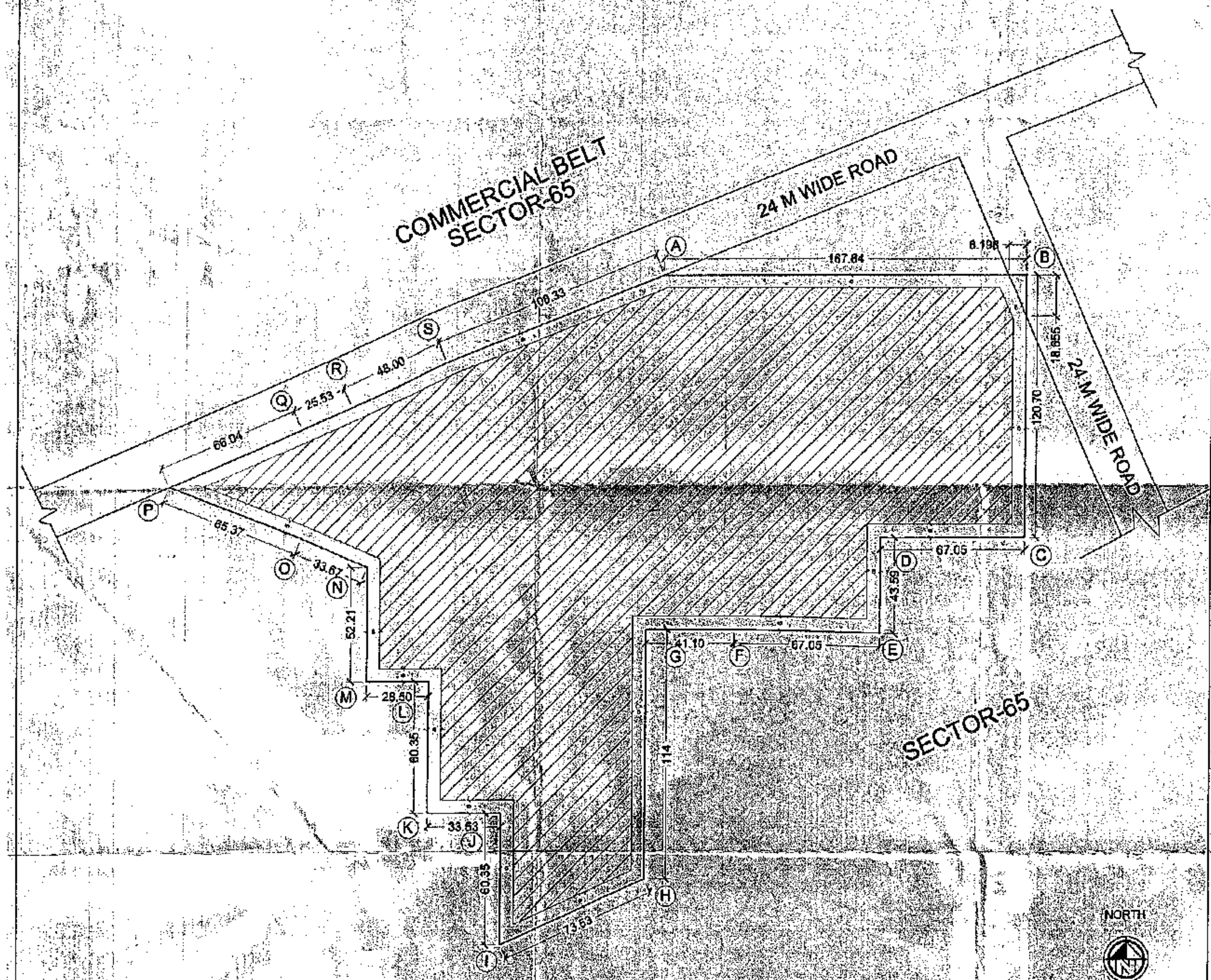
ZONING PLAN



ZONED AREA = 51065.637 SQM. (12.619 ACRES)
ALL DIMENSIONS ARE IN METERS.

U-3281

ZONING PLAN OF MIXED LAND USE COLONY (70% RESIDENTIAL + 30% COMMERCIAL) MEASURING 14.4125 ACRES (LICENCE NO. 15 OF 2017 DATED 02/05/2017) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR-65 GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD.

1. For purpose of Code 1.2 (xcvi) & 4-1 (1) of the Haryana Building Code, 2017, as amended from time to time.

2. **SHAPE & SIZE OF SITE**

The shape and size of site is in accordance with the demarcation plan shown as A to S as confirmed by DTP, Gurugram vide Endst No. 2777 dated 17.04.2017.

3. **LAND USE (MIXED LAND USE)**

The type of Residential / Commercial buildings permissible in the site shall conform to the provisions of the residential zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable.

4. **TYPE OF BUILDING PERMITTED AND LAND USES**

(a) The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director Town and Country Planning, Haryana.
(b) Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
(c) The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use Zone	Type of Building permitted / permissible structure
(blank)	Open Space Zone	Open parking, garden / landscaping features, underground services etc.
(hatched)	Building Zone	Building as per permissible land use in sub clause - a & b above and uses permissible in the open space zone.

5. **SITE COVERAGE AND FLOOR AREA RATIO (FAR)**

(a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
(b) The proportion up to which the site can be covered with building or buildings of mixed land use on the ground floor and subsequent floors shall not exceed overall 40% of the total site area i.e. 14.4125 Acres as per TOD Policy dated 09.02.2016.
(c) Maximum permissible FAR shall be 350 on the area of 14.4125 acres. The maximum FAR under residential component shall not exceed 70% of the permissible FAR and the remaining 30% shall be utilized for commercial use.

6. **HEIGHT OF BUILDING**

The height of the building block, subject of course 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 Code 6.3 (3)(f)(i).
(b) The plinth height of building shall be as per Code 7.2.
(c) All building block(s) shall be constructed so as to maintain an interior distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55	16
13.	70	17
14.	120	18
15.	Above 120	20

(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 (d) above.

7. **PARKING**

(a) The parking shall be calculated on the rationale of carpet area of each dwelling units, which is as under:-
Up to 100 sqmt -0.5 ECS
Between 100 sqmt to 150 sqmt -1.0 ECS
More than 150 sqmt -1.5 ECS
For commercial area the norms of 1.0 ECS for each 50 sqmt carpet area shall be followed.
(b) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 (except as provided in sub clause (a) above).
(c) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

8. **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.
(c) Entry and Exit shall be permitted as indicated/ marked on the plan.

9. **GATE POST AND BOUNDARY WALL**

(a) Such boundary wall, railings 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 wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
(b) The boundary wall shall be constructed as per Code 7.5.

10. **DENSITY**

(a) The minimum /maximum population density shall be 600 (±10%) persons for per acre (PPA) on residential component read with TOD policy dated 09.02.2016.
(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.

11. **ACCOMMODATION FOR SERVICE POPULATION**

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling 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 if attached to the main units shall not be less than 12 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for EWS category.

12. **OPEN SPACES**

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the Competent Authority. At least 15% of the site area for residential component shall be developed as organized open space i.e. tot-lots and play ground.

13. **CONVENIENT SHOPPING**

Adequate convenient shopping shall be provided for the need of the residents of the colony.

14. **PROVISIONS OF COMMUNITY BUILDINGS**

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

15. **BAR ON SUB-DIVISION OF SITE**

(a) The site shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed there under.
(b) Sub division of the site shall not be permitted, in any circumstances.

16. **APPROVAL OF BUILDING PLANS**

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

17. **BASEMENT**

(a) The number of basement storeys in Residential & Commercial Component shall be as per code 6.3(3)(i)(b) & 6.3(3)(ii) respectively.
(b) The construction of basement shall be executed as per Code 7.16.

18. **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.

19. **EXTERNAL FINISHES**

(a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, class metals or any other finish which may be allowed by the Competent Authority.
(b) All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, whatsoever.
(c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course, Chapter 10 of the Haryana Building Code, 2017 shall be followed.

20. **LIFTS AND RAMPS**

(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(b) Lift shall be preferably with 100% standby generators along with automatic switchover along with staircase of required width and number.
(c) If lift cannot be provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.

21. **BUILDING BYE-LAWS**

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

22. **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 should be got certified form the Competent Authority.
(b) Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT 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 form the Chief Electrical Inspector, Haryana.
(c) To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

23. That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

24. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

25. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

26. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

27. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.

28. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

29. **GENERAL**

(a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
(d) The building design for the permissible covered area shall be submitted as a whole and not in parts.
(e) Garbage collection center of appropriate size shall be provided within the site.
(f) Color bude emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 5836 Dated 02/5/2017

(BALWANT SINGH) SD (HQ)	(HITESH SHARMA) DTP (HQ)	(JITENDER SIHAG) STP (E&V)	(KAMAL KUMAR) CTP (HR)	(T.L. SATYAPRAKASH, IAS) DTCP (HR)

FOR MANGLAM MULTIPLEX PVT. LTD
AUTHORISED SIGNATORY/DIRECTOR