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- FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (xcvi) OF THE HARYAN AMENDED FROM TIME TO TIME.
- SHAPE & SIZE OF SITE :ii.
- The shape and size of the affordable group housing colony is in accordemarcation plan shown as "A to E" as confirmed by DTP, Gurugr dated 20.03.2020.
- iii. LAND USE :-
- The type of buildings use permissible is Affordable Group Housing permission granted by Competent Authority and under no circumst shall be changed. The category of the building is "Residential" {Refe
- iv. TYPE OF BUILDING PERMITTED AND LAND USES ZONES :a) The apartment of pre-defined size-range shall be allotted at a pl
- provision of affordable housing policy dated 19th August, 2013.
- b) The carpet area of the apartments shall range from 28 sqm. to 60 s c) The term "carpet area" shall mean the net usable covered floor are of the apartments but excluding the area covered by the walls a approved free-of-FAR (only balcony), but including the area f toilet,bathroom,store and built-in cupboard/almirah/shelf, which b shall form part of the carpet area..
- d) b). The site shall be developed and building constructed there explained in the table below:-

Notation	Land use zone	Type of building perm structures.
	Open space zone	Open parking, garden, la features, underground s
	Building zone	Building as per permis clause-2 above and us the open space zone.

### v. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-

- a) The building or buildings shall be constructed only within the port
- Building zone as explained above, and nowhere else. b) The maximum coverage of ground floor shall be 50% on the area of c) The maximum commercial component shall be 4% of the net plann with an FAR of 175. The maximum FAR on the balance area i.e. exceed 225. However it shall not include Community Buildings w prescribed norms the Building Plans of which shall have to be got Town and Country Planning, Haryana.

### vi. HEIGHT OF BUILDING :-

- Unrestricted height of the building block shall be allowed subject to the a) The height of the buildings shall be unrestricted as provided in the 2017 and further subject to clearance as prescribed in the Haryana E b) The plinth height of building shall be minimum 0.45 mtrs and
- prescribed in the Haryana Building Code, 2017.
- c) All building block(s) shall be constructed so as to maintain an inter the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE I (in meters) (FRONT, REAR AND
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 t one building belonging to the same owner, then the width of such 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 dwelling unit.
- b. Only one two-wheeler parking site shall be earmarked for each flat
- only to the flat-owners. The parking bay of two-wheelers shall be 0.8 c. No car parking shall be allotted to any apartment owner in such proje
- d. The balance available parking space, if any, beyond the allocated two
- 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 give the junctions of and the junctions with the surrounding roads to 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
- have composition of hard surface capable of taking the weight of fire 22 tonnes for low rise building and 45 tonnes for building 15 metres The said open space shall be kept free of obstructions and shall be m e). The entrance gate shall fold/ slide back against the compound wall of
- leaving the exterior access way within the plot free for movement of vehicles. If archway is provided over the main entrance, the height of be of height less than 5.0 metres.
- f). In case of basement extending beyond the building line, it shall be ca 45 tonnes for a building of height 15.0 metres and above and 22 ton less than 15.0 metres.
- ix. BAR ON SUB-DIVISIONS OF SITE :-

The site of the Affordable Group Housing Colony shall be governed by t Ownership Act-1983 and Rules framed thereunder. Sub-division of the site shall not be permitted, in any circumstances.

(AJIT SINGH) (DINESH KUMAR) (BINESH KUMAR) JD (HQ) SD (HQ)

ATP(HQ)

# NORTH

### LC-4186

## ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 9.103 ACRES (LICENCE NO. 17 OF 2020 DATED 17/07/2020.) IN SECTOR-37D, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY LALWANI BROTHERS BUILDCON LLP IN COLLABORATION WITH STERNAL BUILDCON PVT. LTD.

cordance with the revised ram vide endst. no. 2747       shall be For Cor         g Colony in accordance to tance, the use of building r Code 1.2 xxii(1).       xi. ACCON No sep compo availab         re-defined rate to ensure iom any balcony which is torming part of kitchen, being usable covered area eon as indicated in and       xiii. BASEM (a) The ball 2017.         iandscaping iservices etc.       xiv. PROVIS tandarces.         iandscaping iservices etc.       xvi. EXTERN a) The eva bo no f the site marked as f9.103 acres.         following:- e Haryana Building Code, Building Code, 2017.       xvii. ENTERN a) Lift shall be approved from Director, following:- e Haryana Building Code, Building Code, 2017.         i maximum 1.5 mtrs as r-se distance as per Code       xix. FIRE SA a) The ow conform 2016 ar isplices in EACH PLOT)         the benefit of more than n open air space shall be c, which shall be allotted by cythic shall be allotted ca 2x 2.5 m. ects.       xxii. OPEN S a. One buil b. One buil b. One buil b. One buil b. One buil b. One buil con the site marked cof the buil con from pa conform         xxii. OPEN S vxiii. SULDIN space (ECS) for each ca dro above in height. bo the fire archway shall not       xxiii. GENER/ a) Among oft shall be dro cof the buil b. One buil b. One buil con the is marked cof the buil b. One buil b. One buil con the consideration to shall be dro corder No.2 corder No.2	
cordance with the revised ram vide endst. no. 2747       The mi shall be For Cor is and any balcony which is cording part of kitchen, re-defined rate to ensure eabound within the walls nd any balcony which is forming part of kitchen, reing usable covered area eon as indicated in and mitted/permissible landscaping issible land use in isses permissible in isses permissible in isses permissible in isses permissible in thich shall be as per the approved from Director, following:- e Haryana Building Code, Building Code, 2017. i maximum 1.5 mtrs as r-se distance as per Code building Code, 2017. i maximum 1.5 mtrs as r-se distance as per Code building Code, 2017. i maximum 1.5 mtrs as r-se distance as per Code compon air space shall be the benefit of more than no open air space shall be t, which shall be allotted b 2. Dro buil compon air space shall be t, which shall be allotted b 2. Dro buil compon air space shall be t, which shall be allotted b 2. Dro buil compon air space shall be t, which shall be allotted b compon air space shall be t, which shall be allotted b compon air space shall be t, which shall be allotted b compon air space shall be t, which shall be allotted b compon air space shall be t, which shall be allotted b compon air space shall be t, which shall be allotted b come buil compon air space shall be t, which shall be allotted b come buil b come buil b come buil b come buil b come buil b come buil compon air space shall be compon air space shall be com	
g Colony in accordance to trance, the use of building or Code 1.2 xxii(i)}.       No sep compo availab         re-defined rate to ensure       xii.         sqm. in size.       availab         eabound within the walls forming part of kitchen, peing usable covered area       xiii.         g Colony in accordance to som, in size.       xiii.         eon as indicated in and       xiv.         mitted/permissible       xv.         landscaping Iservices etc.       xvi.         issible land use in isses permissible in phich shall be as per the approved from Director,       xvi.         f 0.103 acres.       c) All sign b         ted area i.e. 0.36412 acre 8.73888 acres shall not ho open air space shall be acres distance as per Code       xvii.         f following:- e Haryana Building Code, Building Code, 2017. d maximum 1.5 mtr sas r-se distance as per Code       xviii. <b>FIRE SA</b> a) The ow conform free our code, 2         the benefit of more than h open air space shall be s 2.5 m. ects.       sv. <b>FIRE SA</b> a) Among oth shall be drice b) Electric panel o         systek (ECS) for each s 2.5 m. ects.       xxii. <b>OPEN S</b> mod us consideration to e tandsrouele. parking sites, of the marchway shall not         0.0 metres width, shall e tender, weighing upto indor-oble. of the brait the og o frate houle.       xxii. <b>OPEN S</b> mod the build of	Y :- nimum density of the population provided in the colony shall be 750 PPA and the maximum 900 PPA on the area of 8.73888 acres. nputing the density, the occupancy per dwelling unit shall be taken as five persons.
er Code 1.2 xxii(i)}.       xii.       APPRO         re-defined rate to ensure       xiii.       BASEM         sgm. in size.       abound within the walls       act, 19         re-defined rate to ensure       act, 19         re-se distance as per the       auxiv.         issible land use in       issible land use in         isses permissible in       avi.         ion of the site marked as       f.9.103 acres.         f.9.103 acres.       c) All sign         ion of the site marked as       f.9.103 acres.         f.9.103 acres.       c) Hift canne         re-se distance as per the       a) Lift and Ra         approved from Director,       a) the ow         following:-       kik.         sylics NEACH PLOT       a) The col         following:-       kik.         sylics Kathe       a) The col         following:-       kik.         sylics Kathe       a) The col         following:-       kik.         sylics Kathe       b) Electric     <	IMODATION FOR SERVICE POPULATION :- arate EWS category apartments shall be provided to eliminate any cross subsidy ment and thus to avoid any adverse impact on the affordability of apartment made le under affordable housing policy dated 19th August, 2013.
sqm. in size.       Act, 19         ea bound within the walls in dany balcony which is being usable covered area eon as indicated in and mitted/permissible landscaping iservices etc.       xiii. BASEM (a) The nu Building building bar of kitchen, issible land use in ises permissible in ises permissible in ises permissible in ses permissible in ses acres shall not chich shall be as per the approved from Director, bistiding Code, 2017.       xvi. EXTERN a) The ext bistiding Code, 2017.         f 9.103 acres.       xvii. EXTERN a) Lift shall b b suitat c) All sign b         f 9.103 acres.       xvii. EXTERN a) Lift shall b b asproved from Director, bistiding Code, 2017.         f maximum 1.5 mtrs as r-se distance as per Code       xix. FIRE SA a) The ow conform 2016 ar b) Electric panel o building c) To ensu or any p obtaine         isspace (ECS) for each t, which shall be allotted s 2.5.m. cothe benefit of more than n open air space shall be c). One buil tre bought, shall e tender, weighing upto and above in boto- of the premises, thus f the there width, shall e tender, weighing upto and above in boto- f the premises, thus f the there service of the archway shall not         c) mettres width, shall e tender, weighing upto and above in boto- f the there service of the archway shall not       Xxii. OPEN S While a corb and corb above in No applied of the built in 31/4/2016- g) That the ou or der No.2 Departmen h) That the col f or a bage col is Garbage col	VAL OF BUILDING PLANS:- Iding plans of the building to be constructed at site shall have to be got approved from CP, Haryana/any other persons or the committee authorized by him, under section 8(2) Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development
Ind any balcony which is forming part of kitchen, preing usable covered area eon as indicated in and mitted/permissible       Xiii. BASEM         eon as indicated in and mitted/permissible       Xiv. PLANN         mitted/permissible       Xiv. PROVIS         landscaping       Xiv. PROVIS         issible land use in isses permissible in       Xv. PROVIS         ion of the site marked as f9.103 acres.       C) All sign         following:-       Xvii. LIFTS All sign         e Haryana Building Code, 2017.       All sign         following:-       Xviii. BUILDIN         e Haryana Building Code, 2017.       The cor Code, 2         i maximum 1.5 mtrs as       Xvii. FIRE SA         r-se distance as per Code       Xviii. BUILDIN         LEFT ON ALL SIDES       Xiii. BUILDIN         SIDES IN EACH PLOTI       Xxii. OPENS         in b open air space shall be       Xxii. PROVIS         the benefit of more than on open air space shall be       Xxiii. GENERA         the benefit of the previses, thus of the fire service of the archway shall not       Xxiii. GENERA         0.0 mettres width, shall e drivelop of the not satisfaction of the       Xxiii. GENERA         0.1 That the ow of 0 That the o	53, before staring the construction.
xiv.PLANN The build standard stan	ENT :- mber of basement storeys within building zone of site shall be as per the Haryana g Code, 2017. sement shall be constructed, used and maintained as per the Haryana Building Code,
landscaping I services etc.The W. Code, 2issible land use in ises permissible ina) The ext bricks, s allowed b) The ware bed area i.e. 0.36412 acre s.73888 acres shall not thich shall be as per the approved from Director,a) Lift and Ra b) Lift shall b required w c) If lift cannot of Nationa xvii. LIFTS All a) Lift and Ra b) Lift shall b required w c) If lift cannot of Nationafollowing:- e Haryana Building Code, 2017. I maximum 1.5 mtrs as r-se distance as per Codexvii. EULDIN The cor Code, 2following:- e Haryana Building Code, 2017. I maximum 1.5 mtrs as rside state cas per Codexvii. FIRE SA a) The ow conform 2016 ar b) Electric panel o building c) To ensu or any p obtaineLEFT ON ALL SIDES rese distance as per Codexix. FIRE SA a) The ow conform 2016 ar b) Electric panel o building c) To ensu or any p obtainethe benefit of more than n open air space shall be s xxi. OPEN S while a develop of the n statisfaction of the shall be allotted b 2. One building comer pains space shall be b. One building comer pains space shall be c) No applied of the premises, thus f the fire service of the archway shall notving due consideration to statisfaction of the b. That the ow statisfaction of the b. That the ow 	<b>NG NORMS:-</b> Iding/buildings to be constructed shall be planned and designed to the norms and ds as per the Haryana Building Code, 2017, and as approved by DTCP, Haryana.
issible land use in ises permissible in       a) The ext bricks, s allowed         isses permissible in       b) The wa be suit         ion of the site marked as f 9.103 acres.       d) For buil Damp P         isses permissible in       b) If tard Ra         isses permissible approved from Director, building Code, 2017.       xvii. LIFTS Al a) Lift and Ra         if ollowing:- e Haryana Building Code, Building Code, 2017.       xviii. BUILDIN The cor Code, 2         if maximum 1.5 mtrs as r-se distance as per Code       a) The ow conforn 2016a f         istes IN EACH PLOT)       b) Electric panel o building         c) The benefit of more than n open air space shall be sxii. GENERK a) One buil b. One buil space (ECS) for each t, which shall be allotted s x2.5 m. ects.       xxii. OPEN S but shall be divelop of the pre shall be dravelop of the build d) That the o Power Polic 19/4/2016 Energy Con 31.03.2016 Energy Con 31.03.2016 Energy Con 31.03.2016         0. metres width, shall the fire service of the archway shall not       in the too and above in height. notor-able. of the archway shall not	IONS OF PUBLIC HEALTH FACILITIES:- C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building 017 and the National Building Code, 2005.
f 9.103 acres.         hed area i.e. 0.36412 acres         8.73888 acres shall not         approved from Director,         inding Code, 2017.         d maximum 1.5 mtrs as         r-se distance as per Code         DSIDES IN EACH PLOT)         indiction open air space shall be         r space (ECS) for each         t, which shall be allotted         s 2.5 m.         etts.         o-wheeler parking sites,         ving due consideration to         e statisfaction of the         ving due consideration to         e tender, weighing upto         and above in height.         nord-rable.         of the premises, thus         f the fire service of the archway shall not	AL FINISHES:- ernal wall finishes, so far as possible shall be in natural or permanent type of materials like tone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be by the DTCP, Haryana. er storage tanks and plumbing works shall not be visible on any face of the building and shall bly encased. boards and names shall be written on the spaces provided on buildings as per approved uildings plans specifically for this purpose and at no other places, whatsoever. ding services, plumbing services, construction practice, building material, foundation and
of Nationa viii. BUILDIN The cor Code, 2 viii. BUILDIN The cor Code, 2 viii. BUILDIN The cor Code, 2 viii. FIRE SA a) The ow conform 2016 ar b) Electric panel o building c) To ensu or any p obtaine xx. BOUND The bound the benefit of more than n open air space shall be r space (ECS) for each t, which shall be allotted 8 x 2.5 m. ects. po-wheeler parking sites, ving due consideration to s satisfaction of the s a discover height. notor-able. 0 metres width, shall e tender, weighing upto and above in height. notor-able. 0 metres width, shall e tender, weighing upto and above in height. notor-able. 0 metres width, shall the premises, thus the premises, thus t	mps in building shall be provided as per the Haryana Building Code, 2017. e with 100% standby generators along with automatic switchover along with staircase of idth and number.
Building Code, 2017.       Code, 2         I maximum 1.5 mtrs as       xix. FIRE SA         r-se distance as per Code       a) The ow         Collean       b) Electric         SIDES IN EACH PLOT)       b) Electric         District Collean       c) To ensu-         Collean       con any politicity         collean       con any polity         collean       collean         xxi. OPEN S       While a         develop       of the nome         xxii. PROVIS       The collean         xxii. GENERA       a) Among oth         shall be allotted       b) The water         b) The water       but shall be         co-wheeler parking sites,       c) No applied         of the built       c) That the ow         a) Among oth       shall be dra         b) The water       but shall be         c) No applied       of the built         d) That the ow       31.03.2016         c) T	It be provided as per (b) above, ramps shall be provided conforming to the requirement Building Code of India, 2016.
<ul> <li>conform 2016 ar</li> <li>b) Electric panel or building</li> <li>c) To ensure or any probtaine</li> <li>c) To ensure or any probtaine</li> <li>c) To ensure or any probtaine</li> <li>xx. BOUND The book Haryana</li> <li>xxi. OPEN S</li> <li>While a develop of the nor space shall be</li> <li>c) Space (ECS) for each</li> <li>t, which shall be allotted 8 x 2.5 m. ects.</li> <li>po-wheeler parking sites,</li> <li>xxiii. GENER/ a) Among oth shall be drated of the build</li> <li>the banefit of the premises, thus for the premises, thus for the archway shall not</li> </ul>	struction of the building/buildings shall be governed by provisions of the Haryana Building 017, amended from time to time. FETY MEASURES :-
xx.BOUND The box Haryanaxxi.OPEN S While a develop of the nxxii.PROVIS The cold form pa Act-198 a.space (ECS) for each t, which shall be allotted 8 x 2.5 m. ects. o-wheeler parking sites, o-wheeler parking sites	her will ensure the provision of proper fire safety measures in the multi storied buildings hing to the provisions of the Haryana Building Code, 2017, National Building Code of India, d the same should be got certified from the competent authority. Sub Station/ generator room if provided should be on solid ground near DG/LT. Control a ground floor or in upper basement and it should be located on outer periphery of the , the same should be got approved from the Chief Electrical Inspector, Haryana re fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana erson authorized by the Director, Urban Local Bodies, Haryana. These approval shall be
xxi. OPEN S While a develop of the n xxii. PROVIS The cold form pa Act-198 a. One bui b. One bui d) That water but shall be of the build d) That the ow f) That the ow order No.2 Departmen h) That the ow 31.03.2016 Energy Con i) Norms for o j) Garbage co	d prior to starting the construction work at site. ARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :- Indary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Building Code, 2017.
xxii. PROVIS The color form para Act-198 a. One buil space (ECS) for each t, which shall be allotted 8 x 2.5 m. ects. bo-wheeler parking sites, o-wheeler parking sites, o-wheeler parking sites, tring due consideration to e satisfaction of the satisfaction of the .0 metres width, shall e tender, weighing upto and above in height. notor-able. of the premises, thus f the fire service of the archway shall not	PACES :- I the open spaces including those between the blocks and wings of Buildings shall be ed, equipped and landscaped according to the plan approved by DTCP, Haryana. At least 15% et planned area shall be developed as organized open space i.e. tot lots and play ground.
a. One built b. One built (x, which shall be allotted (x, which shall be allotted (x) Among oth (x) Shall be dra (x) The water (x) (x) Shall be dra (x) The water (x) (x) Shall be dra (x) Shall be dra	ON OF COMMUNITY BUILDINGS :- oniser shall be required to provide the following community sites in the project , which shall rt of the common areas and facilities as defined under the Haryana Apartment Ownership
<ul> <li>a) Among oth shall be allotted</li> <li>a) Among oth shall be dra shall be</li></ul>	lt-up community Hall of not less than 185.81 Sqm. area. lt-up Anganwadi-cum-creche of not less than 185.81 Sqm. area .L :-
<ul> <li>ying due consideration to satisfaction of the</li> <li>0 metres width, shall</li> <li>e tender, weighing upto and above in height. notor-able.</li> <li>of the premises, thus f the fire service of the archway shall not</li> <li>19/4/2016- g) That the ow order No.2 Departmen h) That the ow 31.03.2016 Energy Con</li> <li>i) Norms for of j) Garbage co</li> </ul>	er plans and papers detailed elevations of buildings along all sides exposed to public view won according to scale as mentioned in the Haryana Building Code-2017. storage tanks and other plumbing works etc.shall not be shown on any face of the building e suitably encased. decoration like inscription, crosses, names of persons are permitted on any external face ding. In water harvesting system shall be provided as per the Haryana Building Code, 2017. wher shall ensure the installation of Light-Emitting Diode lamps (LED) for its building. wher shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar
31.03.2016 Energy Con i) Norms for o and above in height. notor-able. of the premises, thus f the fire service of the archway shall not	
f the fire service of the archway shall not	rner shall strictly comply with the directions issued vide Notification No. 19/6/2016 5P dated issued by Haryana Government Renewable Energy Department for enforcement of the servation Building Codes. lifferently abled persons shall be followed as per the Haryana Building Code, 2017. llection center of appropriate size shall be provided within the site.
and a large set for a life set of large life set	DRG. NO. DTCP 7476 DATED 29-07-2020.
apable of taking load of mes for building height	
he Haryana Apartment	
- Mumar.	And the M
	NIMBOKAR) (JITENDER SIHAG) (K. MAKRAND PANDURANG, IAS) STP (M) HQ CTP (HR) DTCP (HR)