



ZONING PLAN OF GROUP HOUSING COLONY MEASURING 17.90 ACRES (LICENCE NO. 14 OF 2018 DATED 07/02/2018) UNDER TOD POLICY DATED 09.02.2011 IN SECTOR-102 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY EVENTUAL BUILDERS PVT. LTD. LC 3664

1. For purpose of Code 1.2 (e)(v) & 6.1 (3) of the Haryana Building Code, 2017, amended from time to time.

2. SHAPE & SIZE OF SITE:

The shape and size of site in accordance with the dimension (as shown in 4.1 to 8.1) as confirmed by ETP, Gurugram vide Date 08/02/2018.

3. TYPE OF BUILDINGS PERMITTED AND LAWS/USES:

- (1) The type of building permitted on this site shall be buildings designated in the terms of Right development for residential purposes or any activity of agriculture building, including community facilities, public amenities and public utility as may be prescribed and approved by the Director Town & Country Planning, Haryana.
- (2) The site shall be developed and building constructed as indicated in and replaced by the Land Survey.

Plot No.	Land Use Zone	Type of Building permitted / permissible to reduce it
		Open Space Zone
		Open space, including green areas, open spaces, parks, plazas, etc., which are open to the public and are permeable in the open space base.

4. SITE COVERAGE AND FLLOOR AREA RATIO (FAR):

- (1) The building or buildings if built shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.
- (2) The maximum FAR which the site can be covered with building or building of Group housing colony as per the general Rule of Maximum FAR shall not exceed 40% on the total site area i.e. 33.10 Acres as per ETP Policy dated 09.02.2018.
- (3) Maximum permissible FAR shall be 350 on the area of 0.40 acre (falling in Intermediate zone) and 250 on the area of 0.25 acres (falling in Residential zones).

5. HEIGHT OF BUILDINGS:

- (1) The height of the building block, subject 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 height of buildings shall be as per the Haryana Building Code - 2017.
- (2) All the buildings shall be designed as in, maintain an inter-o distance not less than the air track required for each building according to the table below:

Plot No.	Height of building in meters	INTER-O DISTANCE (IN METERS) FOR BUILDING TO BUILDING AS PER THE TABLE
1	10	0
2	10	0
3	10	0
4	21	1
5	21	0
6	21	0
7	30	0
8	30	10
9	40	10
10	40	10
11	40	10
12	50	14
13	50	14

- (3) If, at a later date, an extra open space is required to be used for the benefit of more than one building belonging to the same owner, then the width of such extra space shall be the one specified for the office building as specified in the table above.

6. PARKING:

- (1) The parking shall be calculated on the estimate of carpet area of each dwelling units, which is as under :
 - (a) Up to 100 sqm carpet area, 0.30 sqm per sqm carpet area.
 - (b) Between 100 sqm to 150 sqm carpet area, 0.32 sqm per sqm carpet area.
 - (c) Above 150 sqm carpet area, 0.33 sqm per sqm carpet area.
- (2) Adequate parking spaces, covered or open, in the basement shall be provided for vehicles of users and occupant, within the site.
- (3) In no circumstances, the vehicles belonging to the plot premises shall be parked outside the plot area.

7. APPROACH TO SITE:

- (1) The entire approach to the site shall be planned without creating any disturbance to the junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (2) The approach to the site shall be shown on the joining plan.

8. GATE POST AND BOUNDARY WALL:

- (1) Each boundary wall, separate or their combination, hollow or ferrocement along with gates and gate posts shall be constructed as per design approved by Competent Authority. In addition to the gate, gates an additional width of gate not exceeding 1.20 meters width may be obtained in the front and side boundary wall, provided that no main gate or another gate shall be allowed to open on the other road, public open space.
- (2) The main gate and side gate shall be constructed as per the relevant Building Code - 2017.

9. LIGHTING:

- (1) The minimum illumination density shall be 400 lux (400 lux) persons per square meter (400 lux) on the area of 0.40 acres and 400 lux (400 lux) persons per square meter (400 lux) on the area of 0.25 acres as per the policy dated 09.02.2016.
- (2) For computing the density, the occupied area per person dwelling unit shall be taken as three persons and for service building area per person dwelling unit shall be taken as two persons.

10. ACCOMMODATION FOR SERVICE POPULATION:

- (1) Minimum accommodation quota shall be provided for domestic servants and other service population of 1000. The number of each dwelling units the domestic servants shall not be less than 10% of the number of even dwelling units and the carpet area of each unit attached to the plot in a tenement shall not be less than 1.5 square meters. In addition 15% of the total number of dwelling units having a minimum area of 10 square meters shall be earmarked for C.P.S. categories.

11. OPEN SPACES:

- (1) While all the open spaces including those forming the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan given to the Competent Authority. At least 10% of the total site area shall be developed as open green spaces on 10% lots and play ground.

12. CONVENIENT SHOPPING:

- (1) 3.0% of the net planned area of the site, shall be reserved to cater for essential convenient shopping with the following conditions:
 - (a) The general coverage of 300m with 100m on area 0.0045 acres in Interzone zone and 250 on the area 0.0045 acres in Transition zone will be permissible. However this will be part of the permissible ground coverage of the Group Housing Colony.
 - (b) The height of the shop shall not be more than 2.75 meters & 2.75 meter and 3.75 meter & 3.25 meter.
 - (c) The length of Local Shopping Departmental Store shall not exceed 4.00 meter.

13. PROVISIONS OF COMMUNITY BUILDINGS:

- (1) The community building, shall be provided as per the respective norms in the Group Housing Colony as per the provision of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 2005 and Financial Merit.
- (2) Sub division of the lots shall not be permitted, v/s 1993 circumstances.

14. BAR ON SUB-DIVISION OF SITE:

- (1) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 2005 and Financial Merit.
- (2) Sub division of the lots shall not be permitted, v/s 1993 circumstances.

15. APPROVAL OF BUILDING PLANS:

- (1) The building plans of the building to be constructed on site shall have to be approved from the Competent Authority, Haryana Building, Planning, Housing, and any other person or the committee authorized by him, under section 4(2) of the Haryana Building and Construction Work Regulation of the Unregulated Development Act, 2003, before starting of the construction.

16. BASEMENT:

- (1) The number of basement stories in Group Housing Colony as per the Haryana Building Code - 2017.
- (2) The construction of basement shall be executed as per the Haryana Building Code - 2017.

17. PROVISIONS OF PUBLIC HEALTH FACILITIES:

- (1) The WC, and sinks, provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

18. EXTERNAL FINISHES:

- (1) The exterior wall finishes, or as far as possible shall be in the nature of permanent type of materials like tiles, or concrete, terracotta, bricks, grit, marble, tiles, class, marbles, or any other finish which may be allowed by the Competent Authority.
- (2) All sign boards and names shall be written on the spans provided as building, as per approved building, specifically for their purpose and on no other places, whatever.
- (3) All the external works, including services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 will be followed.

19. LIFTS AND RAMPS:

- (1) Lifts and ramps in building shall be provided as per Haryana Building Code, 2017.
- (2) Lift shall be provided with 100% disabled generation along with automatic call doors along with stanchions required width and number.

20. TRAILERS, RVE, JAPAN:

- (1) The construction of the building, buildings shall be governed by the provisions of the Haryana Building Code, 2017. On place where Haryana Building Code, 2017 is above the National Building Code of India, 2006 shall be followed.

21. FIRE SAFETY MEASURES:

- (1) The owner will ensure the provision of proper measures to safeguard the site against fire hazard as per the provisions of the Haryana Building Code, 2017 and National Building Code of India, 2006 and the same shall be certified by the Competent Authority.
- (2) The fire alarm system generated from the site shall be connected to the fire alarm system of the building, as per the provisions of the Competent Authority.
- (3) Fire exit lighting shield shall be provided from the Director Urban Local Bodies, Haryana. The approach shall be certified by the Director, Urban Local Bodies, Haryana. The approach shall be obtained prior to starting construction work on the site.

- (4) The maximum floor slab thickness shall be 150 mm as per the provisions of the Haryana Building Code, 2017.
- (5) The tank water harvesting system shall be provided as per Central Ground Water Authority norm/Haryana Ground Water Authority applicable.

22. THE APPROVAL LETTER shall be issued with the following:

- (1) The approval letter shall clearly comply with the directions issued vide Notification No. 13/2013/DP-I dated 12.01.2013 issued by Haryana Government.
- (2) The approval letter shall be issued by the State Power Minister as per provisions of Haryana Total Power Policy 2006 issued by Haryana Government vide Resolution No. 13/2013/DP-I dated 12.01.2013.

- (3) That the concerned owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Notification No. 12/2012/DP-I dated 21.01.2012 issued by Haryana Government & Renewable Energy Department.

23. GENERAL:

- (1) Among other plans and papers detailed elevation of buildings along with site related to public area shall be submitted to the Competent Authority.
- (2) The main entrance and other entrance ways etc. shall not be exposed to view face of building up to 100 meters from the building.
- (3) The exterior decoration like ironworks, creases, surfaces of windows or buildings are permitted on any exterior wall.
- (4) Coverage of roof shall be provided as per the provisions of the Haryana Building Code - 2017.
- (5) The roof surface area of open spaces shall be provided with the approval of the Competent Authority.

D.D.O. STCP- 6312 Dated 15/02/2018

BALWANT SINGH
SD (HQ)

GANJAY KUMAR
DTP (HQ)

DEVENDEO NIMBORAH
STP (HQ)

UTENDER SHAIK
CTP (HQ)
(T.L. SATYAPRAKASH)
DTCP (HQ)