

ZONING PLAN FOR BLOCK-A, C & D OF THE RESIDENTIAL PLOTTED COLONY ON LAND AREA MEASURING 29.928 ACRES (LICENCE NO 105 TO 2013 DATED 11.12.2013) IN SECTOR-84 & 85, GURUGRAM BEING DEVELOPED BY M/S SS GROUP PVT. LTD. (Formerly Known as North Star Apartments Pvt.Ltd.)

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE:
The use zone in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever.

Color	Use Zone	Permissible Use
Blue	Residential	Single family detached houses, duplexes, townhouses, semi-detached houses, row houses, bachelors flats, etc.
Green	Green Zone	Open spaces, lawns, parks, etc.
Yellow	Commercial	Shops, offices, etc.
Red	Industrial	Factories, etc.
Purple	Public	Government buildings, etc.
Orange	Community	Community centers, etc.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT INCLUDING STILL PARKING:-

(a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The maximum permissible ground coverage, basement FAR and maximum permissible height, including still parking on the area of the site mentioned in column-1, according to the table below:-

Plot Area (sq. m)	Permissible Ground Coverage (%)	Permissible Height (m)	Basement FAR	Ground Floor FAR	Total FAR	Permissible Height (m)
1000	60%	10.00	0.10	1.00	1.10	10.00
1500	60%	10.00	0.10	1.00	1.10	10.00
2000	60%	10.00	0.10	1.00	1.10	10.00
2500	60%	10.00	0.10	1.00	1.10	10.00
3000	60%	10.00	0.10	1.00	1.10	10.00
3500	60%	10.00	0.10	1.00	1.10	10.00
4000	60%	10.00	0.10	1.00	1.10	10.00
4500	60%	10.00	0.10	1.00	1.10	10.00
5000	60%	10.00	0.10	1.00	1.10	10.00
5500	60%	10.00	0.10	1.00	1.10	10.00
6000	60%	10.00	0.10	1.00	1.10	10.00
6500	60%	10.00	0.10	1.00	1.10	10.00
7000	60%	10.00	0.10	1.00	1.10	10.00
7500	60%	10.00	0.10	1.00	1.10	10.00
8000	60%	10.00	0.10	1.00	1.10	10.00
8500	60%	10.00	0.10	1.00	1.10	10.00
9000	60%	10.00	0.10	1.00	1.10	10.00
9500	60%	10.00	0.10	1.00	1.10	10.00
10000	60%	10.00	0.10	1.00	1.10	10.00

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Notes:
(a) In case of permissible ground coverage as permitted in the rule is not possible to achieve on the ground site same may be achieved on subsequent floors.
(b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
(c) The sites are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of Fire Office upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) **GENERAL AND NPPL PLOTS**
Not more than four dwelling units (S+4/G+3) shall be allowed on each plot as per terms and condition of policy circulated vide Memo No. Misc-239-VOL-III-UB/7/5/2006-21CP.
(b) **EWSPLOTS**

In case of plots falling in EWSP category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS:

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EWSP/NPPL plots, subject to the following conditions:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

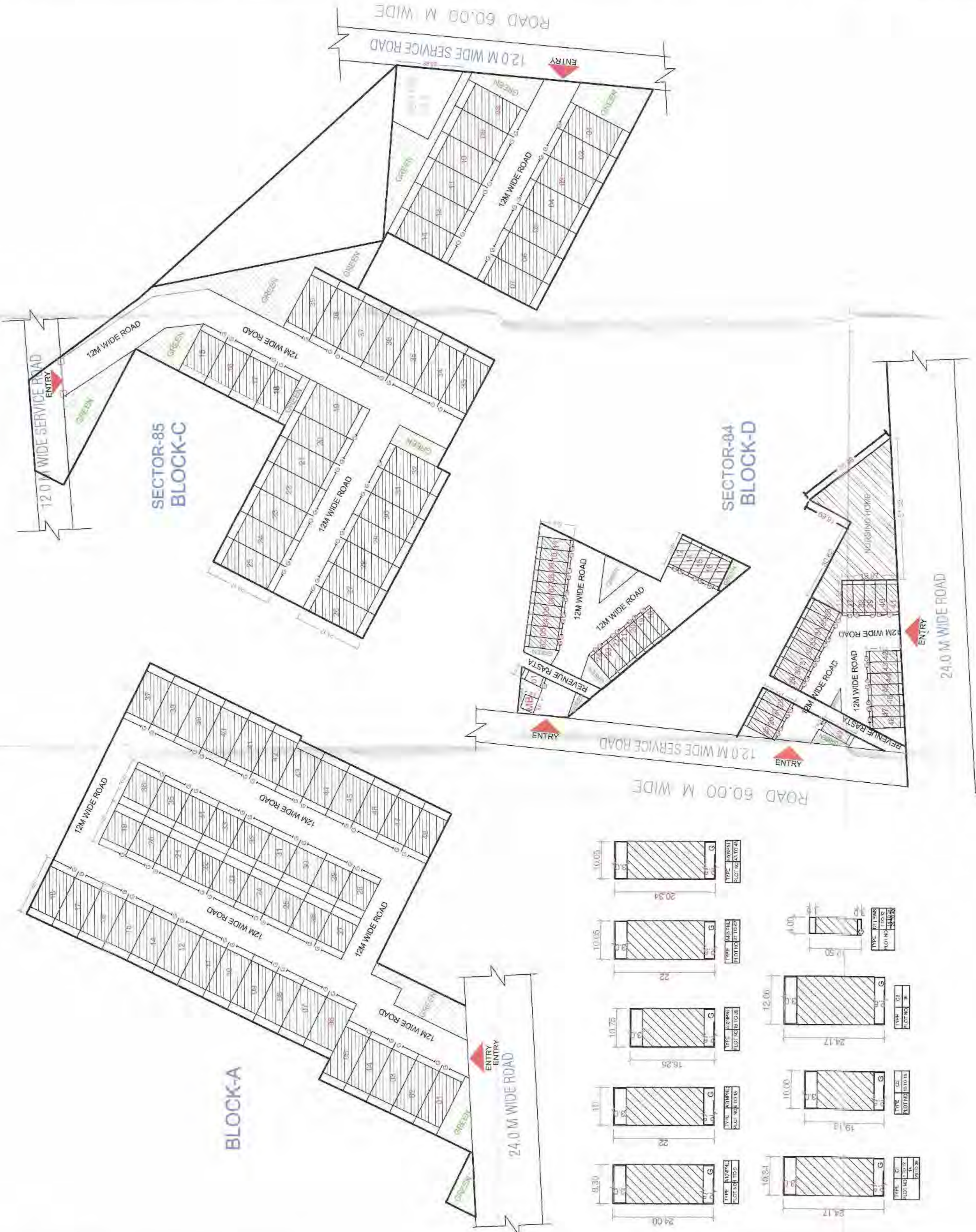
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILL PARKING

Still parking is allowed in all sizes of plots. The clear height of the still shall be 2.40 meters from the plinth level and below the bottom of the beam. The still will not be permissible for any purpose other than parking.

8. PARKING:

(a) Adequate parking spaces, covered, open or in the basement / still shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.



9. PLINTH LEVEL:
The plinth height of building shall not be less than 45 cm. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters (or more) wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:

(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DCP, Haryana. The boundary wall in the rear courtyard/back shall not be more than 1.80 meters height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as follows:
i. 0.5 meters Radius for E.W.S. plots.
ii. 1.0 meters Radius for E.W.S. plots.
iii. 1.5 meters Radius for plots above 420 sq. meters
iv. 2.0 meters Radius for plots above 420 sq. meters
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

(a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
(b) An additional wicket gate of standard design not exceeding 1.15 meter width may be provided in the front wall boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the collector.

16. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.
The community building/buildings shall be constructed by the Collector / Owner as per the Haryana Building Code, 2017 and regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, along with the said sites shall vest with the Government.

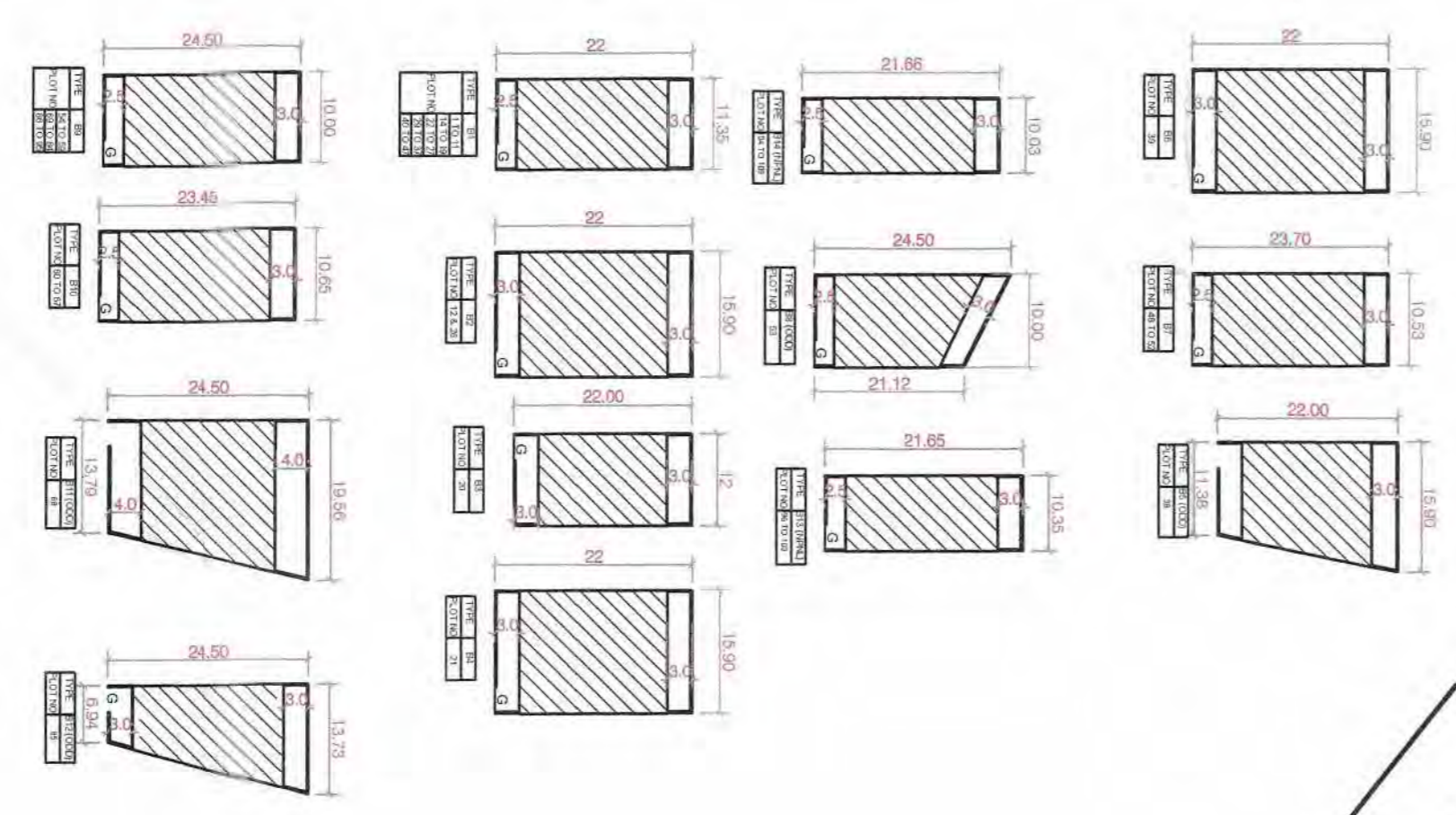
18. General:-

(a) That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
(b) The collector/owner shall use the specification of Solar Photoelectric Power Plant as per the collector/owner's No. 27/53/2015-2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the collector/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
(e) Fire safety precaution measures shall be regulated by Haryana Fire Service Act, 2008, as amended from time to time.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Gurugram vide Encl no. 6090 dated 29.06.2021

DWG. NO. DTCP 7887 DATED 01-09-2021

(DINESH KUMAR) SPP(C)
(S.K. SHARAWAT) DTP(C)
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ZONING PLAN FOR BLOCK-B OF THE RESIDENTIAL PLOTTED COLONY ON LAND AREA MEASURING 29.928 ACRES (LICENCE NO 105 TO 2013 DATED 11.12.2013) IN SECTOR-84 & 85, GURUGRAM BEING DEVELOPED BY M/S SS GROUP PVT. LTD. (Formerly known as North Star Apartments Pvt.Ltd.)

FOR PURPOSE OF CODE 1.2 (kcu) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE:- The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Use Zone	Permissible use of land as per the table below	Height of building permissible as per the table below
Commercial	Commercial buildings	As per applicable zoning plan to be approved by the Government
Residential	Residential buildings	As per applicable zoning plan to be approved by the Government
Public open space	Public open space	As per applicable zoning plan to be approved by the Government
Green	Green spaces	As per applicable zoning plan to be approved by the Government

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

- (a) The building or buildings shall be constructed only within the portion of the site marked as buildable on the zoning plan and shall not exceed the maximum permissible height / maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-
- (b) The maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot No./Category	Permissible Maximum Ground Coverage (%)	Permissible Maximum Basement (%)	Permissible Maximum Height (m)	Permissible Maximum FAR
1. Residential (R)	40	10	12.00	1.40
2. Commercial (C)	50	15	15.00	2.40
3. Public Open Space (POS)	100	0	0.00	0.00
4. Green (G)	100	0	0.00	0.00

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve the maximum permissible ground coverage, the maximum permissible ground coverage shall be as per the provisions of Haryana Building Code, 2017.
- (a) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (b) The site area permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of the Office upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) GENERAL AND NHPL PLOTS
Not more than four dwelling units (3+4+G+3) shall be allowed on each plot as per terms and condition of plot/circulated vide Memo No. MHC-2359-VOL-IH-UB/19/2006-2107.
- (b) EMS PLOTS
In case of plots falling in EMS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS:-
No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EMS/NHPL plots, subject to the following conditions:-
(a) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING-SETBACK
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING
Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

8. PARKING:
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL
The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code, 2017.

10. BASEMENT:
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters (or more) wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCR, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height. In case of corner plots, boundary walls shall be rounded off at such corner by a radius as per below:-
(i) 1.0 meters Radius for side opening on to open space.
(ii) 1.5 meters Radius for E.W.S. plots.
(iii) 2.0 meters Radius for plots above 420 sq. meters
(c) The owner/applicant, if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST
(a) Gate and gate post shall be constructed as per approved standard design at the position indicated on the zoning plan.
(b) An additional wider gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided it is not more than 1.80 meters in height in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the collector.

16. ACCESS
No plot or public building will derive an access from less than 12.00 meters wide road.

17. The commonly building/buildings shall be constructed by the Collector / Owner as per provision of the Haryana Development and Regulation of Urban Areas, (Amendment and Validation) Act No. 4 of 2012, falling which the said sites shall vest with the Government.

18. General:-
(a) That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for lighting.
(b) That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the collector/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) The owner/applicant shall be provided as per Haryana Building Code, 2017.
(e) Fire safety measures shall be provided as per Haryana Fire Service Act, 2009 as amended from time to time.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endr no. 0990 dated 25.08.2021.
DNG NO. DTPC 7828P DATED 01-09-2021.

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