

**ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY FOR AN AREA MEASURING 9.0625 ACRES (LICENCE NO. 28 OF 2020 DATED 07.10.2020) IN SECTOR-95B, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. VIVEK NANDA S/O SH. KAMAL NANDA IN COLLABORATION WITH MEGA INFRA TECH PVT. LTD.**

- I. FOR THE PURPOSE OF CODE 6.1 (1) & 1.2 (kv) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.**
- II. SHAPE & SIZE OF SITE :-**  
The shape and size of the affordable group housing colony is in accordance with the revised demarcation plan shown as 'A to S' as confirmed by DTP, Gurugram vide endst. no. 10675 dated 23.10.2019.
- III. LAND USE :-**  
The type of buildings use permissible is Affordable Group Housing Colony in accordance to permission granted by Competent Authority and under no circumstances, the use of building shall be changed. The category of the building is 'Residential' (Refer Code 1.2 kv(ii)).
- IV. TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**  
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 apartment shall range from 25 sqm to 60 sqm in size.  
c) The term "covered area" shall mean the net usable covered floor area bound within the walls of the apartment but excluding the area covered by the walls and any balcony which is approved free-of-fair (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/shelf, which being usable covered area shall form part of the carpet area.  
d) 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  |
|----------|-----------------|---|
|          | Open space zone | Open parking, garden, landscaping features, underground services etc.                               |
|          | Building zone   | Building as per permissible land use in clause-2 above and uses permissible in the open space zone. |
- V. SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**  
a) The building or buildings shall be constructed only within the portion of the site marked as 'A' on the site plan.  
b) The maximum commercial coverage of ground floor shall be 50% on the area of 9.0625 acre and nowhere else.  
c) The maximum FAR on the balance area i.e. 8.70 acres shall not exceed 1.75. However it shall not include Community Buildings which shall be as per the prescribed norms of Planning, Haryana.  
d) Building floors of which shall have to be got approved from Director, Town and Country Planning, Haryana.
- VI. HEIGHT OF BUILDING :-**  
Unrestricted height of the building block shall be allowed subject to the following:-  
a) The height of the buildings shall be unrestricted as provided in the Haryana Building Code, 2017.  
b) The minimum height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed in the Haryana Building Code, 2017.  
c) All building block(s) shall be constructed so as to maintain an inter-distance as per Code of the Haryana Building Code, 2017.
- VII. FIRE SAFETY MEASURES :-**  
a) The owner will ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of the Haryana Building Code, 2017, National Building Code of India, 2016 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/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 Chief Electrical Inspector, Haryana.  
c) To ensure fire fighting schemes 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.  
d) The boundary wall/gate and gate posts, hedges and fences permitted as per the provision in the Haryana Building Code, 2017.
- VIII. 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 DTP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. lawns and play ground.
- IX. PROVISION OF COMMUNITY BUILDINGS :-**  
The colonist 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.
- X. GENERAL :-**  
a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scales as mentioned in the Haryana Building Code-2017.  
b) The water storage tanks and other plumbing works etc shall not be shown on any face of the building but shall be suitably enclosed.  
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-wheeler-car parking space.  
e. The area for parking per car shall be as under:-  
i) Basement = 32 sq.mtrs.  
ii) Sills = 28 sq.mtrs.  
iii) Open = 23 sq.mtrs.  
f) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Power Policy, 2016 issued by Haryana Government Renewable Energy Department wide Notification No. 159/4/2016-5 Power dated 14.03.2016.  
g) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2018 issued by Haryana Government Renewable Energy Department.  
h) That the owner shall strictly comply with the directions issued wide Notification No. 19/6/2016-52 dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.  
i) Norms for differently abled persons shall be followed as per the Haryana Building Code, 2017.  
j) Garbage collection center of appropriate size shall be provided within the site.
- XI. BAR ON SUB-DIVISIONS OF SITE :-**  
The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and rules framed thereunder.  
a) The site shall not be permitted, in any circumstances, to be divided into plots of less than 15.0 meters.  
b) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 meters and above and 22 tonnes for building height less than 15.0 meters.  
c) The entrance gate shall be kept free of obstructions and shall be motor-able. The said open space shall be kept free of obstructions and shall be motor-able. leaving the exterior access 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 5.0 meters.  
d) The approach to the building and open spaces on its all sides upto 6.0 meters width, shall have composition of hard surface capable of taking the weight of the trailer, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 meters and above in height.  
e) The area for parking per car shall be as under:-  
i) Basement = 32 sq.mtrs.  
ii) Sills = 28 sq.mtrs.  
iii) Open = 23 sq.mtrs.  
f) That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per provisions of Power Policy, 2016 issued by Haryana Government Renewable Energy Department wide Notification No. 159/4/2016-5 Power dated 14.03.2016.  
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ALL DIMENSIONS ARE IN METERS  
ZONED AREA = 6.8666 ACRES

