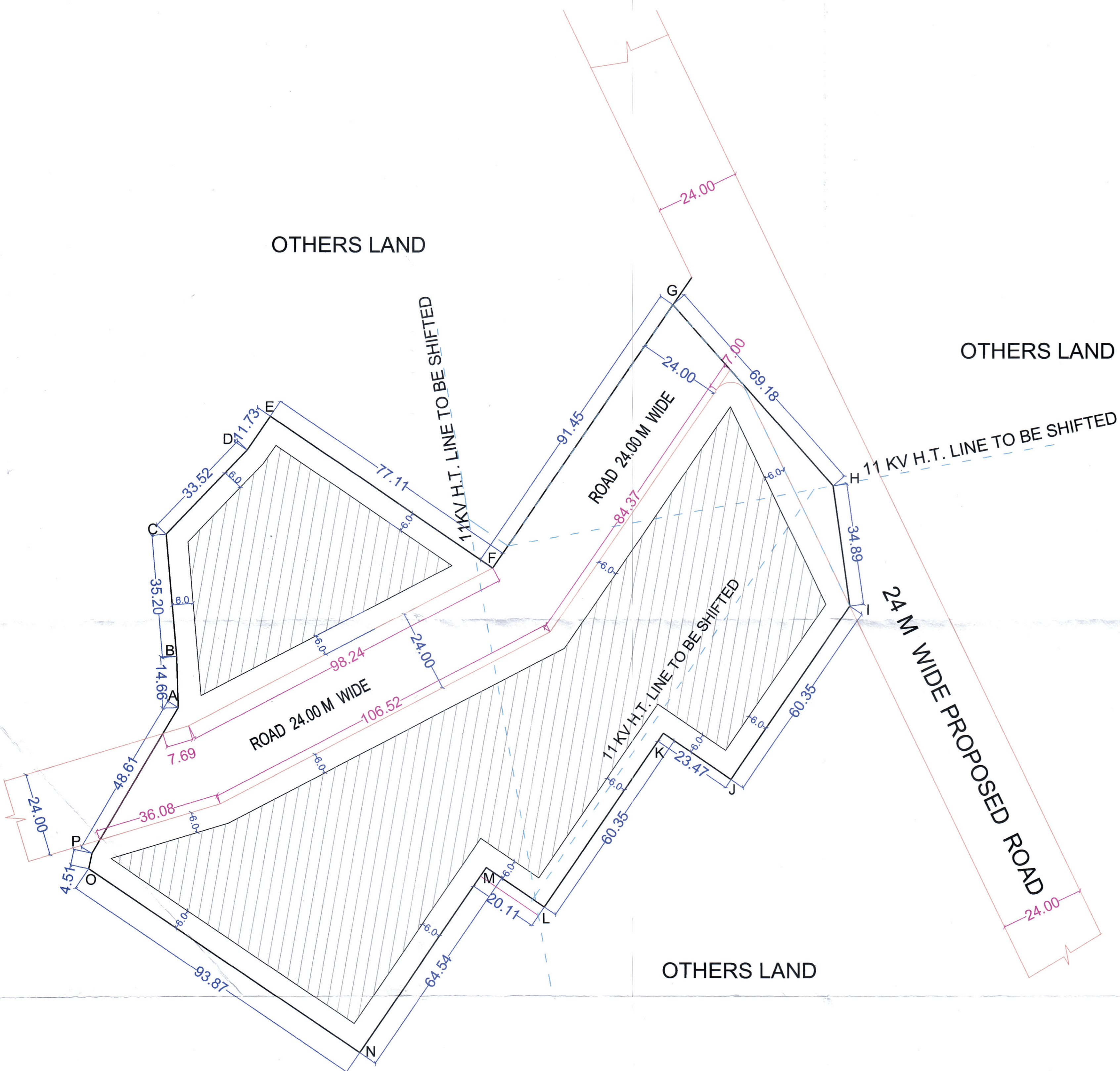


REVISED ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 5.9125 ACRES (LICENCE NO. 33 OF 2018 DATED 26.05.2018) SECTOR-79, GURUGRAM BEING DEVELOPED BY SIGNATURE GLOBAL (INDIA) PVT. LTD.



**NOTE:-THE APPLICANT SHALL GET 11 KV HT LINES RE-ALIGNED FROM THE SITE BEFORE SUBMISSION OF AMENDED BUILDING PLANS TO BE SUBMITTED IN ACCORDANCE WITH THE REVISED ZONING PLAN OTHERWISE ROW UNDER 11 KV HT LINES SHALL BE PROVIDED IN THE BUILDING PLANS AS PER NORMS.**

**ZONED AREA = 13139.5891 sqm ( 3.2469 ACRES)  
ALL DIMENSIONS ARE IN METERS**



For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

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 P" as confirmed by DTP(P), Gurugram vide endst. no. 12361 dated 20.12.2019.

2. **TYPE OF BUILDING PERMITTED AND LAND USES :-**  
(a) 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 appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director, Town and Country Planning, Haryana.  
(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 structure
□	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
▨	Building Zone	Building as per permissible land use in clause - a above and uses permissible in the open space zone.

3. **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 5.9125 acres as per Affordable Housing Policy dated 19.08.2013.  
(c) The maximum commercial component shall be 4% of the net planned area i.e. 0.2365 acre with FAR of 1.75. The maximum FAR on the balance area i.e. 5.676 acres shall not exceed 2.25. 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 of course to the provisions of the site coverage and FAR, shall be governed by the following:-  
(a) The maximum height of the buildings shall be as per the Haryana Building Code, 2017.  
(b) The plinth height of building shall be as per the Haryana Building Code, 2017.  
(c) All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back 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.	25	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.

5. **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 Sqm.  
(ii) Stilt 28 Sqm.  
(iii) Open 23 Sqm.

6. **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.

7. **BOUNDARY WALL/GATE POST & GATE, HEDGES AND FENCES :-**  
(a) The Boundary wall/Gate and Gate posts Hedges and fences permitted as per the Haryana Building Code, 2017.

8. **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 finishes which may be allowed by the DGTCP, 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 return on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, what so ever.  
(d) For building services, plumbing services, construction practice, building material, foundation and damp proof Course as per the Haryana Building Code, 2017.

9. **APPROACH TO SITE :-**  
(a) The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the competent authority.  
(b) The approach to the site shall be shown on the zoning plan.  
(c) The approach to the building and open spaces on its all sides upto 6.0 mtr. width, shall have composition of hard surface capable of taking the weight of fire tender, weighting upto 22 tonnes for low rise building and 45 tonnes for building 15 mtrs and above in height. The said open space shall be kept free of obstruction and shall be motor-able.  
(d) The entrance gate shall fold/side back against the compound wall of the premises, thus leaving the exterior excess 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 15 mtr.  
(e) 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 mtrs. and above and 22 tonnes for building height less than 15 mtr.

10. **DENSITY :-**  
(a) The minimum/maximum density of the population provided in the Colony shall be 750 to 900 PPA (person per acre) on the area of 5.676 acres as per Affordable Housing Policy dated 19.08.2013.  
(b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.

11. **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.

12. **LIFTS AND RAMPS :-**  
(a) Lifts & Ramps in building shall be provided as per Haryana Building Code, 2017.  
(b) Lift shall be preferably with 100% standby generators alongwith automatic switchover alongwith stair case of required width and nos.  
(c) If lift not provided as per (b) above, ramps shall be provided as per the provisions of national building code of India 2016.

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

14. **PLANNING NORMS :-**  
The building/buildigs to be constructed shall be planned and designed to the norms and standards as per the Haryana Building Code, 2017 and as per approved by DGTCP, Haryana.

15. **PROVISIONS OF PUBLIC HEALTH FACILITIES :-**  
The W.C. and urinals provided in the building shall conform to the Haryana Building Code, 2017 and the National Building Code, 2016.

16. **APPROVAL OF BUILDING PLANS :-**  
The building plans of the buildings to be constructed at site shall have to be got approved from the DGTCP, 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.

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

18. **BASEMENT :-**  
(a) The number of basement storeys in Affordable Group Housing shall be as per the Haryana Building Code, 2017.  
(b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

19. **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.

20. **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 Haryana Building Code, 2016/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/IT. 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.  
(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.

21. **GENERAL :-**  
(i) 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.  
(ii) The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.  
(iii) No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.  
(iv) That the rain water harvesting system shall be provided as per the Haryana Building Code, 2017.  
(v) That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.  
(vi) 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 and order No. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.  
(vii) 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 Code.  
(viii) Norms for differently abled persons shall be followed as per the Haryana Building Code, 2017.  
(ix) Garbage collection center of appropriate size shall be provided within the site.  
(x) That the colonizer/owner shall obtain the clearance/NOC as per the provision of the Notification No. S.O.1533 (E) dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction execution of development works at site.

DRG. No. DTCP 7350 DATED 24-01-2020

(RAJESH DUTT) JD(HQ) (DINESH KUMAR) SD(HQ) (DIVYA DOGRA) ATP(HQ) (SANJAY KUMAR) DTP(HQ) (D.N. NIMBOKAR) STP(M) HQ (JITENDER SHAG) CTP(HR) (K.MAKRAND PANDURANG, IAS) DGTCP(HR)