



### REVISED ZONING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR MIX LAND USE COLONY (70% COMMERCIAL + 30% RESIDENTIAL GROUP HOUSING) FOR AN AREA MEASURING 7.44375 ACRES (LICENCE NO. 121 OF 2008 DATED 14.6.2008) IN SECTOR-74, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PROMPT ENGINEERING PVT LTD.

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

#### 2. SHAPE & SIZE OF SITE.

The shape and size of the site in accordance with the development plan shown as A to K as verified by OIP, Gurugram vide its office letter No. 1020 dated 11.10.2018.

#### 3. TYPE OF BUILDING PERMITTED AND LAND USE.

- (a) The type of building of Commercial Residential buildings permissible in the site shall conform to provisions of the Commercial Residential as provided in the Appendix 'F' to the Final Development Plan of Gurugram Manesar Urban Complex, and Haryana Building Code 2017, as amended from time to time, as applicable.  
 (b) The site shall be developed and built constructed thereof as indicated in and explained in the table below :

Notation	Land Use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking, gardens, landscaping features, underground services etc.
	Building Zone	Building as permissible land use in clause - B above and permissible in the open space zone.

#### 4. SITE COVERAGE AND FLOOR AREA RATIO (FAR)

- (a) The building or part thereof may be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.  
 (b) The proportion of area which can be covered with building or buildings of the Mix Land Use Colony on the ground floor and subsequent floors shall not exceed overall 60% of the area of 7.44375 acres as per TOD Policy conditions and other relevant amendments thereto.  
 (c) Maximum permissible FAR shall be 1.0 i.e., 70% under Commercial & 30% under Residential Group Housing on the area of 7.44375 acres.

#### 5. HEIGHT OF BUILDING.

- The height of the building block, subject to clause to the provisions of the site coverage and FAR, shall be governed by the following:-  
 (a) The height of the building shall be as per the Haryana Building Code, 2017.  
 (b) The plinth height of building shall be as per the Haryana Building Code, 2017.  
 (c) All building block(s) shall be constructed so as to maintain an inter distance not less than the set back required for each building according to the table below:

L.No.	Height of Building (in feet)	SET BACK / OPEN SPACE TO LEFT ANOTHER BUILDING AS REQUIRED
1.	93	0
2.	12	0
3.	18	0
4.	21	0
5.	28	0
6.	47	0
7.	56	15
8.	60	15
9.	68	15
10.	75	15
11.	82	15
12.	90 & more	15

- (d) 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 in (c) above.

#### 6. PARKING

- (a) The parking shall be calculated on the ratio of carpet area of each dwelling unit, which is as under:-  
 Up to 100 sqft : 0.125 sqft  
 Between 100 to 150 sqft : 0.15 sqft  
 More than 150 sqft : 0.18 sqft

Further, for commercial areas the norms of 1.0 ECI for each 50 sqm. carpet area shall be followed.

- (b) The area for parking per Car shall be as under:-

- (i) Basement : 32 sqm.  
 (ii) Stilt : 28 sqm.  
 (iii) Open : 23 sqm.

(c) In no circumstance, caravans, motor or in the basement shall be provided for vehicles of users and visitors.

- (d) In no circumstance, the vehicles, motor or in the basement shall be parked outside the plot boundary. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards the total area of the plot. The open parking in the basement or in the form of multi level parking above ground level shall be counted towards gross area coverage in case of provision of mechanical parking in the basement/upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter and the mechanical parking the floor-to-ceiling height in upper floor shall not be more than 2.40 meter below the hanging beam.

#### 7. APPROACH TO SITE

- (a) The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the Competent Authority.  
 (b) The approach to the site shall be shown on the zoning plan.

#### 8. GATE POST AND BOUNDARY WALL

- (a) Such Boundary wall, ceiling or their combination, hedges or fences 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 gate not exceeding 1.25 metres width may be allowed in the front and side boundary wall provided that no main gate or main gate shall be allowed to open towards the public road or open space.

- (b) The boundary wall shall be constructed as per the Haryana Building Code, 2017.

#### 9. DENSITY

- (a) The maximum population density of the residential premise in the Colony shall be 6000/1000 PPA (person per acre) over the area of 7.44375 acres as per the Haryana Building Code, 2017.  
 (b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 7.5 square metres of living area, whichever is more.

#### 10. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of 6000, the number of such units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit attached to the main units shall not be less than 140 sqft, in addition 15% of the total carpet area of dwelling units having a minimum area of 200 sqft shall be earmarked for it. For S.C. category.

#### 11. BAR ON SUB-DIVISION OF SITE

- (a) The site of the Colony shall be governed by the Haryana Apartment Ownership Act-1982 and Rules framed thereunder.  
 (b) Sub-division of the site shall not be permitted, in any circumstances.

#### 12. APPROVAL OF BUILDING PLANS

The building plans of the building to be constructed at the plot have to be approved from the Collector, Town & Country Planning, any other authority in the committee authorized by him, under section 4 (2) of the Punjab Scheduled Roads and Committee Areas Restriction of the Regulated Development Act, 1963, before starting up the construction.

#### 13. BASEMENT

- (a) The number of basement rooms in Colony shall be as per the Haryana Building Code, 2017.  
 (b) The construction statement shall be executed as per the Haryana Building Code, 2017.

#### 14. PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

#### 15. EXTERNAL FINISHES

- (a) The external wall finishes, as far as possible shall be in natural or permanent type of materials like bricks, stone, terracotta, ceramic, tiles, marble, chips, class-mosaic or any other finish which may be allowed by the Competent Authority.  
 (b) All sign boards and names shall be written on the walls provided on buildings as per approved building plans and shall be in white color and black letters, whenever required.  
 (c) For building services, plumbing service, construction practice, building material, foundation and Deep Frost Course as per the Haryana Building Code, 2017 shall be followed.

#### 16. LIFTS AND RAMPS

- (a) Lift and ramps in building shall be provided as per Haryana Building Code, 2017.  
 (b) Lift shall be provided with 100% standby generator along with automatic switchover along with staircase of required width and number.

#### 17. BUILDING BY-LAWS

The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. On the plots where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

#### 18. FIRE SAFETY MEASURES

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017 National Building Code of India, 2016 and the same shall be got certified by the Competent Authority.  
 (b) Electric sub station/generator room if provided should be on solid ground near DG II. 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 by the Competent Authority.  
 (c) To ensure the lighting scheme shall be got approved from the Director General, Urban Local Bodies, Haryana or any person authorized by the Director General, Urban Local Bodies, Haryana. The approval shall be obtained prior to starting the construction work.

- (d) That the owner/developer shall obtain the clearance from Ministry of Environment and Forest, Government of India, dated 14.6.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction.

- (e) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Ground water harvesting system.

- (f) The rain water harvesting system shall use only light weight tiles (less than 800 gm/m²) for internal lighting as well as Carpet lighting.

- (g) The rain water harvesting system shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of the Haryana Building Code, 2017 National Building Code of India, 2016 and the same shall be got certified by the Competent Authority.

- (h) That the collector/owner shall strictly comply with the directions issued vide Notification No. 134/2016-EP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

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