

## ZONING PLAN OF COMMERCIAL-7 OF AREA MEASURING 0.08075 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 45.1625 ACRES (LICENCE NO. 5. OF202. DATED 29-1-22.) IN SECTOR 79,79B, GURUGRAM BEING

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time. The building to be constructed shall be planned and designed to the norms and standards as per chapter-7 of the haryana building code, 2017, and as approved by the competent authority. 13. 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. (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 buildings 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. (a) lift and ramps in building shall be provided as per chapter 7.7 of the haryana building code, 2017. (b) lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number. (c) ramps shall also be provided as per the provisions of harvana building code, 2017 and national building code, 2016, as applicable. 16. 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. 17. 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 from 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 from the competent authority. (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. 18. That the coloniser/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, if applicable. 19. That the rain water harvesting system shall be provided as per central ground water authority norms/harvana government notification as applicable. (a) Adequate parking spaces, covered, open or in the basement shall be provided 20. That the coloniser/owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting. (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises 21. 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 renewal energy department. 22. 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. 23. 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. approved from the Director, Town & Country Planning, Haryana/ any other persons (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building. (d) Garbage collection center of appropriate size shall be provided within the site. (e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

Henre, (HITESH SHARMA) STP(M)HQ



(T.L. SATYAPRAKASH, IAS)

DGTCP(HR)





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The height of the building block, subject of course to the provisions of the site         (a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (iii) and Chapter 6.3 (iiii) and Chapter 6.3 (iiii) and Chapter 6.3 (iii) and Chapter 6.3	The sha by DTP, LAND U The typ of the c Gurugra TYPE O The ty Departr Hotel/L Notation SITE CO (a) Th ma (b) Th 0.1 (c) Ma tha neu	ape and size of site Gurugram vide En ISE. e of commercial bui commercial zone as am Manesar Urban F BUILDING PERMI pe of building p mental Store, In Instarred Hotel, Of Land use Zone Open Space Zone Building Zone WERAGE AND FLOO e building or buildin trked as Building zo e maximum cove 1947acre. aximum Permissibl an 50% of permise eds.	idst No. 13740 dated ildings permissible in t s provided in Appendix Complex, as amended TTED AND LAND USE permitted in this s itegrated Commerci fices & other allied us Type of Building Open parking, ge services etc. Building as per per- uses permissible in OR AREA RATIO (FAR) ings shall be construct one as explained above rage on ground floor e FAR shall be 1.75 of	this site shall conform to the provisions (B' to the Final Development Plan of d from time to time, as applicable. ZONES. ite i.e. Shopping Mall, Multiplex, al, Service Apartment, Starred ses etc. permitted/permissible structure arden. landscaping features, underground emissible land use in clause-lil above and in the open space zone. ted only within the portion of the site e, and nowhere else. or shall be 60 % on the area of on the area of 0.1947 acre. Not less	13. 14. (a) (b) (c) 15. (a) (b)	<ul> <li>The building to be constructed shall be planned and designed to the norms and standards as per chapter-7 of the haryana building code, 2017, and as approved by the competent authority.</li> <li>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.</li> <li>EXTERNAL FINISHES</li> <li>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.</li> <li>All sign boards and names shall be written on the spaces provided on building saper approved buildings plans specifically for this purpose and at no other places, whatsoever.</li> <li>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.</li> <li>LIFTS AND RAMPS.</li> <li>lift and ramps in building shall be provided as per chapter 7.7 of the haryana building code, 2017.</li> <li>lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.</li> </ul>					
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<ul> <li>5. 24 8</li> <li>6. 27 9</li> <li>7. 330 10</li> <li>8. 35 11</li> <li>9. 40</li> <li>12. 55 and Above</li> <li>11. 50</li> <li>12. 55 and Above</li> <li>12. 55 and Above</li> <li>13. 12. 55 and Above</li> <li>14. 12. 55 and Above</li> <li>16. 12. 55 and Above</li> <li>17. 130</li> <li>18. That the colonise/owner shall be 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 or lind before starting the construction work at site.</li> <li>18. That the colonise/owner shall be 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 or lind before starting the construction work at site.</li> <li>19. That the colonise/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>10. The twicker's belonging or the satisfaction of the completent Authority.</li> <li>(b) The approach to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be planned and provided giving due consideration to the site shall be provision of the site shall be provision of the site shall be performed to the site shall be provided and provided giving due consideration to the site shall be provided and provided giving due consideration to the site shall be provision of the site shall be provision of the site shall be provi</li></ul>				0							
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8.       35       11         9.       40       12         10.       45       13         11.       50       14         12.       55 and Above       16         14.       12.       55 and Above       16         16.       16.       16       16         17.       50 and Above       16         18.       That the coloniser/owner shall be brows at 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.       That the coloniser/owner shall be provided as per centra ground water authority norms/haryana government of india before starting the construction. (if applicable.         (a) Adequate parking spaces, covered, open or in the basement shall be provided for whicles of users and occupiers, within the site as per Chapter 7.1.       10.         (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be aptread outside the plot area.       21-03-210 issued by haryana government renewal energy department.         21. That the coloniser/owner shall ensure the installation of solar photovoltain power plant as per the provisions of dre no. 21/5/2/2005 - 50wer data: 21-03-210 issued by haryana government renewal energy department.         (a) The approach to the site shall be shown on the zoning plan.       23.         BAR ON SUB-DIVISION OF SITE.       24.         (b) The approach to the suit shall to be permitted, in any											
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10.       45       13         11.       50       14         12.       55 and Above       16         (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.       18. That the coloniser/owner shall opticable.         PARKING       13.       14         (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.       19. That the rain water harvesting system shall be provided as per centra ground water authority norms/haryana government notification a applicable.         (a) Adequate parking spaces, covered, open or in the basement shall be provided so fuses and occupiers, within the site as per Chapter 7.1.       10. 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 compretent Authority.       20. That the coloniser/owner shall ensure the installation of solar photovoltain government neewal anergy department.         21. That the coloniser/owner shall ensure the installation of solar photovoltain government neewal anergy department.         21. That the coloniser/owner shall ensure the installation of solar photovoltain government neewal anergy department.         21. The ubicular approach to the site shall be shown on the zoning plan.         BAPROACH TO SUIL.       AppreDolviSiON OF SITE.				and the second s	(c)						
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12.       55 and Above       14         13.       That the coloniser/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. If applicable.         14.       That the coloniser/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. If applicable.         15.       That the coloniser/owner shall be provided as per centra ground water authority norms/haryana government notification a applicable.         16.       That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.         17.       That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.         18.       That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.         19.       That wehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the coloniser/owner shall strictly comply with the directions issued vide notification no. 19/6/2016-59 dated 31.03.2016 issued by haryana government renewable energy department.         15.       The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana Building Code-2017.											
<ul> <li>(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.</li> <li>PARKING <ul> <li>(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.</li> <li>(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.</li> </ul> </li> <li>20. That the coloniser/owner shall sue only light-emitting diode lamps (led for vehicles of users and occupiers, within the site as per Chapter 7.1.</li> <li>(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.</li> <li>21. That the coloniser/owner shall sue only light-emitting diode lamps (led function such as per chapter 7.1.</li> <li>22. That the coloniser/owner shall sue only light-emitting diode lamps (led functions such as per chapter 7.1.</li> <li>23. That the coloniser/owner shall sue only light-emitting diode lamps (led functions such as per chapter 7.1.</li> <li>24. That the coloniser/owner shall sue only light-emitting diode lamps (led function such as per chapter 7.2.</li> <li>25. That the coloniser/owner shall sue only light-emitting diode lamps (led function such as per chapter 6.2.</li> <li>26. That the coloniser/owner shall such only lighting as campus lighting.</li> <li>27. That the coloniser/owner shall such only lighting as open provisions of order no. 22/52/2005 - Spower dates 21-03-2016 issued by haryana government renewal energy department.</li> <li>27. That the coloniser/owner shall such on the coloniser/owner shall such on the coloniser/owner shall such on the site shall be shown on the such satisfaction on 19/6/2016-Sp dated 14.3.03.2016 issued by haryana government.</li> <li>28. GENERAL</li> </ul> <li>29. The building plans of the bu</li>											
<ul> <li>PARKING <ul> <li>(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.</li> <li>(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.</li> </ul> </li> <li>20. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall ensure the installation of solar photovoltais power plant as per the provisions of order no. 22/52/2005 - Spower dates 21-03-2016 issued by haryana government renewable energy department.</li> <li>23. GENERAL</li> </ul> BAR ON SUB-DIVISION OF SITE. Sub-division of the site shall not be permitted, in any circumstances. 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, as per provision of Haryana Building Code-2017 (as amended time to time) before starting of the construction. BASEMENT. (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).	mo op (c)	such interior or ext ore than one build en air space shall f above.	terior open space is ir ing belonging to the	ntended to be used for the benefit of same owner, then the width of such		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, if applicable. That the rain water harvesting system shall be provided as per central					
<ul> <li>(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.</li> <li>(b) The approach to the site shall be shown on the zoning plan.</li> <li>(c) The approach to the site shall be shown on the zoning plan.</li> <li>(d) Among other plans and papers detailed elevations of buildings along al sides exposed to public view shall be drawn according to scale at mentioned in the haryana building code-2017.</li> <li>(b) The building plans of the building to be constructed at site shall have to be got or the committee authorized by him, as per provision of Haryana Building Code-2017 (as amended time to time) before starting of the construction.</li> <li>(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(b) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(c) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(c) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(c) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(c) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(c) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> </ul>	(a) Ad for (b) In sha	equate parking spa vehicles of users a no circumstance, all be parked outsid	the vehicle(s) belon	the site as per Chapter 7.1.	21.	<ul> <li>applicable.</li> <li>That the coloniser/owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.</li> <li>That the coloniser/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 renewal energy department.</li> </ul>					
<ul> <li>Sub-division of the site shall not be permitted, in any circumstances.</li> <li>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 &amp; Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code- 2017 (as amended time to time) before starting of the construction.</li> <li>BASEMENT. (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> <li>(a) Anticing other plans and papers becalled elevations of buildings along al 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 of buildings are permitted on any external face of the building. (d) Garbage collection center of appropriate size shall be provided within the site. (e) Color trade emblem and other symbols shall be subject to the approval of the competent authority. (a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li></ul>	(a) The con the	e vehicular approa nsideration to the j competent Author	unctions with the sur prity.	rounding roads to the satisfaction of		vide notification no. 19/6/2016-5p dated 31.03.2016 issued by haryan government renewable energy department.					
<ul> <li>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 &amp; Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code - 2017 (as amended time to time) before starting of the construction.</li> <li>BASEMENT.</li> <li>(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).</li> </ul>	cast at he - 1 is a property party	state of a Contract Adaptive. The score Washington State and a state of the	Collecter Manual Annual Residence and Annual An	n any circumstance	(a)						
(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).	APPROV The approve or the o 2017 (a	/AL OF BUILDING P building plans of t ed from the Directo committee authori s amended time to	PLANS. he building to be con or, Town & Country P ized by him, as per p	structed at site shall have to be got lanning, Haryana/ any other persons provision of Haryana Building Code -	(c)	mentioned in the haryana building code-2017. The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased. No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building. Garbage collection center of appropriate size shall be provided within the					
	(a) Th	e number of base	ment storeys within	building zone of site shall be as per	(e)	Color trade emblem and other symbols shall be subject to the approval of					
	Chapter	<sup>•</sup> 6.3(3)(ii).									

ZONED AREA =0.11789 ACRE (477.105 SQ.M.) \* ALL DIMENSIONS ARE IN METER.

PA0

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24.0M W

36.081







# ZONING PLAN OF COMMERCIAL-2 OF AREA MEASURING 0.1947 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 45.1625 ACRES (LICENCE NO.<sup>195</sup>. OF 2022: DATED 29:11-22.) IN SECTOR 79,79B, GURUGRAM BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

(HITESH SHARMA) STP(M)HQ







				P 4	LOT 5.162	TED C	OLONY (	OMMERCI (UNDER D ENCE NO ON LAND D	EEN-DAY
				F	or pu	rpose	of Code	1.2 (xcvi) 8	⊾6.1 (1) of
				1. 2. 3.	The sh by DTF LAND The ty of the	P, Gurugra USE. pe of com commerc	size of site is in am vide Endst M mercial building ial zone as pro	n accordance wit No. 13740 date gs permissible in vided in Appendi nplex, as amende	ed 15.11.2022 this site shall cor ix 'B' to the Final
				4.	The t Depart	ype of tmental Unstarred Land	building perm Store, Integra d Hotel, Offices use Zone		site i.e. Shopp ial, Service
						1 0.00000	Space Zone ng Zone	services etc. Building as per p	permissible land use I in the open space
			(	5.	SITE C	OVERAGE	AND FLOOR A	REA RATIO (FAR)	)
3					m (b) Ti ad	arked as he maxim cre.	Building zone a num coverage o	shall be construc as explained abov on ground floor	ve, and nowhere shall be 60 % or
					tł			R shall be 1.75 o FAR should be	
<del></del>				6.	HEIGH	T OF BUIL	DING.		
					covera (a) T C (b) T (c) A	nge and F/ he maxin hapter 6.3 he plinth Il building	AR, shall be gov num height of 3 (3) (vii). height of buildi g block(s) shall	ock, subject of verned by the fol f the buildings ing shall be as pe be constructed s ck required for	llowing:- shall be as Cha er Chapter 7.3. so as to maintai
	44444	()				S.No.		iT OF BUILDING in meters)	SET BACK / OPEI AROUND BUIL
11111111						1. 2.		10 15	
		-3.0-	33.172			3. 4.		18 21	
		11	33.			5.		24 27	
		23	1 Y			7.		30	
		14				8. 9.		35 40	
						10. 11.		45 50	
		14				12.	1	55 and Above	
			00S-	7.	PARKII (a) A (b) I	ore than pen air sp ) above. NG dequate or vehicles in no circ	one building b bace shall be th parking spaces, s of users and c	or open space is i belonging to the ne one specified , covered, open occupiers, within e vehicle(s) belo ne plot area.	same owner, th for the tallest b or in the basem the site as per (
			96.846		(a) T co ti	onsiderati ne Compe	lar approach t ion to the junct tent Authority.	to the site shall tions with the su shall be shown c	irrounding roads
			4	9.	BAR O	N SUB-DI	VISION OF SITE		
				10			BUILDING PLAN	ot be permitted,	in any circumsta
		ROA		10.	The appro or the	e building ved from committ	plans of the b the Director, T ee authorized	ouilding to be co fown & Country by him, as per e) before startin	Planning, Haryar provision of Har
		Щ		11.	BASEN	AENT.			
		WID			Chapt	er 6.3(3)(i	ii).	nt storeys within Instructed, used a	
		MOO			D THIS	DRAWIN		CTION WITH T	HE DEMARCAT
		9.6		DR	N. NO. D		UAIED	0	1
	ZONED AREA =0.3303 ACF * ALL DIMENSIONS ARE IN		9 SQ.M.)	(RA	MAVI	AR BASSI ) JD(HQ)	KA	ANJAY NARANG) ATP (HQ)	

### AREA MEASURING 0.45855 ACRES AFFORDABLE RESIDENTIAL YAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 0.2.2. DATED 2.9.11:2.2.) IN SECTOR 79,79B, GURUGRAM BEING MENT LTD.

The building to be constructed shall be planned and designed to the nor approved by the competent authority.           appling Mall, Multiplex, Apartment, Starred           approved by the competent authority.           (b) All sign boards and mases shall be written on the spaces provided buildings approved by the competent authority.           (c) For building services, plumbing services, construction practice, building the apy abuilding code, 2017, shall be followed.           (c) For building services, plumbing services, construction practice, building code, 2017, on the points where haryan building code, 2017, on the points where haryan building code, 2017, on the points where haryan building code, 2017, on the points where haryans b		
an inter-se distance       is all base provided in the provision of the size distance according to the table in the size of the size distance in the size of the size of the size of the size distance in the size of the size distance in the size of the size distance in the size of the size of the size of the size distance in the size distanc	of the Haryana B	uilding Code, 2017, amended from time to time.
<ul> <li>permanent type of materials like bricks, stone, concrete, terracotta, grandle, chips, class metals or any other finish which may be allowed by the competent authority.</li> <li>(b) All sign boards and names shall be written on the spaces provided buildings as per approved buildings plans specifically for this purpose a at no other places, whatsoever.</li> <li>(c) For building services, plumbing services, construction practice, building material, fraudation and damp proof course chapter 10 of the harva building code, 2017 shall be followed.</li> <li>(d) All sign boards (e.g. 2017 shall be followed.</li> <li>(e) Iff and ramps in building chall be provided as per chapter 7.7 of the harvan abuilding code, 2017.</li> <li>(f) Iff and ramps in building code, 2016, as applicable.</li> <li>(g) Iff and ramps in building code, 2017, on the points where harvana building code as aper the provisions of harvana building code, 2017, on the points where harvana building code, 2017,</li></ul>	conform to the provisions al Development Plan of time, as applicable. oping Mall, Multiplex,	<ul> <li>The building to be constructed shall be planned and designed to the norms and standards as per chapter-7 of the haryana building code, 2017, and as approved by the competent authority.</li> <li>13. 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.</li> </ul>
<ul> <li>permanent type of materials like bricks, stone, concrete, terracotta, grandtle, chips, class metals or any other finish which may be allowed by the competent authority.</li> <li>(b) All sign boards and names shall be written on the spaces provided buildings as per approved buildings plans specifically for this purpose a at no other places, whatsoever.</li> <li>(c) For building services, plumbing services, construction practice, buildin material, foundation and damp proof course chapter 10 of the harva building code, 2017 shall be followed.</li> <li>(d) JHT SAND RAMPS.</li> <li>(e) JHT and ramps in building chall be provided as per chapter 7.7 of the harvana building code, 2017.</li> <li>(f) JHT and ramps in building code, 2016, as applicable.</li> <li>(f) JHT and ramps in building code, 2017, on the points where harvana building code according to the table</li> <li>(f) JHT and national building code, 2017, on the points where harvana building code, 2017, on the</li></ul>	selbla etructura	(a) The external wall finishes so far as possible shall be in natural or
<ul> <li>buildings as per approved buildings plans specifically for this purpose a at no other places, whatsever.</li> <li>(c) For building services, plumbing services, construction practice, building the relation and damp proof course chapter 10 of the harva building code, 2017 shall be followed.</li> <li>15. UIFTS AND RAMPS.</li> <li>(a) ASSS5 arce. Not less</li> <li>(a) Iff and ramps in building shall be provided as per chapter 7.7 of the harvana building code, 2017.</li> <li>(b) Iff shall be provided with 100% standby generators along with automs withchower along owith staricase of required with and number.</li> <li>(c) ramps shall also be provided as per the provisions of harvana building code, 2017, on the points where harvana building code, 2017, is allent the national building code of india, 2016 shall followed.</li> <li>17. FIRE SAFETY MEASURES</li> <li>(a) The owner will ensure the provision of proper fire safety measures in t multi storied buildings conforming to the provisions of the harvana building code of india, 2016 and the same should got certified from the competent authority.</li> <li>(b) Electric sub stational building code of india, 2016 and the same should got approved from the competent authority.</li> <li>(c) a nusre fire fighting scheme shall be got approved from the direct urban local bodies, harvana an any person authorized by the director, urb construction work at site.</li> <li>18. That the coloniser/owner shall also only light-emitting diode lamps (la fighting scheme shall be provided approval from the coloniser/owner shall use only light-emitting diode lamps (la fighting scheme shall be governent notification no. 50, 153 (e) dated 14.9.2006 issu</li></ul>	sing features, underground se in clause-III above and	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.
<ul> <li>(b) Iffit shall be provided with 100% standby generators along with starcase of required width and number.</li> <li>(c) ramps shall also be provided as per the provisions of haryana building code, 2017, and national building code, 2016, as applicable.</li> <li>16. BUILDING BYE-LAWS</li> <li>17. BUILDING BYE-LAWS</li> <li>18. BUILDING BYE-LAWS</li> <li>18. BUILDING SYE-LAWS</li> <li>19. The construction of the building /buildings shall be governed by provisic of the haryana building code, 2017, on the points where haryana building code, 2017, on the points where haryana building code, 2017 is silent the national building code of india, 2016 shall followed.</li> <li>19. FIRE SAFETY MEASURES</li> <li>10. The owner will ensure the provision of proper fire safety measures in the multi storied building code of india, 2016 and the same should got certified from the competent authority.</li> <li>(c) To ensure fire fighting scheme shall be got approved from the direct urban local bodies, haryana or any person authorized by the director, urb local bodies, haryana or any person authorized by the director, urb local bodies, haryana or any person authorized by the director, urb local bodies, haryana this approved from the direct urban local bodies, haryana a different authority.</li> <li>(c) That the coloniser/owner shall be totained prior to starting to construction work at site.</li> <li>19. That the coloniser/owner shall be provided as per cent ground water authority norms/haryana government notification on so. 1533 (e) dated 14.9.2006 issued the construction, if applicable.</li> <li>19. That the coloniser/owner shall be provided as per cent ground water authority comply with the direction size vide on solid ground water authority comply with the direction size vide ontification no. 19/6/2015-p dated 31.03.2016 issued by haryang government renewale energy department.</li> <li>21. That the coloniser/owner shall be drawn according to scale mentioned in the haryana building code-2017.</li> <li>22. That the colonise</li></ul>	on the area of 0.45855 0.45855 acre. Not less	<ul> <li>buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.</li> <li>(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.</li> <li>15. LIFTS AND RAMPS.</li> <li>(a) lift and ramps in building shall be provided as per chapter 7.7 of the</li> </ul>
<ul> <li>hapter 6.3 (3) (ii) and</li> <li>hapter 6.3 (3) (ii) and</li> <li>ain an inter-se distance according to the table</li> <li>The construction of the building /buildings shall be governed by provisio of the haryana building code, 2017. on the points where haryana building code, 2017 is silent the national building code of india, 2016 shall followed.</li> <li><b>17.</b> FIRE SAFETY MEASURES</li> <li>(a) The owner will ensure the provision of proper fire safety measures in t multi storied buildings conforming to the provisions of the haryana building code of india, 2016 and the same should got certified from the competent authority.</li> <li>(b) Electric sub station/ generator room if provided should be on solid grou near dg/ lt. control panel on ground floor or in upper basement and should be located on outer periphery of the building, the same should got approved from the competent authority.</li> <li>(c) To ensure fire fighting scheme shall be got approved from the direct urban local bodies, haryana or any person authorized by the director, urb local bodies, haryana or any person authorized by the director, urb local bodies, haryana or any person authorized by the director, urb local bodies, haryana this approval shall be obtained prior to starting to construction, if applicable.</li> <li>18. That the coloniser/owner shall botain the clearance/noc as per th provisions of the notification no. s.o. 1533 (e) dated 14.9.2006 issued ministry of environment and forest, government notification applicable.</li> <li>19. That the coloniser/owner shall use only light-emitting diode lamps (lt fitting for internal lighting as well as campus lighting.</li> <li>10. That the coloniser/owner shall use only light-emitting diode lamps (lt fitting for internal lighting as well as campus lighting.</li> <li>11. That the coloniser/owner shall use only light-emitting diode lamps (lt fitting for internal lighting as well as carpus lighting.</li> <li>12. That the coloniser/owner shall use compus with the directions issu vide nortifica</li></ul>	e provisions of the site	<ul> <li>(b) lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.</li> <li>(c) ramps shall also be provided as per the provisions of haryana building code 2017 and national building code, 2016, as applicable.</li> </ul>
INLENACS_(in meters)       (a) The owner will ensure the provision of proper fire safety measures in t multi storied buildings conforming to the provisions of the haryana buildi code, 2017/ national building code of india, 2016 and the same should got certified from the competent authority.         (b) Electric sub station/generator room if provided should be on solid grouner and got certified from the competent authority.         (c) Electric sub station/generator room if provided should be on solid grouner and got certified from the competent authority.         (c) To ensure fire fighting scheme shall be got approved from the direct urban local bodies, haryana or any person authorized by the director, urb local bodies, haryana or any person authorized by the director, urb local bodies, haryana. this approval shall be obtained prior to starting the construction work at site.         18. That the coloniser/owner shall obtain the clearance/noc as per the provisions of the notification no. s.o. 1533 (e) dated 14.9.2006 issued ministry of environment and forest, government of india before start the construction, if applicable.         19. That the coloniser/owner shall use only light-emitting diode lamps (lef chapter 7.1.         10 to the plot/ premises       20. That the coloniser/owner shall use only light-emitting diode lamps (lef fitting for internal lighting as well as campus lighting.         21. That the coloniser/owner shall scare the installation of solar photovolt power plant as per the provisions of order no. 22/52/2005 - 5power dat 21-03-2016 issued by haryan government nerewal areque department.         22. GENERAL       (a) Among other plans and papers detailed elevations of buildings along sides exposed to public view shall be drawn acco	ain an inter-se distance	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
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14         16         used for the benefit of then the width of such building as specified in         18. That the coloniser/owner shall obtain the clearance/noc as per the provisions of the notification no. s.o. 1533 (e) dated 14.9.2006 issued ministry of environment and forest, government of india before starti the construction, if applicable.         19. That the rain water harvesting system shall be provided as per cent ground water authority norms/haryana government notification applicable.         20. That the coloniser/owner shall use only light-emitting diode lamps (le fitting for internal lighting as well as campus lighting.         21. That the coloniser/owner shall ensure the installation of solar photovolt power plant as per the provisions of order no. 22/52/2005 - 5power dat 21-03-2016 issued by haryana government.         22. That the coloniser/owner shall strictly comply with the directions issu vide notification no. 19/6/2016-5p dated 31.03.2016 issued by harya government renewable energy department.         23. GENERAL         (a) Among other plans and papers detailed elevations of buildings along sides exposed to public view shall be drawn according to scale mentioned in the haryana building code-2017.         (b) The water storage tanks and other plumbing works etc. shall not exposed to view each face of building but shall be suitably encased.         (c) No applied decoration like inscription, crosses, names of persons buildings are permitted on any external face of the building.         (d) Garbage collection center of appropriate size shall be provided within t site.         (e) Color trade emblem and other symbols shall be sub	10 11 12	<ul> <li>should be located on outer periphery of the building, the same should be got approved from the competent authority.</li> <li>(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</li> </ul>
<ul> <li>applicable.</li> <li>20. That the coloniser/owner shall use only light-emitting diode lamps (lefitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall ensure the installation of solar photovolt power plant as per the provisions of order no. 22/52/2005 - 5power dat 21-03-2016 issued by haryana government renewal energy department.</li> <li>22. That the coloniser/owner shall strictly comply with the directions issue vide notification no. 19/6/2016-5p dated 31.03.2016 issued by haryan government renewable energy department.</li> <li>23. GENERAL.</li> <li>23. GENERAL.</li> <li>(a) Among other plans and papers detailed elevations of buildings along sides exposed to public view shall be drawn according to scale mentioned in the haryana building code-2017.</li> <li>(b) The water storage tanks and other plumbing works etc. shall not exposed to view each face of building but shall be suitably encased.</li> <li>(c) No applied decoration like inscription, crosses, names of persons buildings are permitted on any external face of the building.</li> <li>(d) Garbage collection center of appropriate size shall be provided within t site.</li> <li>(e) Color trade emblem and other symbols shall be subject to the approval the competent authority.</li> </ul>	16 used for the benefit of then the width of such	<ol> <li>That the coloniser/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, if applicable.</li> <li>That the rain water harvesting system shall be provided as per central</li> </ol>
<ul> <li>ds to the satisfaction of government renewable energy department.</li> <li>23. GENERAL.</li> <li>(a) Among other plans and papers detailed elevations of buildings along sides exposed to public view shall be drawn according to scale mentioned in the haryana building code-2017.</li> <li>(b) The water storage tanks and other plumbing works etc. shall not exposed to view each face of building but shall be suitably encased.</li> <li>(c) No applied decoration like inscription, crosses, names of persons buildings are permitted on any external face of the building.</li> <li>(d) Garbage collection center of appropriate size shall be provided within t site.</li> <li>(e) Color trade emblem and other symbols shall be subject to the approval the competent authority.</li> </ul>	r Chapter 7.1. to the plot/ premises	<ul> <li>applicable.</li> <li>20. That the coloniser/owner shall use only light-emitting diode lamps (led fitting for internal lighting as well as campus lighting.</li> <li>21. That the coloniser/owner shall ensure the installation of solar photovoltaid power plant as per the provisions of order no. 22/52/2005 - 5power dated 21-03-2016 issued by haryana government renewal energy department.</li> <li>22. That the coloniser/owner shall strictly comply with the directions issued</li> </ul>
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### ZONING PLAN OF COMMERCIAL-6 OF AREA MEASURING 0.1091 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 45.1625 ACRES (LICENCE NO. 95. OF 2022. DATED 24-11-22.) IN SECTOR 79,798 , GURUGRAM BEING DEVELOPED BY LOON LAND DEVELOPMENT LTD.

#### For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to tin The shape and size of site is in accordance with the demarcation plan as confirmed 12. PLANNING NORMS. The building to be constructed shall be planned and designed to the norms and standards as per chapter-7 of the haryana building code, 2017, and as The type of commercial buildings permissible in this site shall conform to the provisions approved by the competent authority. of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable. 13. 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. The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred 14. EXTERNAL FINISHES (a) The external wall finishes, so far as possible shall be in natural or sible structure permanent type of materials like bricks, stone, concrete, terracotta, grits, ing features, underground marble, chips, class metals or any other finish which may be allowed by the competent authority. e in clause-ili above and (b) All sign boards and names shall be written on the spaces provided on e zone. buildings as per approved buildings 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 harvana (a) The building or buildings shall be constructed only within the portion of the site building code, 2017 shall be followed. marked as Building zone as explained above, and nowhere else. (b) The maximum coverage on ground floor shall be 60 % on the area of 0.1091 15. LIFTS AND RAMPS. (c) Maximum Permissible FAR shall be 1.75 on the area of 0.1091 acre. Not less (a) lift and ramps in building shall be provided as per chapter 7.7 of the than 50% of permissible FAR should be used for neighbourhood shopping haryana building code, 2017. (b) lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number. (c) ramps shall also be provided as per the provisions of haryana building code, 2017 and national building code, 2016, as applicable. The height of the building block, subject of course to the provisions of the site BUILDING BYE-LAWS (a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and The construction of the building /buildings shall be governed by provisions of the haryana building code, 2017. on the points where haryana building (c) All building block(s) shall be constructed so as to maintain an inter-se distance code, 2017 is silent the national building code of india, 2016 shall be not less than the set back required for each building according to the table followed. 17. FIRE SAFETY MEASURES EN SPACE TO BE LEFT LDINGS.(in meters) (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the harvana building code, 2017/ national building code of india, 2016 and the same should be got certified from 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 10 got approved from the competent authority. (c) To ensure fire fighting scheme shall be got approved from the director, 11 urban local bodies, haryana or any person authorized by the director, urban 12 local bodies, haryana. this approval shall be obtained prior to starting the 13 construction work at site. 14 16 18. That the coloniser/owner shall obtain the clearance/noc as per the could above (d) If, such interior or exterior open space is intended to be used for the benefit of provisions of the notification no. s.o. 1533 (e) dated 14.9.2006 issued by more than one building belonging to the same owner, then the width of such ministry of environment and forest, government of india before starting open air space shall be the one specified for the tallest building as specified in the construction, if applicable. (c) above. 19. That the rain water harvesting system shall be provided as per central ground water authority norms/haryana government notification as applicable. (a) Adequate parking spaces, covered, open or in the basement shall be provided 20. That the coloniser/owner shall use only light-emitting diode lamps (led) for vehicles of users and occupiers, within the site as per Chapter 7.1. fitting for internal lighting as well as campus lighting. (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises 21. 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 renewal energy department. 22. That the coloniser/owner shall strictly comply with the directions issued (a) The vehicular approach to the site shall be planned and provided giving due vide notification no. 19/6/2016-5p dated 31.03.2016 issued by haryana consideration to the junctions with the surrounding roads to the satisfaction of government renewable energy department. 23. 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 The building plans of the building to be constructed at site shall have to be got exposed to view each face of building but shall be suitably encased. approved from the Director, Town & Country Planning, Haryana/ any other persons (c) No applied decoration like inscription, crosses, names of persons or or the committee authorized by him, as per provision of Haryana Building Code buildings are permitted on any external face of the building. (d) Garbage collection center of appropriate size shall be provided within the site. (e) Color trade emblem and other symbols shall be subject to the approval of the competent authority. (a) The number of basement storeys within building zone of site shall be as per (b) The basement shall be constructed, used and maintained as per Chapter 7.16. READ THIS DRAWING IN CONJUNCTION WITH THE DEMARCATION PLAN VERIFIED BY D.T.P. GURUGRAM VIDE ENDST NO. 13740 DATED 15.11.2022

SHAPE & SIZE OF SITE.

- by DTP, Gurugram vide Endst No. 13740 dated 15.11.2022 LAND USE.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.

Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permiss
	Open Space Zone	Open parking, garden, landscapin services etc.
11112	Building Zone	Building as per permissible land use uses permissible in the open space

SITE COVERAGE AND FLOOR AREA RATIO (FAR)

- acre.
- needs.
- HEIGHT OF BUILDING.

coverage and FAR, shall be governed by the following:-

- Chapter 6.3 (3) (vii). (b) The plinth height of building shall be as per Chapter 7.3.
- below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN AROUND BUILD
1.	10	and the second second
2.	15	
3.	18	-
4.	21	
5.	24	
6.	27	
7.	30	
8.	35	
9.	40	
10.	45	
11.	50	
12.	55 and Above	

### 7. PARKING

- shall be parked outside the plot area.

### APPROACH TO SITE.

- the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.
- BAR ON SUB-DIVISION OF SITE. Sub-division of the site shall not be permitted, in any circumstances.

### 10. APPROVAL OF BUILDING PLANS.

2017 (as amended time to time) before starting of the construction.

### 11. BASEMENT.

Chapter 6.3(3)(ii)

NOTI

DRG. NO. DICP 8854 DATED 16-12-22

ZONED AREA =0.0547 ACRE (221.4795 SQ.M.) \* ALL DIMENSIONS ARE IN METER.

a (RAM AVTAR BASSI) JD(HQ)

(SANJAY NARANG) ATP (HQ)



(HITESH SHARMA) STPIMIHG



NORTH

DGTCP(HR)

(T.L. SATYAPRAKASH, IAS)