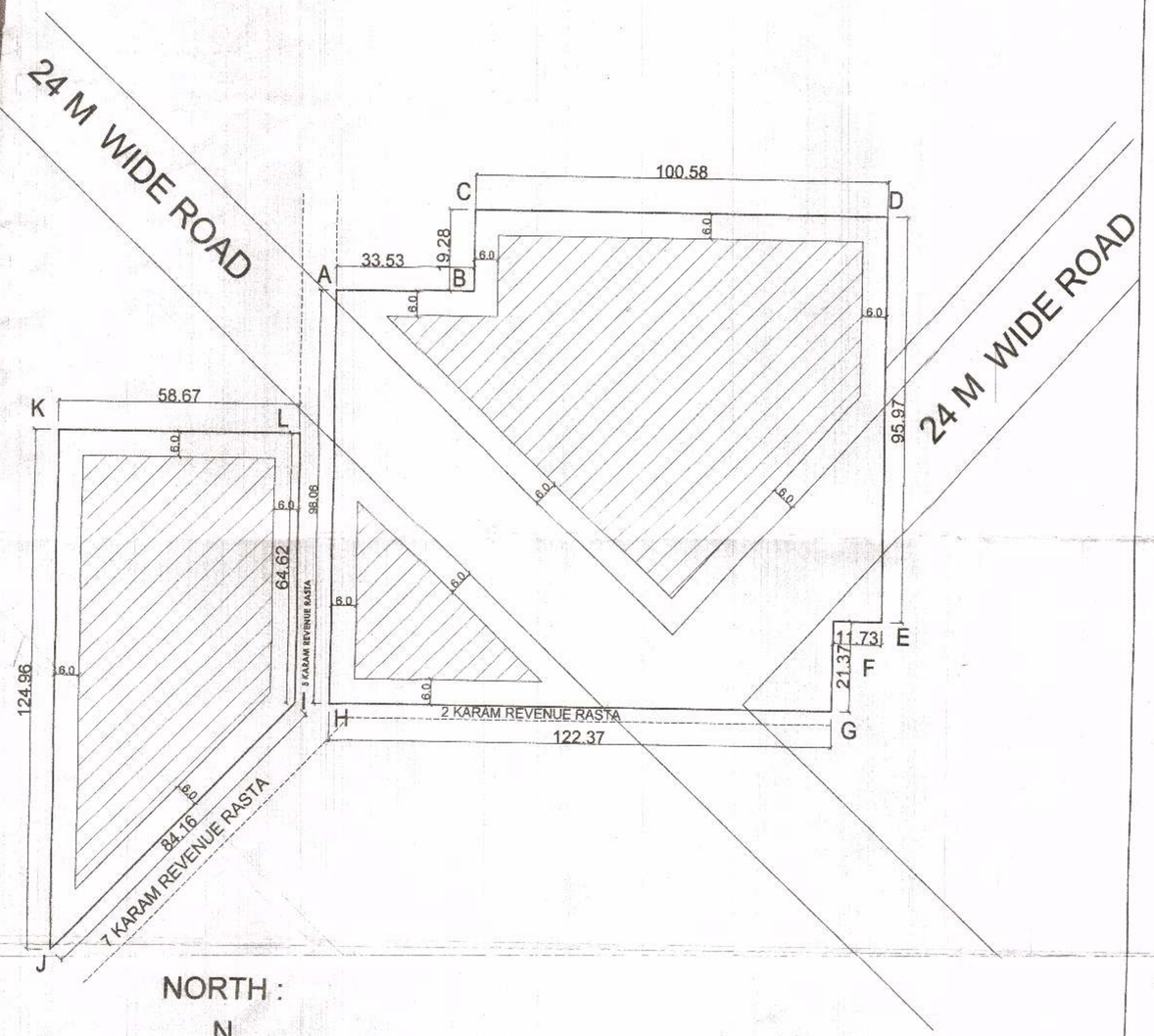
ZONING PLAN OF AFFORDABLE GROUP HOUSING COLONY OVER AN AREA MEASURING 5.0375 ACRES LICENCE NO. 101 DATED 08/12/2021 IN SECTOR-104, GURUGRAM BEING DEVELOPED BY DHARMBIR AND OTHERS IN COLABORATION WITH APRICUS HILLS PVT.LTD.



ALL DIMENSIONS ARE IN METERS

ZONED AREA 10629.1524 SQ.M. (2.626 ACRES)

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 site is in accordance with the demarcation plan shown as "A to L" as confirmed by DTP(P), Gurugram vide endst. no. 10820 dated 19.10.2021

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 - 8 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 5.0375acres as per Affordable Housing Policy dated 09.08.2013.

(c) The maximum commercial component shall be 4% of the net planned area i.e. 0.2015 acre with FAR of 175. The maximum FAR on the balance area i.e. 4.836 acres shall not exceed 225. 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, 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-se distance not less than 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

(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) Stilts 28 Sqm.
(iii) Open 23 Sqm.

(b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, in no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

(c) The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter. Other than this mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

6. **APPROACH TO SITE :-**

(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.

(b) The approach to the site shall be shown on the zoning plan.

7. **GATE POST AND BOUNDARY WALL :-**

(a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. 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 or wicket gate shall be allowed to open on the sector road/public open space.

(b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

9. **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 4.836 acres as per Affordable Housing Policy dated 09.08.2013.

(b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons per unit.

10. **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.

11. **LIFTS AND RAMPS :-**

a) Lifts & Ramps shall be constructed as specified in the Haryana Building Code, 2017.

b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.

c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

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

13. **APPROVAL OF BUILDING PLANS :-**

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.

14. **BUILDING BYE- LAWS :-**

The construction of the building/buildings shall be governed by the Haryana Building Code, 2016 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adoption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DTCP, Haryana.

15. **BASEMENT :-**

(a) The number of basement storeys in 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.

16. **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.

17. **APPROACH TO SITE :-**

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 DTCP, Haryana.

18. **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/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 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.

19. **GENERAL :-**

(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

(iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

(v) That the coloniser/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.

DRG. No. DTCP 8050 DATED 08-12-2021

(DINESH KUMAR) SD (HQ)	(RAHUL SINGLA) ATP (HQ)	(S.K. SEHRAWAT) DTP(HQ)	(HITESH SHARMA) STP(M) HQ	(P.P. SINGH) CTP(HQ)	(K.MAKRAND PANDURANG, IAS) DTCP(HR)

Apricus Hills Pvt. Ltd.
Authorised Signatory