

Memo No: -LC-3533/AD (RA)/2018/ 2905 Date: 09-10-18

To

TRL Rice Land Pvt. Ltd,  
42<sup>nd</sup> KM Stone, NH-8,  
Kherki Duala, Gurugram-122001.

Subject:- Approval of revised demarcation-cum-layout-cum-zoning plan of residential plotted colony (Under NILP Policy-2016) over an area measuring 29.9125 acres (Licence No. 87 of 2017 dated 23.10.2017) in Sector-76, Gurugram Manesar Urban Complex being developed by TRL Rice Land Pvt. Ltd.

Please refer to your application dated 04.10.2018 on the subject cited above.

Please find enclosed a copy of approved revised demarcation-cum-layout-cum-zoning plan of residential plotted colony (Under NILP Policy-2016) bearing Drg. No. DTCP 6635 Dated 09.10.2018.

DA/As above.

  
(Sanjay Kumar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

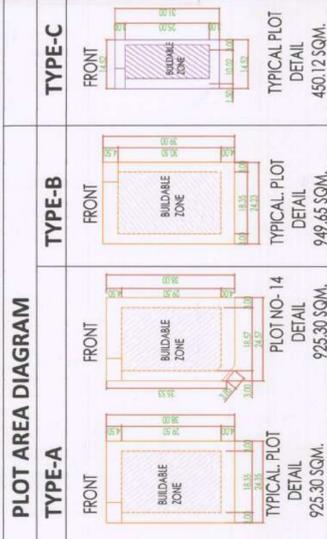
Endst. No.: -LC-3533/AD (RA)/2018/ \_\_\_\_\_ Dated: \_\_\_\_\_

A copy is forwarded to the following for information and necessary action.

1. The Senior Town Planner, Gurugram along with a copy of approved revised demarcation-cum-layout-cum-zoning plan of Residential Plotted Colony.
2. The District Town Planner, Gurugram along with a copy of approved revised demarcation-cum-layout-cum-zoning plan of Residential Plotted Colony.
3. Nodal Officer, Website Updation along with a copy of approved revised demarcation-cum-layout-cum-zoning plan of Residential Plotted Colony.

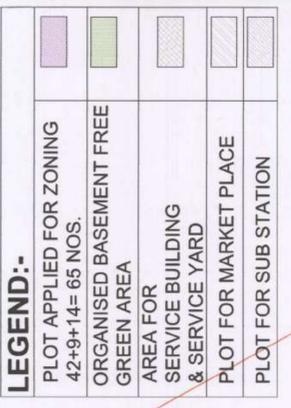
DA/As above.

  
(Sanjay Kumar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.



**PLOT SIZE & SHAPE**

PLT. CAT.	PLT. SIZE (METER)	NO. OF PLOTS	TOTAL AREA (SQM)
1 TYPE-A	24.35 X 38.00	41	37937.30
2 TYPE-B	24.35 X 39.00	9	8546.85
3 TYPE-C	14.52 X 31.00	14	6301.68
4 MARKET PLACE	AREA AS/POLY LINE	1	2423.13
5 SUB STATION	AREA AS/POLY LINE	1	418.44
6 AREA FOR SERVICE BUILDING & SERVICE YARD	AREA AS/POLY LINE	1	972.07
<b>TOTAL PLOTS DEMARCATED</b>			<b>57624.77</b>



**TOTAL AVAILABLE FAR FOR RESIDENTIAL AS PER NILP**

SL NO	UP TO 100	PERM F.A.R. IN SQMT	PERM F.A.R. PER SQMT	PERM F.A.R. IN SQMT	PERM F.A.R. PER SQMT
1	100-250	1.65	165.00	165.00	165.00
2	250-350	1.45	217.50	217.50	217.50
3	350-500	1.25	125.00	125.00	125.00
4	ABOVE 500	1.00	425.30	425.30	425.30
<b>TOTAL PERM. F.A.R.</b>			<b>627.84</b>	<b>1112.80</b>	<b>1137.15</b>

**ALLOCATION OF F.A.R. FOR RESIDENTIAL AS PER HARYANA BUILDING CODE**

PLT. CAT.	PLT. SIZE (SQ.MT)	NO. OF PLOTS	ALLOWED F.A.R. AS PER CODE	TOTAL ALLOCATED F.A.R.
TYPE-A	925.30	42	1112.80	46737.60
TYPE-B	949.65	09	1137.15	10234.35
TYPE-C	450.12	14	627.64	8797.08
<b>TOTAL ALLOCATED TOWARDS RESIDENTIAL PLOTS</b>				<b>65758.97</b>

**For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, 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 column 1	Type of building permissible on land marked in column 2
1	12 M wide right of way	Road furniture & path way at approved places.
2	Organised basement free green	To be used only for landscape features.
3	Residential Subdivisible Zone	Residential building
4	Services & Market place	As per supplementary zoning plan to be approved separately for each sub.
5	Sub station	MA
6	Area for service building & service yard	MA

**2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILL PARKING:**

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement, F.A.R. and maximum permissible height / including still parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area (sq. m)	Maximum Permissible Ground Coverage (%)	Maximum Permissible Height (m)	Maximum Permissible Basement (m)	Maximum Permissible FAR	Maximum Permissible Still Parking (m)
100-300	30	10.00	1.00	1.00	1.00
300-450	35	11.00	1.00	1.00	1.00
450-600	40	12.00	1.00	1.00	1.00
600-750	45	13.00	1.00	1.00	1.00
750-900	50	14.00	1.00	1.00	1.00
900-1050	55	15.00	1.00	1.00	1.00
1050-1200	60	16.00	1.00	1.00	1.00
1200-1350	65	17.00	1.00	1.00	1.00
1350-1500	70	18.00	1.00	1.00	1.00
1500-1650	75	19.00	1.00	1.00	1.00
1650-1800	80	20.00	1.00	1.00	1.00
1800-2000	85	21.00	1.00	1.00	1.00
2000-2200	90	22.00	1.00	1.00	1.00
2200-2400	95	23.00	1.00	1.00	1.00
2400-2600	100	24.00	1.00	1.00	1.00
2600-2800	105	25.00	1.00	1.00	1.00
2800-3000	110	26.00	1.00	1.00	1.00
3000-3200	115	27.00	1.00	1.00	1.00
3200-3400	120	28.00	1.00	1.00	1.00
3400-3600	125	29.00	1.00	1.00	1.00
3600-3800	130	30.00	1.00	1.00	1.00
3800-4000	135	31.00	1.00	1.00	1.00
4000-4200	140	32.00	1.00	1.00	1.00
4200-4400	145	33.00	1.00	1.00	1.00
4400-4600	150	34.00	1.00	1.00	1.00
4600-4800	155	35.00	1.00	1.00	1.00
4800-5000	160	36.00	1.00	1.00	1.00
5000-5200	165	37.00	1.00	1.00	1.00
5200-5400	170	38.00	1.00	1.00	1.00
5400-5600	175	39.00	1.00	1.00	1.00
5600-5800	180	40.00	1.00	1.00	1.00
5800-6000	185	41.00	1.00	1.00	1.00
6000-6200	190	42.00	1.00	1.00	1.00
6200-6400	195	43.00	1.00	1.00	1.00
6400-6600	200	44.00	1.00	1.00	1.00
6600-6800	205	45.00	1.00	1.00	1.00
6800-7000	210	46.00	1.00	1.00	1.00
7000-7200	215	47.00	1.00	1.00	1.00
7200-7400	220	48.00	1.00	1.00	1.00
7400-7600	225	49.00	1.00	1.00	1.00
7600-7800	230	50.00	1.00	1.00	1.00
7800-8000	235	51.00	1.00	1.00	1.00
8000-8200	240	52.00	1.00	1.00	1.00
8200-8400	245	53.00	1.00	1.00	1.00
8400-8600	250	54.00	1.00	1.00	1.00
8600-8800	255	55.00	1.00	1.00	1.00
8800-9000	260	56.00	1.00	1.00	1.00
9000-9200	265	57.00	1.00	1.00	1.00
9200-9400	270	58.00	1.00	1.00	1.00
9400-9600	275	59.00	1.00	1.00	1.00
9600-9800	280	60.00	1.00	1.00	1.00
9800-10000	285	61.00	1.00	1.00	1.00
10000-10200	290	62.00	1.00	1.00	1.00
10200-10400	295	63.00	1.00	1.00	1.00
10400-10600	300	64.00	1.00	1.00	1.00
10600-10800	305	65.00	1.00	1.00	1.00
10800-11000	310	66.00	1.00	1.00	1.00
11000-11200	315	67.00	1.00	1.00	1.00
11200-11400	320	68.00	1.00	1.00	1.00
11400-11600	325	69.00	1.00	1.00	1.00
11600-11800	330	70.00	1.00	1.00	1.00
11800-12000	335	71.00	1.00	1.00	1.00
12000-12200	340	72.00	1.00	1.00	1.00
12200-12400	345	73.00	1.00	1.00	1.00
12400-12600	350	74.00	1.00	1.00	1.00
12600-12800	355	75.00	1.00	1.00	1.00
12800-13000	360	76.00	1.00	1.00	1.00
13000-13200	365	77.00	1.00	1.00	1.00
13200-13400	370	78.00	1.00	1.00	1.00
13400-13600	375	79.00	1.00	1.00	1.00
13600-13800	380	80.00	1.00	1.00	1.00
13800-14000	385	81.00	1.00	1.00	1.00
14000-14200	390	82.00	1.00	1.00	1.00
14200-14400	395	83.00	1.00	1.00	1.00
14400-14600	400	84.00	1.00	1.00	1.00
14600-14800	405	85.00	1.00	1.00	1.00
14800-15000	410	86.00	1.00	1.00	1.00
15000-15200	415	87.00	1.00	1.00	1.00
15200-15400	420	88.00	1.00	1.00	1.00
15400-15600	425	89.00	1.00	1.00	1.00
15600-15800	430	90.00	1.00	1.00	1.00
15800-16000	435	91.00	1.00	1.00	1.00
16000-16200	440	92.00	1.00	1.00	1.00
16200-16400	445	93.00	1.00	1.00	1.00
16400-16600	450	94.00	1.00	1.00	1.00
16600-16800	455	95.00	1.00	1.00	1.00
16800-17000	460	96.00	1.00	1.00	1.00
17000-17200	465	97.00	1.00	1.00	1.00
17200-17400	470	98.00	1.00	1.00	1.00
17400-17600	475	99.00	1.00	1.00	1.00
17600-17800	480	100.00	1.00	1.00	1.00
17800-18000	485	101.00	1.00	1.00	1.00
18000-18200	490	102.00	1.00	1.00	1.00
18200-18400	495	103.00	1.00	1.00	1.00
18400-18600	500	104.00	1.00	1.00	1.00
18600-18800	505	105.00	1.00	1.00	1.00
18800-19000	510	106.00	1.00	1.00	1.00
19000-19200	515	107.00	1.00	1.00	1.00
19200-19400	520	108.00	1.00	1.00	1.00
19400-19600	525	109.00	1.00	1.00	1.00
19600-19800	530	110.00	1.00	1.00	1.00
19800-20000	535	111.00	1.00	1.00	1.00
20000-20200	540	112.00	1.00	1.00	1.00
20200-20400	545	113.00	1.00	1.00	1.00
20400-20600	550	114.00	1.00	1.00	1.00
20600-20800	555	115.00	1.00	1.00	1.00
20800-21000	560	116.00	1.00	1.00	1.00
21000-21200	565	117.00	1.00	1.00	1.00
21200-21400	570	118.00	1.00	1.00	1.00
21400-21600	575	119.00	1.00	1.00	1.00
21600-21800	580	120.00	1.00	1.00	1.00
21800-22000	585	121.00	1.00	1.00	1.00
22000-22200	590	122.00	1.00	1.00	1.00
22200-22400	595	123.00	1.00	1.00	1.00
22400-22600	600	124.00	1.00	1.00	1.00
22600-22800	605	125.00	1.00	1.00	1.00
22800-23000	610	126.00	1.00	1.00	1.00
23000-23200	615	127.00	1.00	1.00	1.00
23200-23400	620	128.00	1.00	1.00	1.00
23400-23600	625	129.00	1.00	1.00	1.00
23600-23800	630	130.00	1.00	1.00	1.00
23800-24000	635	131.00	1.00	1.00	1.00
24000-24200	640	132.00	1.00	1.00	1.00
24200-24400	645	133.00	1.00	1.00	1.00
24400-24600	650	134.00	1.00	1.00	1.00
24600-24800	655	135.00	1.00	1.00	1.00
24800-25000	660	136.00	1.00	1.00	1.00
25000-25200	665	137.00	1.00	1.00	1.00
25200-25400	670	138.00	1.00	1.00	1.00
25400-25600	675	139.00	1.00	1.00	1.00
25600-25800	680	140.00	1.00	1.00	1.00
25800-26000	685	141.00	1.00	1.00	1.00
26000-26200	690	142.00	1.00	1.00	1.00
26200-26400	695	143.00	1.00	1.00	1.00
26400-26600	700	144.00	1.00	1.00	1.00
26600-26800	705	145.00	1.00	1.00	