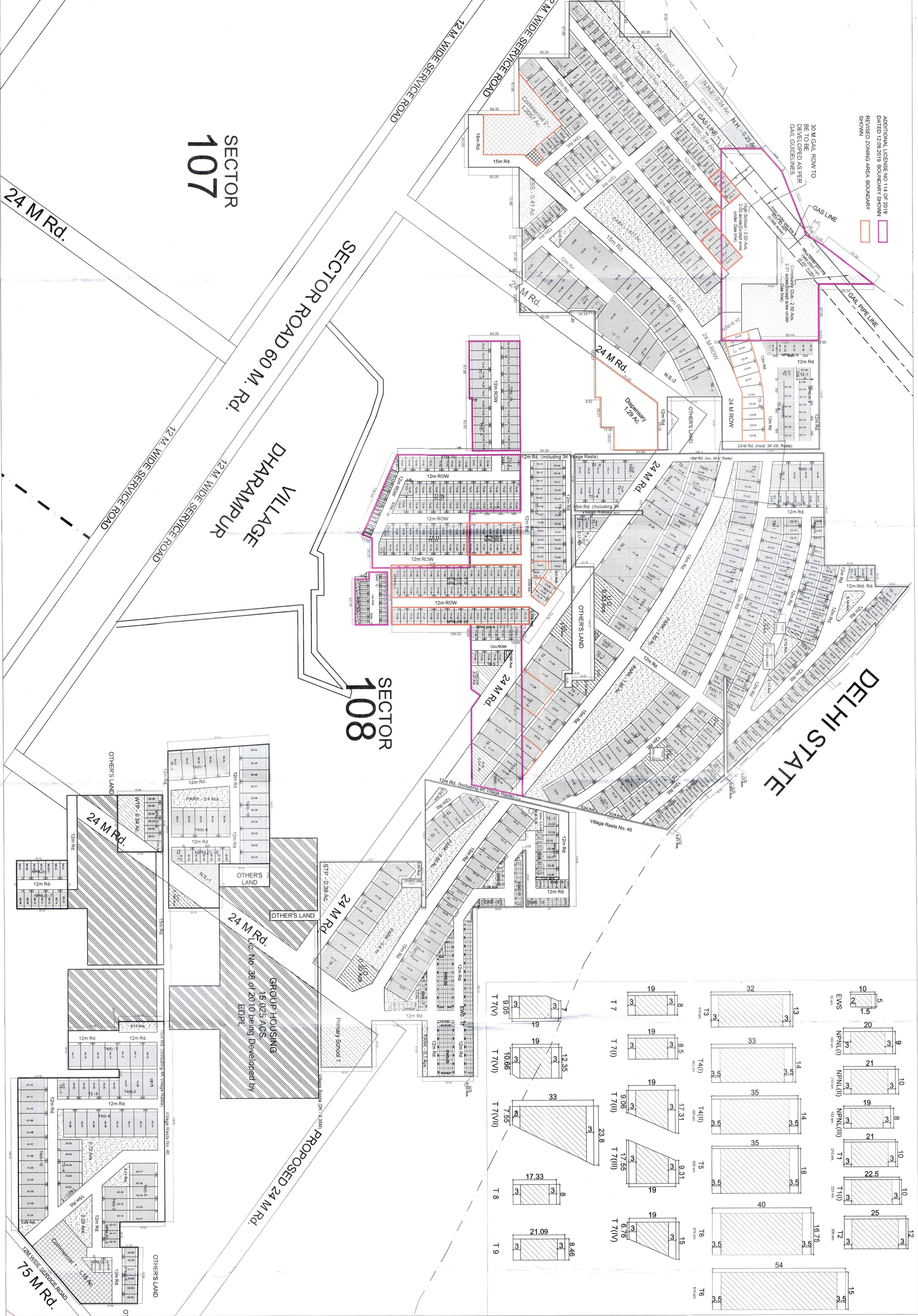


ADDITIONAL LICENSE NO. 114 OF 2019
 DATED 12.09.2019 BOUNDARY SHOWN
 REFINED ZONING AREA BOUNDARY
 SHOWN



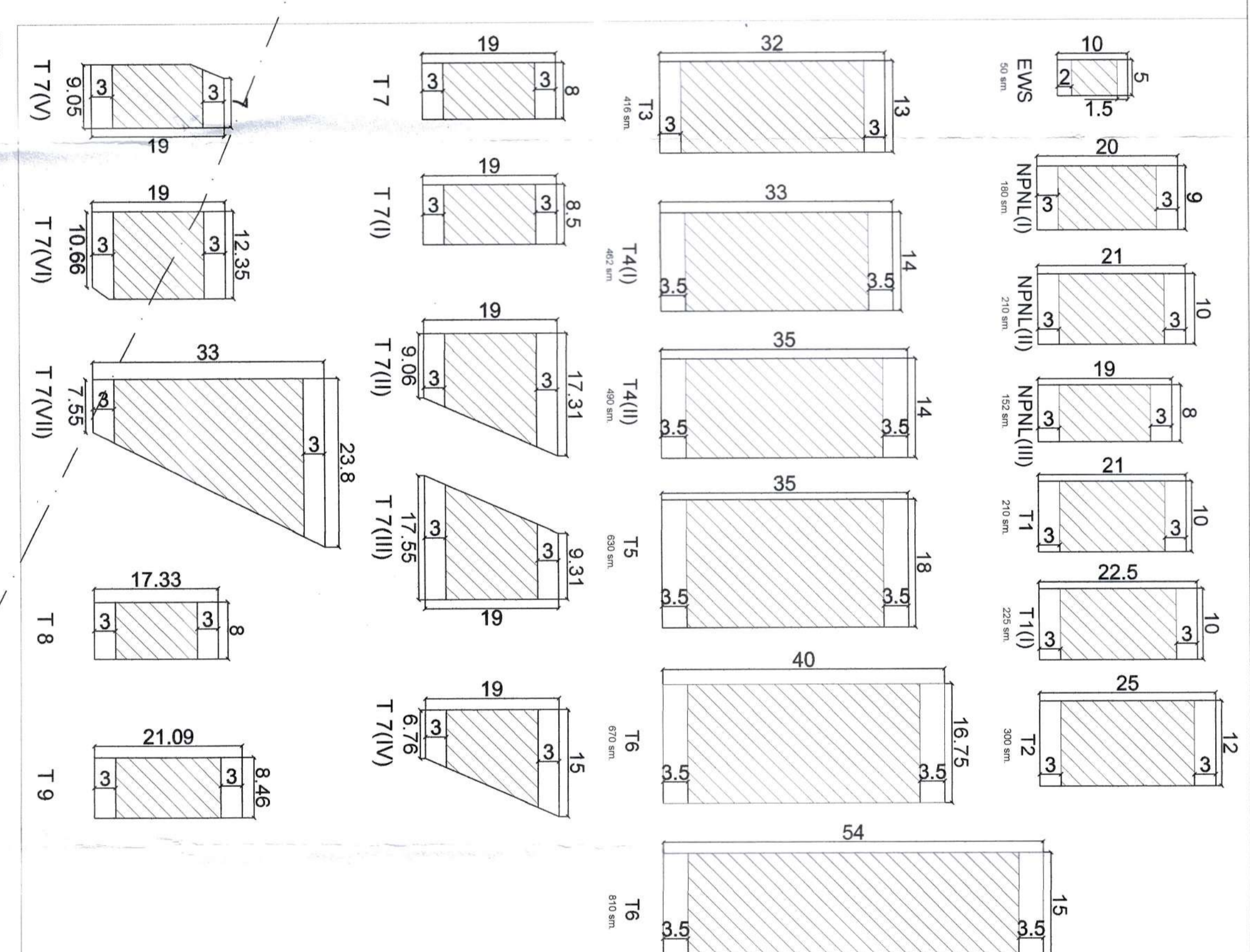
DELHI STATE

SECTOR
 107

SECTOR
 108

VILLAGE
 DHARAMPUR

PROPOSED 24 M Rd



ZONING PLAN OF RESIDENTIAL PLOTTED AREA MEASURING 16.0313 ACR (LICENCE NO. 114 OF 2019 DATED 12.09.2019) IN RESIDENTIAL PLOTTED COLONY AREA 100.48125 ACR (LICENCE NO. 57 OF 2013 DATED 11/07/2013), TOTAL SITE AREA MEASURING 116.51255 ACRES, IN SECTOR-108, GURGAON MANEVAR URBAN CONURBAN BEING DEVELOPED BY S SERVICIO PVT. LTD. IN COLLABORATION WITH EXPERION DEVELOPERS PVT. LTD.

- USE ZONE:-**
Explained in the table below and no other manner whatsoever:
- MAXIMUM PERMISSIBLE GROUND COVERAGE, BASE AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING:-**
(a) The building or buildings shall be constructed only with in the portion of the site marked height / including stilt parking on the area of the site mentioned in column-1, according to the table below:-

Plot Area	Permissible Maximum Ground Coverage	Maximum Permissible Height (Maximum Permissible Floor Area/Plot Area)	Maximum Permissible Height (Maximum Permissible Floor Area/Plot Area)
Up to 2 sqm	100%	1.80	1.80
Up to 5 sqm	100%	1.80	1.80
Up to 10 sqm	100%	1.80	1.80
Up to 20 sqm	100%	1.80	1.80
Up to 50 sqm	100%	1.80	1.80
Up to 100 sqm	100%	1.80	1.80
Up to 200 sqm	100%	1.80	1.80
Up to 500 sqm	100%	1.80	1.80
Up to 1000 sqm	100%	1.80	1.80
Up to 2000 sqm	100%	1.80	1.80
Up to 5000 sqm	100%	1.80	1.80
Up to 10000 sqm	100%	1.80	1.80

- PLINTH LEVEL**
The plinth height of building shall not be less than 45 cm. above the road level as per Haryana Building Code 2017.
- BASEMENT**
Single level basement within the building zone of the site shall be provided as per 6.3.3(i)(a) and shall be constructed, used and maintained as per Code 2.15 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 60 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**
In the case of plots which sit on the 45 meters or more wide sector roads and plots which sit on the plots from roads and open spaces.
- BOUNDARY WALL**
(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary wall in front courtyard shall not be a road or an open space the constructed according to standard design as approved by the DTCP. The boundary wall in rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be provided off at each corner by a radius given below:
(i) 0.25 meters Radius for plots opening on to open space.
(ii) 1.5 meters Radius for plots above 420 sq. meters
(iii) 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 plot, so that the said area can be utilized for parking.
- GATE AND GATE POST**
(a) Gate and gate post shall be constructed as per approved standard design, at the plot indicated on the zoning plan.
(b) An additional wide gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.
- 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.
- GARBAGE COLLECTION POINT**
Every plot holder shall make adequate provision for garbage collection in his own plot and suitable arrangement for disposal at the taxable collection point to be provided by collector.
- ACCESS**
No plot or public building will derive an access from less than 12.00 meters wide road.
- GENERAL**
(i) That the rain water harvesting system shall be provided as per Central Ground Water Board, Haryana Govt. notification as applicable.
(ii) That the collector/owner shall use only Compact Fluorescent Lamps (CFL) Light fitting (Diode lamps (LED) fitting for internal lighting as well as compact light fitting as per the conditions of order No. 2252/2005-Dyover dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
(iii) 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.

- GENERAL, NPWL AND EWS PLOTS**
Not more than three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each floor or ground/floor shall not exceed two dwelling units. In only one dwelling units shall be allowed on each floor. Further, registration of all floor to be allowed as separate dwelling unit as per policy memo no.MK-149/2019/03/2019/DTCP dated 03/03/2023.
- SUB-DIVISION / COMBINATION OF PLOTS.**
(a) No plot shall be sub-divided. However, two plots under one ownership may be combined to form a single plot except EWS/ NPWL plots, shall be as per 2.8.3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
(b) The site coverage and No. of dwelling units shall be as per 2.8.3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- BUILDING SETBACK**
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building zone in clause number 1 above. The setback projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential building zone.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**
The maximum height and number of storey shall be allowed on the plot as given in table at 2(b).
- STILT PARKING**
Stilt parking is allowed on all sites plots. The clear height of the stilt shall be 2.40 meters from ground level to the clear bottom of the beam. The stilt will not be permissible for any purpose other than parking.
- PARKING**
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupants, within the site as per Code 2.1 of the Haryana Building Code. In no circumstances, the vehicles belonging to the plot shall be parked outside the plot area.

NOTES:-
 Read this drawing in conjunction with the demarcation plan verified by DTCP. Date vide order No. 8863 Dated 25.11.2020.

DRG. NO. DTCP 8038 DATED 18-11-2021.

(DINESH KUMAR) (RAHUL SINGLA) (S.K. SATHRAWA) (HITESH SHARMA) (R. P. SINGH) (K. MANGRAM PANDURANG, IAS)
 (SOHMO) (ATP/IO) (DTP/IO) (DTCP/HR)