

REVISED ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 5.00625 ACRES (LICENCE NO. 7 OF 2016 DATED 28.06.2016) IN SECTOR-112, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY DELURIS BUILDTECH INDIA PVT. LTD.

FOR THE PURPOSE OF CODE 2 (xciii) OF THE HARYANA BUILDING CODE, 2016.


1. SHAPE & SIZE OF SITE :-

THE SHAPE AND SIZE OF THE AFFORDABLE GROUP HOUSING COLONY IS IN ACCORDANCE WITH THE DEMARCATION PLAN SHOWN AS 'A TO J' AS CONFIRMED BY STP, Gurgaon vide Memo No. 123 dated 02.06.2016.

2. TYPE OF APARTMENT & AREA UNDER SUCH APARTMENTS :-

- 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.
- The carpet area of the apartments shall range from 28 Sqm. to 60 Sqm. in size.
- The term "carpet area" shall mean the net usable covered floor area bound within the walls of the apartments but excluding the area covered by the walls and any balcony which is approved free-of-FAR (only balcony), but including the area forming part of kitchen, toilet, bathroom, store and built-in cupboard/almirah/shelf, which being usable covered area shall form part of the carpet area.

3. Ground Coverage and FAR :-

- Building shall only be permitted with in the portion of the site marked as  buildable zone and no where else.
- The maximum coverage of ground floor shall be 50% on the area of 5.00625 acres.
- The maximum commercial component shall be 4% of the net planned area i.e. 0.20025 acre with an FAR of 1.75. The maximum FAR on the balance area i.e. 4.806 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 General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING :-

The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:-

- The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
- All building structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
- All Building Block(s) shall be constructed so as to maintain an interse 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

- 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 above.

5. SUB DIVISION OF SITE :-

- The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- The site shall not be further sub-divided or fragmented in any manner, whatsoever.

6. BOUNDARY WALL AND GATE POSTS :-

Such Boundary wall, railings or their combination, heights or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. 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 to the sector road/public open space.

7. DENSITY :-

The minimum density of the population provided in the colony shall be 750 PPA and the maximum shall be 900 PPA on the area of 4.8060 acres.

For Computing the density, the occupancy per dwelling unit shall be taken as five persons.

8. 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.

9. PARKING :-

- The parking space shall be provided at the rate of half equivalent car space ( ECS) for each dwelling unit.
- 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.
- No car parking shall be allotted to any apartment owner in such projects.
- The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space
- The area for parking per car shall be as under :-
  - Basement. 35 Sqm.
  - Stilts. 30 Sqm.
  - Open. 25 Sqm.

10. LIFTS AND RAMPS :-

- Lifts & Ramps shall be constructed as specified in Code 37 of the Haryana Building Code, 2016.
- 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.
- 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.

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

12. APPROVAL OF BUILDING PLANS :-

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963 before starting the construction.

13. APPROVAL 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 bye-law issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.

- Four level Basements within the building zone of the site, provided, it is flushed with the ground and is properly landscaped, may be allowed. Basement shall be constructed, used and maintained as per the provisions of the Code-46 of Haryana Building Code, 2016.

15. 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.

- One built-up community Hall of not less than 185.81 Sqm. area.
- One built-up Anganwadi-cum-creche of not less than 185.81 Sqm. area.

16. 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 DG,TCP, Haryana.

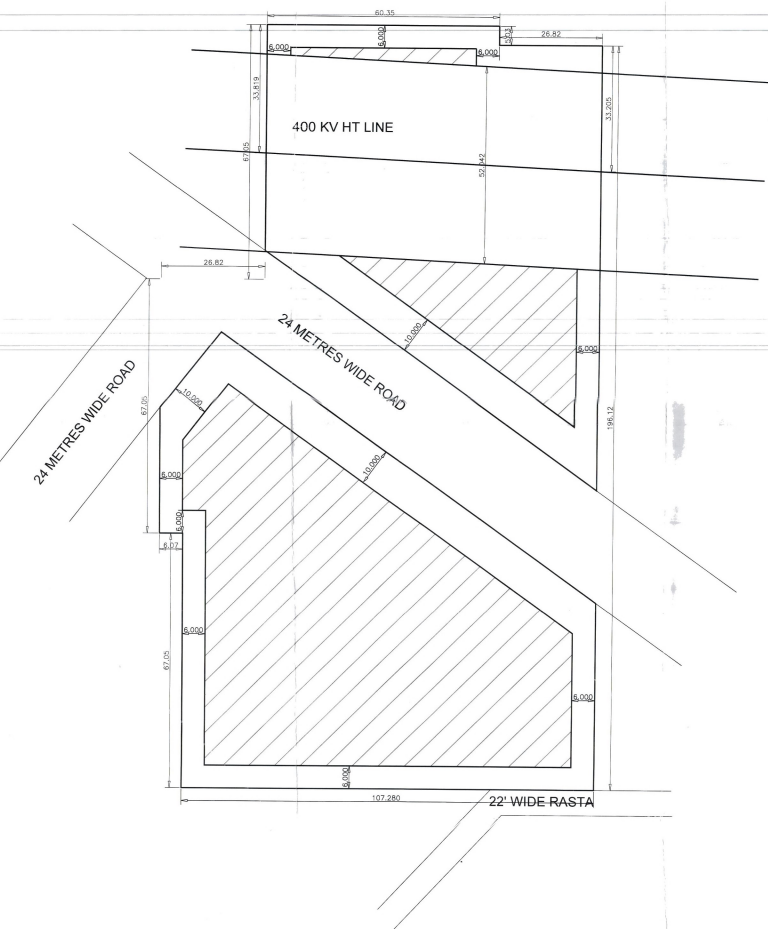
17. FIRE SAFETY MEASURES :-

- 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.
- 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.
- 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.

18. GENERAL:-

- 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the coloniser/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.
- That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
- 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.

DRG. No. DG,TCP 5603 DATED 19-08-2016



NOTE: THE SET BACKS BE READ WITH CLAUSE NO. 4 (d).

ALL DIMENSIONS ARE IN METERS  
ZONED AREA = 2.027 ACRES

(BALWANT SINGH) SD(HQ) (ROHIT CHAUHAN) ATP(HQ) (RAVI SINGH) DTP(HQ) (DINESH CHAUHAN) STP(HQ) (KAMAL KUMAR) CTP(HR) (ARUN KUMAR GUPTA, IAS) DGTCP(HR)