

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY FOR AN ADDITIONAL AREA MEASURING 16.0313 ACRES (LICENCE NO. 114 OF 2019 DATED 12.09.2019) IN RESIDENTIAL PLOTTED COLONY AREA 100.48125 ACRES (LICENCE NO. 57 OF 2013 DATED 11/07/2013), TOTAL SITE AREA MEASURING 116.51255 ACRES, IN SECTOR-108, GURGAON MANESAR URBAN COMPLEX, BEING DEVELOPED BY SRSERVIZO PVT. LTD. IN COLLABORATION WITH EXPNER DEVELOPERS PVT. LTD.

FOR THE PURPOSE OF CHAPTER 1.2(kvi) 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:

Notation	Permissible use of land on the portion of the plot marked in col. 1.	Type of building permissible on land marked in col. 1.
1.	Road	Road furniture at approved places.
2.	Public Open Space	To be used only for landscape features & ancillary services.
3.	Residential Buildable Zone	Residential building.
4.	Commercial	As per supplementary zoning plan to be approved separately for each site.
5.	Community Buildings	As per supplementary zoning plan to be approved separately for each site.

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 zone as explained above, and nowhere else.
(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 Area (sq. metres)	Permissible Ground Coverage (%)	Permissible Basement (Floor)	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (Excluding stilt) (G+4 Floor) (in metres)	Additional Permissible (FAR)
1	2	3	4	5	6
Upto 75 square metres	66%	Single Level	165%	16.50	0.99%
Above 75 upto 100 square metres	66%	Single Level	165%	16.50	0.99%
Above 100 upto 150 square metres	66%	Single Level	145%	16.50	1.19%
Above 150 upto 200 square metres	66%	Single Level	145%	16.50	1.19%
Above 200 upto 250 square metres	66%	Single Level	145%	16.50	1.19%
Above 250 upto 300 square metres	60%	Single Level	125%	16.50	1.15%
Above 300 upto 350 square metres	60%	Single Level	120%	16.50	1.20%
Above 350 square metres	60%	Single Level	100%	16.50	1.40%

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:-
- In case of permissible ground coverage as permitted in the rules it is not possible to achieve on the ground the same may be achieved on top floor.
 - The additional FAR is allowed on payment of charges as approved by the Government from time to time.
 - The stilt is permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 36.5 metres.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL, NPNL AND EWS PLOTS
Not more than three dwelling units shall be allowed on each plot. However, maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than three dwelling units will be allowed and only one dwelling unit shall be allowed on each floor. Further, registration of 4th floor to be allowed as separate dwelling unit as per policy memo no. Misc-149/2019/7/03/2019/JTCP dated 07.03.2019.

4. 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/ NPNL plots, subject to the following condition.
(b) The site coverage and No. of dwelling units shall be as per 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 given in table at 2(b).

7. STILT PARKING

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

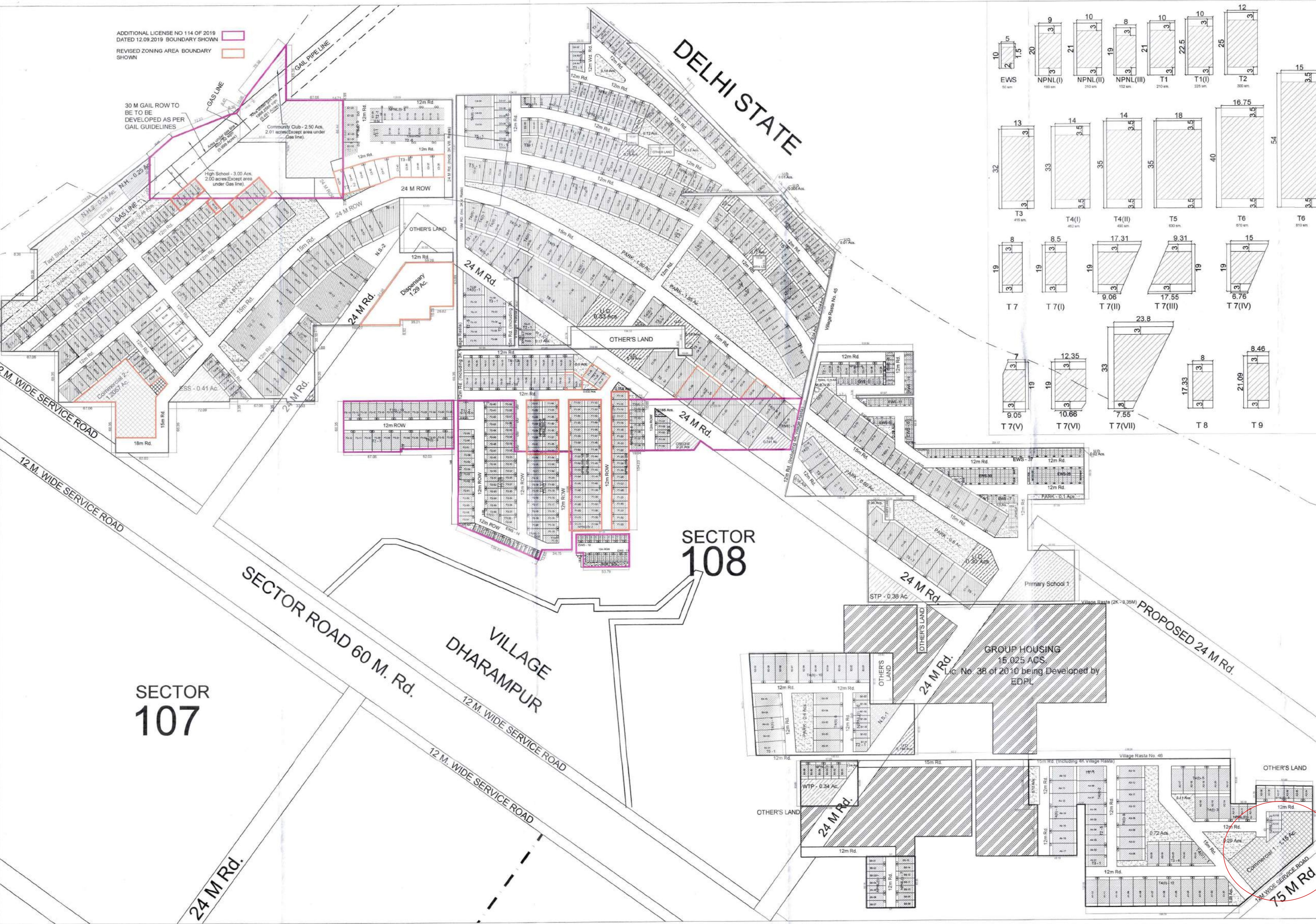
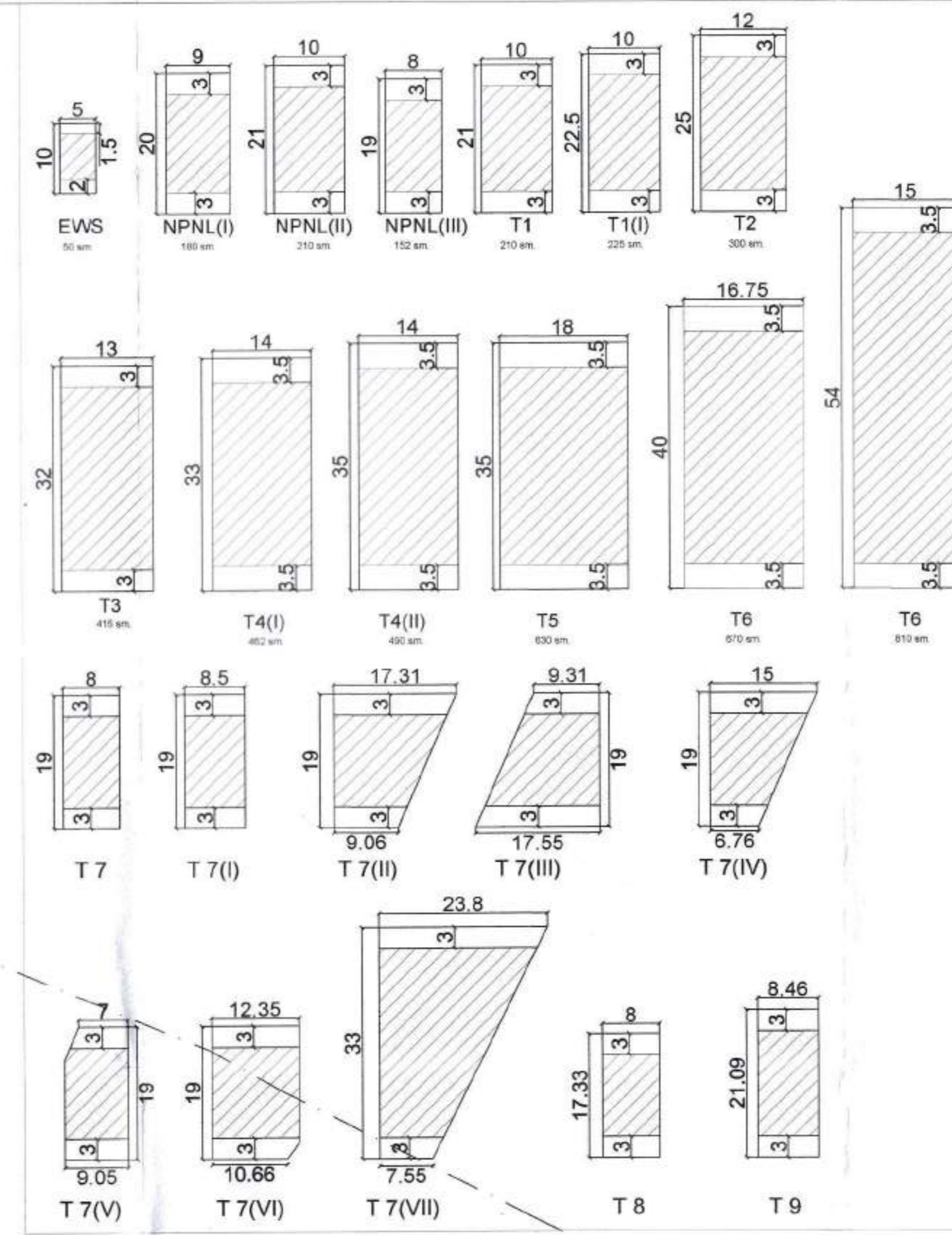
8. PARKING:

(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 7.1 of the Haryana Building Code, 2017.
(b) In no circumstance, 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 DTP, Gurugram vide Endst No. 8863 Dated 25.11.2020.

DRG. NO. DTCP/8028 DATED 18-11-2021.

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



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

30 M GAIL ROW TO BE DEVELOPED AS PER GAIL GUIDELINES
Community Club - 2.50 Acs, 2.01 acres (Except area under Gas line)

High School - 3.00 Acs, 2.00 acres (Except area under Gas line)

Dispensary - 1.29 Acs

Commercial - 2.2007 Acs

ESS - 0.41 Acs

12 M WIDE SERVICE ROAD

24 M WIDE SERVICE ROAD

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

SECTOR 108

VILLAGE DHARAMPUR

12 M WIDE SERVICE ROAD

12 M WIDE SERVICE ROAD

12 M WIDE SERVICE ROAD

12 M WIDE SERVICE ROAD

SECTOR 107

SECTOR ROAD 60 M. Rd.

24 M Rd.

24 M Rd.

24 M Rd.

24 M Rd.

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

GROUP HOUSING 15.025 ACS Lic. No. 38 of 2010 being Developed by EDPL

Primary School 1

WTP - 0.34 AC

WTP - 0.34 AC

WTP - 0.34 AC

WTP - 0.34 AC

PROPOSED 24 M Rd.

PROPOSED 24 M Rd.

PROPOSED 24 M Rd.

PROPOSED 24 M Rd.

PROPOSED 24 M Rd.

PROPOSED 24 M Rd.

75 M Rd.

75 M Rd.

75 M Rd.

75 M Rd.

75 M Rd.

75 M Rd.

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND

OTHER'S LAND