



SECTOR 113

SECTOR 112

ZONED AREA =14.12 ACRES
ALL DIMENSIONS IN METRES

LC-2577-(B+C)
ZONING PLAN OF ADDITIONAL AREA MEASURING 8.875 ACRES (LICENCE NO. 85 OF 2012 DA' 1.99375 ACRES (LICENCE NO. 86 OF 2012 DATED 29/01/2012) IN ALREADY LICENSED ARE SCHEME MEASURING 10.175 ACRES (LICENCE NO. 105 OF 2011 DATED 11.12.2011) TOTAL 21.04375 ACRE GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY C.S.N. ESTATES PVT. LTD., SH. NAVEEN S BUILDWELL PVT. LTD., AND OTHERS.

FOR THE PURPOSE OF RULE 38(xlii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION DEVELOPMENT RULES,1965.

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as 1 to 52 as confirmed by S.T.P Gurgaon vide Memo No. 261 Dated 20.06.2012.

2. TYPE OF BUILDING PERMITTED

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 General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

- a. Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
- b. The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 20.83775 acres.
- c. The maximum FAR shall not exceed 175 on the area of 20.83775 acres. However, it shall not include community buildings which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the 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 not be more than as allowed by National Airport Authority 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. Building/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- d. All building block(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. To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or MIT Karukheta etc. Fire Fighting Scheme needs to be vetted by the Institute of Fire Engineers at Nagpur. These certification are to be obtained prior to starting the construction work at site.
- f. 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.
- b. The site shall not be 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 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 100 PPA and the maximum be 300 PPA on the area of 20.83775 acres.
- b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

9. PARKING

- a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
 - i) Basement. 35 sqm.
 - ii) Stalls. 30 sqm.
 - iii) Open. 25 sqm.
- b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.

- c. The covered parking in the basement or in the form of multi level parking towards FAR. However, in case of multi level parking above the ground floor building block shall be counted towards ground coverage. In case of a basement floor/ upper stories, the floor to ceiling height of the basement. Other than the mechanical parking the floor to ceiling height in below the hanging beam.

10. LIFTS AND RAMPS

Ramps would be optional in Group Housing building in case of 100% sta switchover are provided for running of lifts along with stairs. However, if storey lifts with 100% stand by generators along with automatic switchover be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp meters with an adequate slope not steeper than 1:10. The entry and exit shall

11. OPEN SPACES

While all the open spaces including those between the blocks and wings of the landscaped according to the plan approved by the DG, TCP, Haryana. At developed as organized open space in the site and play ground.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be (under section 8(2) of the Act No.41 of 1963), before taking up the construction

13. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the buildi Punjab Scheduled Roads and Controlled Areas. Restriction of Unregulated where such rules are silent and stipulate no condition or norm, the model I given in the NBC shall be followed as may be approved by DG, TCP, Haryana.

14. CONVENIENT SHOPPING

0.5% of the area of 20.83775 acres area shall be reserved to cater for essential conditions

- a. The ground coverage of 100% with FAR of 100 will be permissible. How ground coverage and FAR of the Group Housing Colony.
- b. The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter a
- c. The height of Kiosk/Shop/Departmental Store shall not exceed 4.00 meter

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms

16. BASEMENT

Four level basements within the building zone of the site provided it fl landscaped may be allowed. The basement may in addition to parking could fire fighting pumps, water reservoir, electric sub-station, air-conditioning plus public health requirements and for no other purposes. Area under stairs (not counted towards FAR. Basement shall not be used for storage/commercial p and ancillary services of the main building. It is further stipulated that permissible for uses other than those specified above.

17. APPROACH TO SITE

The vehicular approach to the site and parking lots shall be planned and junctions of the and the junctions with the surrounding roads to the satisfaction of

18. FIRE SAFETY MEASURES

- a. The owner will ensure the provision of proper fire safety measures in the provisions of Rules 1965/ NBC and the same should be got certified from t
- b. Electric Sub Station / generator room if provided should be on solid grou floor or in upper basement and it should be located on outer periphery approved from the competent authority.

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms specified in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground notification as applicable.

- 21. The colonizer shall obtain the clearance/NOC as per the provisions of 14.9.2006 issued by Ministry of Environment and Forest, Government o execution of development works at site.
- 22. The coloniser/owner shall use only Compact Fluorescent Lamps fitting lighting.

23. That no separate zoning plan is approved for community sites earmark community building/buildings shall be constructed by the colonizer/ Development and Regulation of Urban Areas (Amendment and Validati said site shall vest with the Government.

- 24. That the owner shall construct the EWS flats within 2 years and give the ac inviting the application for EWS flats in their Group Housing Colony within sanction letter of this zoning plan.

DRG. NO. DG, TCP 3374 DP

P.P. SINGH (BTP) (HQ)
 KAMAL KUMAR (ATP) (M) HQ
 J.S. REDHU (CTP) (HR)