

9.0 M WIDE ROAD

20.000

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20.000

3.0

3.0

3.0

3.0

OOS 9
1270.55
SQM.

ZONING PLAN OF COMMERCIAL-2 OF AREA MEASURING 0.0988 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN-DAYAL JAN AWAS YOJNA-2016) OVER AN AREA MEASURING 8.7111 ACRES (LICENCE NO. 144 OF 2022 DATED 14/11/22) IN SECTOR 79,79B, 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 time.

- SHAPE & SIZE OF SITE.
The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, Gurugram vide Endst No. 13738 dated 15.11.2022
- LAND USE.
The type of commercial buildings permissible in this site shall conform to the provisions 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.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
- 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 approved by the competent authority.
- 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.
- 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 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.
- LIFTS AND RAMPS.
(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 haryana building code, 2017 and national building code, 2016, as applicable.
- 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.
- 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.
- 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.
- That the rain water harvesting system shall be provided as per central ground water authority norms/haryana government notification as applicable.
- That the coloniser/owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.
- 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 renewable energy department.
- 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.
- 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) 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.

NOTE.
READ THIS DRAWING IN CONJUNCTION WITH THE DEMARCATION PLAN VERIFIED BY D.T.P. GURUGRAM VIDE ENDST NO. 13738 DATED 15.11.2022

DRG. NO. DTCP 8793 DATED 29-11-22



NOTE:--After the height of 10.0 mts,the applicant shall maintain/provide the open space around the site as per code 7.11(5) of the Haryana Building Code,2017

ZONED AREA =0.0484 ACRE (196.00 SQ.M.)
*** ALL DIMENSIONS ARE IN METER.**

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