



ZONING PLAN OF COMMERCIAL COLONY AREA MEASURING 2.15 ACRES (LICENCE NO. 04 of 2021, DATED 05/08/2021.) IN THE REVENUE ESTATE OF VILLAGE-DHUNELA, TEHSIL-SOHNNA SECTOR-36, SOHNNA DISTRICT GURUGRAM BEING DEVELOPED BY STERNAL BUILDCON PVT. LTD.

For purpose of Code 3.2 (xxv) & 6.3 (E) of the Haryana Building Code, 2017, amended from time to time.

- SCOPE & USE OF SITE:** The scope of this Z.P.C. is in accordance with the identification plan shown as A to L as confirmed by D.P., Gurgaon vide Plan No. 104 dated 25.09.2021.
- LAND USE:** The proposed building permissible on this site shall conform to the provisions of the commercial zone as provided in Appendix 'W' to the Final Development Plan of Gurgaon Master Urban Complex as amended from time to time as mentioned.
- TYPE OF BUILDING PERMITTED AND LAND USE:** The type of building permitted on this site is: Shopping Mall, Multi-Storey Commercial Office, Integrated Commercial, Service Apartment, Special Retail/Entertainment, Office & other allied uses etc.

| Symbol | Definition | Notes |
|----------------|------------------------------------|----------------------------|
| [Hatched Area] | Foot of building/retained/retained | Retained/retained/retained |
| [Solid Line] | Open boundary | Retained/retained/retained |
| [Dotted Line] | Building permissible | Building permissible |
| [Hatched Area] | Building permissible | Building permissible |

- SITE COVERAGE AND FLOOR AREA RATIO (FAR):**
 - The building on building shall be constructed only within the portion of the site marked as Building zone as required above, and nowhere else.
 - The maximum coverage area shall be 60% on the area of 1.82 acre.
 - Maximum Floor Area Ratio shall be 1.5 on the area of 1.82 acre.
- HEIGHT OF BUILDING:**
 - The height of the building (which includes all floors above the ground level and height of tower) shall be governed by the following:
 - The maximum height of the building shall be as per Chapter 5.12.10 (a) and Chapter 6.1.10 (a).
 - The plot height of building shall be as per Chapter 7.1.
 - All building height shall be constructed as in its height as shown in (b) and (c) and less than the set back required for each building according to the table below:

| Set Back | Height |
|----------|--------|
| 1.50 | 3.00 |
| 3.00 | 6.00 |
| 4.50 | 9.00 |
| 6.00 | 12.00 |
| 7.50 | 15.00 |
| 9.00 | 18.00 |
| 10.50 | 21.00 |
| 12.00 | 24.00 |
| 13.50 | 27.00 |
| 15.00 | 30.00 |
 - If the permissible area is not used on the ground floor area will be allowed in subsequent floor.
- PROVIDE:**
 - Wherever parking spaces, covered, open or in the basement shall be provided for vehicles of cars and two-wheelers, as per the site plan Chapter 7.1.
 - Wherever necessary, the vehicle (bicycles) related to the plot (vehicles) shall be parked outside the plot area.
- APPROACH TO SITE:**
 - The vehicular approach to the site shall be planned and provided giving due consideration to the junction with the surrounding roads for the satisfaction of the Competent Authority.
 - The approach to the site shall be shown on the site plan.
- MAXIMUM USE OF PLOT:**
 - The portion of the site shall not be permitted, in any circumstances.
- APPROVAL OF BUILDING PLANS:** The building plans of the building to be constructed on site shall have to be got approved from the Director, Town & Country Planning, Haryana and other persons in the committee established for this, as per provision of Haryana Building Code 2017 as amended from time to time before starting the construction.
- NOTES:**
 - The number of floors above ground level shall be as per Chapter 5.12.10 (a) and Chapter 6.1.10 (a).
 - The basement shall be constructed, used and maintained as per Chapter 7.1 of the Haryana Building Code, 2017 and as approved by the Competent Authority.
- PROVISIONS OF PUBLIC HEALTH FACILITIES:** The M.C. shall provide in the building that conforms to the Haryana Building Code, 2017 and National Building Code, 2016.
- EXTERNAL PROVISIONS:**
 - The external wall finishes, as far as possible shall be in natural or government form of materials like bricks, stone, concrete, terrazzo, glass, marble, etc. The finish of the external wall shall not be allowed for the Competent Authority.
 - All sign boards and notices shall be written on the glass or plastic or on building as per approved building plans submitted for the purpose of all weather signs, whiteboards.
 - The building services, plumbing, electrical, communication, building services, foundation and drainage shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
- LIFTS AND RAMP:**
 - Lift and Access building shall be provided as per Chapter 7.1 of the Haryana Building Code, 2017.
 - Lift shall be provided with stairs, emergency lighting, with mechanical backflow along with staircase of regular width and number.
 - Ramps shall also be provided as per the provision of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.
- BUILDING BY-LAWS:** The construction of the building shall be governed by provisions of the Haryana Building Code, 2017. On the part where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- FIRE SAFETY MEASURES:**
 - The owner will ensure the provision of proper fire safety measures and the built-in fire safety conforming to the provisions of the Haryana Building Code, 2017 and National Building Code of India, 2016 and the same shall be got verified from the Competent Authority.
 - Electric fire alarm and emergency system of building shall be an auto-generated alarm (EAG) control panel ground floor & each floor and it shall be installed in each part of the building, the same shall be got approved from the Competent Authority.
 - For safety fire fighting where building got approved from the Director, Urban Local Body, Haryana or as approved by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.
- GENERAL:**
 - The contractor/owner shall obtain the clearance/NOI as per the provision of the Haryana Building Code, 2017 and National Building Code of India, 2016, before starting the construction.
 - The site water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Government notification as applicable.
 - The contractor/owner shall use only Light Emitting Diode (LED) lighting for internal lighting as well as External Lighting.
 - The contractor/owner shall ensure the installation of solar photovoltaic Power Plant as per the provision of order No. 1252/2008, Where dated 23.03.2010 issued by Haryana Government Renewable Energy Department.
 - The contractor/owner shall comply with the Haryana Power Code Notification No. 100/2010 or order No. 1252/2008 issued by Haryana Government Renewable Energy Department.
 - Among other plans and papers detailed conditions of building along with items required to public view shall be shown according to rules as mentioned in the Haryana Building Code 2017.
 - The water charge tanks and other plumbing works etc. shall be required to show each floor of building but shall not be visible.
 - All required documents like description, column, section of plan or building are presentation on any external face of the building.
 - Large scale color center of appropriate size shall be provided within the site.
 - Color tone and other systems shall be subject to the approval of the Competent Authority.

DWG NO. DPCP/2001/2001 Date: 16-08-2021

RAJESH DUTT
OWNER

JYOTI PRAKASH
OWNER

GAJENDRA
ARCHITECT

SHASHI
ARCHITECT

SHIKHA
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(M. MANOJ PANDURANG JAIN)
2021 (10)