

ZONING PLAN FOR BLOCK-A, C & D OF THE RESIDENTIAL PLOTTED COLONY ON LAND AREA MEASURING 29.928 ACRES (LICENCE NO 105 TO 2013 DATED 11.12.2013) IN SECTOR-84 & 85, GURUGRAM BEING DEVELOPED BY M/S SS GROUP PVT. LTD. (Formerly Known as North Star Apartments Pvt.Ltd.)

FOR PURPOSE OF CODE 1.2 (xcvi) & 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:

NUMBER	PERMISSIBLE USES	TYPE OF BUILDING OR CONSTRUCTION	REMARKS
1	Road	Road	Road
2	Public open space	Public open space	Public open space
3	Residential building	Residential building	Residential building
4	Commercial building	Commercial building	Commercial building
5	Community building	Community building	Community building

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 build able zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, Basement, FAR 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)	Permissible Ground Coverage (%)	Permissible Height (m)	Permissible FAR	Permissible Basement (m)	Permissible Still Parking (sq. m)
100 to 150 sq. m.	60%	3.00	1.50	0.50	0.00
150 to 200 sq. m.	60%	3.00	1.50	0.50	0.00
200 to 250 sq. m.	60%	3.00	1.50	0.50	0.00
250 to 300 sq. m.	60%	3.00	1.50	0.50	0.00
300 to 350 sq. m.	60%	3.00	1.50	0.50	0.00
350 to 400 sq. m.	60%	3.00	1.50	0.50	0.00
400 to 450 sq. m.	60%	3.00	1.50	0.50	0.00
450 to 500 sq. m.	60%	3.00	1.50	0.50	0.00
500 to 550 sq. m.	60%	3.00	1.50	0.50	0.00
550 to 600 sq. m.	60%	3.00	1.50	0.50	0.00
600 to 650 sq. m.	60%	3.00	1.50	0.50	0.00
650 to 700 sq. m.	60%	3.00	1.50	0.50	0.00
700 to 750 sq. m.	60%	3.00	1.50	0.50	0.00
750 to 800 sq. m.	60%	3.00	1.50	0.50	0.00
800 to 850 sq. m.	60%	3.00	1.50	0.50	0.00
850 to 900 sq. m.	60%	3.00	1.50	0.50	0.00
900 to 950 sq. m.	60%	3.00	1.50	0.50	0.00
950 to 1000 sq. m.	60%	3.00	1.50	0.50	0.00

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:
a) In case of permissible ground coverage as permitted in this table is not possible to achieve on the same may be achieved on subsequent floor.
b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
c) The sites are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of Fire Office upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPPL PLOTS
Not more than four dwelling units (S+4/G+3) shall be allowed on each plot as per terms and condition of policy circulated vide Memo No. Misc-2339-VOL-III-UB/7/5/2006-21CP, dated 02.02.2020.
(b) EWS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS:

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EWS/MPPL plots, subject to the following conditions:-
The site coverage and no. of dwelling units shall be as per clause number 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 build able zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential build able 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 per provisions of Haryana Building Code, 2017.

7. STILL PARKING

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

8. PARKING:

(a) Adequate parking spaces, covered, open or in the basement / still shall be provided for vehicles of users and occupiers, within the site as per Code of the Haryana Building Code-2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.



9. PLINTH LEVEL
The plinth height of building shall not be less than 45 cm. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which about on the 45 meters (or more) wide sector roads and plots which about on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:

(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary walls in front courtyard which about on a road or an open space shall be constructed according to standard design as approved by the DTC, Haryana. The boundary wall in the rear courtyard/scaback shall not be more than 1.80 meters in height. In case of corner plots, boundary walls shall be rounded off at such corner by a radius as follows:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for E.W.S. plots.
iii). 1.5 meters Radius for plots above 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters

(d) The owner/applicant if desires, is permitted to construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be constructed in front of site boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.
The community building/buildings shall be constructed by the Colonizer / Owner as per the terms and conditions of the Haryana Building Code, 2017 and the Haryana (Measurement and Validation) Act No. 4 of 2012, falling within the said sites shall vest with the Government.

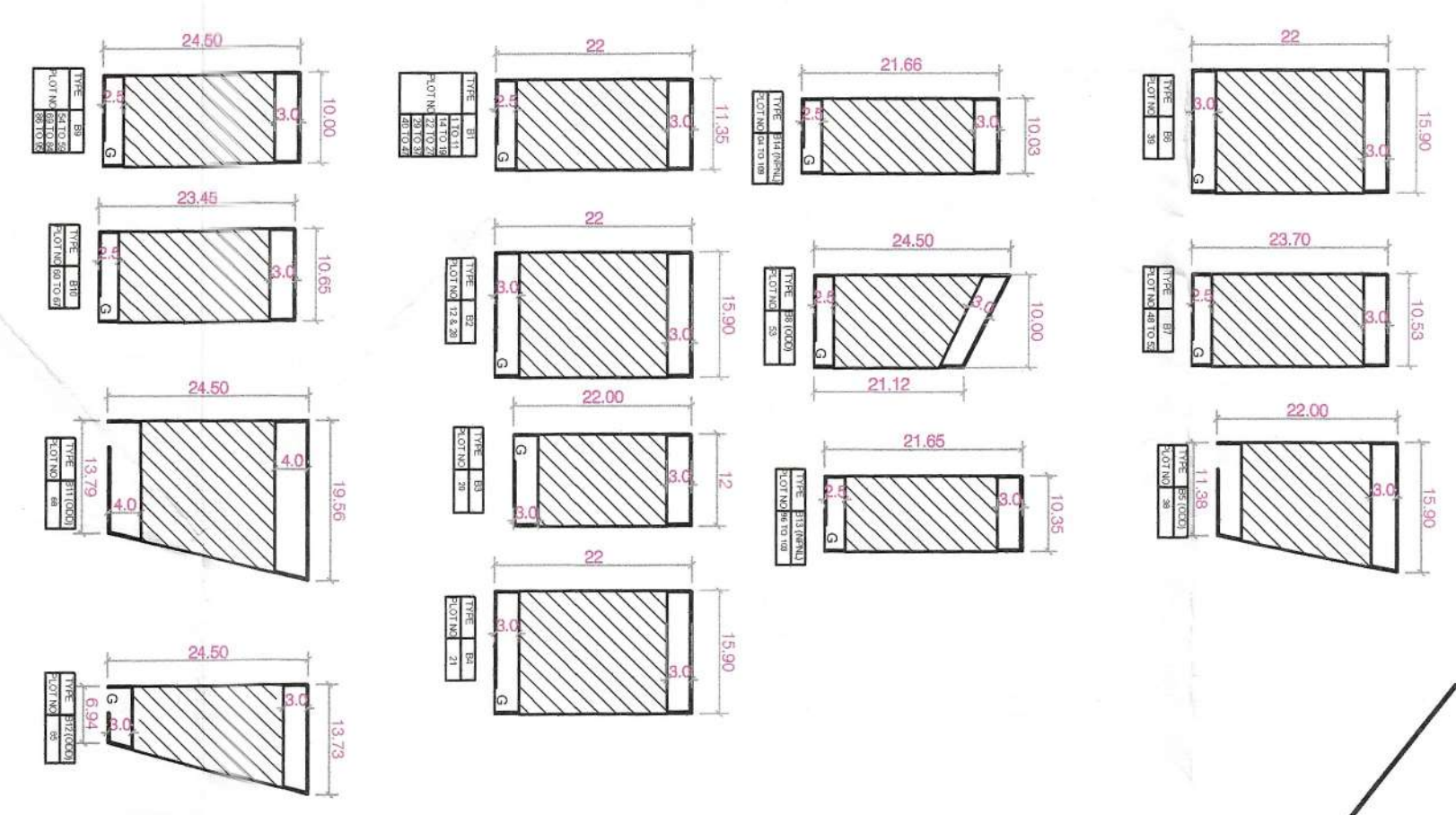
18. GENERAL-

(a) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) The colonizer/owner shall use only the approved specification of Solar Photoelectric Power Plant as per the provision of order No. 22/52/2005-89 dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.
(e) Fire safety protection measures shall be regulated by Haryana Fire Service Act, 2008, as amended from time to time.

NOTES:
Road this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Enstt no. 6090 dated 29.06.2021

DWG. NO. DTCP 7887 DATED 01-09-2021

(DINESH KUMAR) SVP (H)
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ZONING PLAN FOR BLOCK-B OF THE RESIDENTIAL PLOTTED COLONY ON LAND AREA MEASURING 29.928 ACRES (LICENCE NO 105 TO 2013 DATED 11.12.2013) IN SECTOR-84 & 85, GURUGRAM BEING DEVELOPED BY M/S SS GROUP PVT. LTD. (Formerly known as North Star Apartments Pvt.Ltd.)

FOR PURPOSE OF CODE 1.2 (kcu) & 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:

Use Zone	Permissible use of land on plot in accordance with the table below	Height of building construction (in meters) as per the Haryana Building Code, 2017
1. Residential	Residential buildings	As per the provisions of the Haryana Building Code, 2017
2. Commercial	Commercial buildings	As per the provisions of the Haryana Building Code, 2017
3. Institutional	Institutional buildings	As per the provisions of the Haryana Building Code, 2017
4. Public	Public buildings	As per the provisions of the Haryana Building Code, 2017
5. Green	Green spaces	As per the provisions of the Haryana Building Code, 2017

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

- (a) The building or buildings shall be constructed only with in the portion of the site marked as buildable site on the site plan.
- (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 No./Category	Area (sq. m)	Permissible Ground Coverage (%)	Permissible Height (m)	FAR	Basement (m)	Stilt Parking (m)
1. Residential	6000	60%	1.50	0.90	0.20	0.20
2. Commercial	1500	50%	2.00	1.50	0.20	0.20
3. Institutional	1000	40%	1.50	0.80	0.20	0.20
4. Public	500	30%	1.50	0.60	0.20	0.20
5. Green	100	10%	1.50	0.10	0.20	0.20

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- Note:-
- (a) In case of permissible ground coverage as permitted in the rules is not possible to achieve as per the provisions of Haryana Building Code, 2017.
- (b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (c) The site area permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of the office upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) GENERAL AND NPWL PLOTS
Not more than four dwelling units (3+4+G+3) shall be allowed on each plot as per terms and condition of plot/reticulated water Memo No. MISC-2339-VOL-III-UB/19/2006-2107.
- (b) EVS PLOTS
The site area permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of the office upto 16.5 meters.

4. SUB-DIVISION / COMBINATION OF PLOTS

- (a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot except EVS/MPWL plots, subject to the following conditions:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

5. BUILDING SETBACK

- (a) 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 portion marked as residential buildable zone shall project beyond the portion marked as residential buildable zone.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

- (a) The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

- (a) Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters 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 the Haryana Building Code, 2017.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

- (a) The plinth height of building shall not be less than 45 cms. above the road level as per the Haryana Building Code, 2017.

10. BASEMENT

- (a) Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES

- (a) In the case of plots which abut on the 45 meters (or more) wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

- (a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
- (b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCR, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height. In case of corner plots, boundary walls shall be rounded off at such corner by a radius as per below:-
i). 1.0 meters Radius for side opening on to open space.
ii). 1.5 meters Radius for E.W.S. plots.
iii). 2.0 meters Radius for plots above 420 sq. meters
- (c) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

- (a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- (b) An additional wider gate of standard design not exceeding 1.15 meter width may be allowed in the front side boundary wall provided that there shall be no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

- (a) The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

- (a) Every plot holder shall make adequate provision for garbage collection in the own plot and make suitable arrangement for disposal at the towable collection point to be provided by the collector.

16. ACCESS

- (a) No plot or public building will derive an access from less than 12.00 meters wide road.
- (b) The commonly building/buildings shall be constructed by the Collector/Owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

18. General

- (a) That the collector/owner shall use only Light Emitting Diode lamps (LED) fitting for the site.
- (b) That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (c) That the collector/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, if applicable.
- (d) The owner/contractor shall be provided as per Haryana Building Code, 2017.
- (e) Fire fighting shall be provided as per Haryana Fire Service Act, 2009, as amended from time to time.

NOTES:-

- (a) Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide order no. 0090 dated 25.08.2021.

DWG NO. DTPC 7828P DATED 01-09-2021

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