

REVISED ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 177.86 ACRES (LICENSE NO.10 OF 2009 DT. 21.05.2009, LICENSE NO. 113 OF 2011 DT. 22.12.2011 & LICENSE NO. 117 OF 2022 DT. 23.08.2022) IN SECTOR-65 & 62, GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

FOR PURPOSE OF CODE 1.2 (kvii) & 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:

Marking	Permissible use of land on the plot marked in column 1.	Remarks
1.	Residential	1. Residential buildings
2.	Public open space	2. To be used only for public open spaces.
3.	Roofs	3. To be used only for structures/terraces.
4.	Recreational Building Zone	4. Residential buildings
5.	Commercial	5. Commercial buildings
6.	Community building	6. Community buildings

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

Plot Boundary	Minimum Permissible Ground Coverage (%)	Maximum FAR	Maximum Permissible Height (m)	Maximum Permissible Height (ft)
Below 75 sq. m.	70%	1.5	4.57	15
75 to 150 sq. m.	75%	1.6	4.88	16
150 to 300 sq. m.	78%	1.7	5.18	17
300 to 450 sq. m.	80%	1.8	5.49	18
450 to 600 sq. m.	82%	1.9	5.79	19
600 to 900 sq. m.	85%	2.0	6.10	20
Above 900 sq. m.	88%	2.1	6.40	21

- (a) The building of buildings shall be constructed only within the portion of the site marked as built-up area as explained above, and nowhere else.

(b) The Maximum Permissible Height / including still parking on the area of the site mentioned in column-1, according to the table below :-

Plot Boundary	Minimum Permissible Ground Coverage (%)	Maximum FAR	Maximum Permissible Height (m)	Maximum Permissible Height (ft)
Below 75 sq. m.	70%	1.5	4.57	15
75 to 150 sq. m.	75%	1.6	4.88	16
150 to 300 sq. m.	78%	1.7	5.18	17
300 to 450 sq. m.	80%	1.8	5.49	18
450 to 600 sq. m.	82%	1.9	5.79	19
600 to 900 sq. m.	85%	2.0	6.10	20
Above 900 sq. m.	88%	2.1	6.40	21

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

- (a) In case of permissible ground coverage as permitted in the rules it, not possible to achieve on the ground the said coverage on payment of charges as approved by the Government from time to time.

(b) The additional FAR is allowed for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed upto 16.5 meters.

- (a) GENERAL AND NPWL PLOTS

Not more than four dwelling units (S+4/S+3) shall be allowed on each plot as per terms and condition of policy circulated vide Memo No. Misc/749/2019/7/03/2019/2/1CP dated 7.3.2019.
- (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 Code of Haryana Building Code, 2017 instructions issued by the Government, from time to time.
- (c) SUB-DIVISION / COMBINATION OF PLOTS.

(i) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/MPWL plots, subject to the following conditions:-
 The site coverage and no. of dwelling units shall be as per code 6.3 of HBC-2017 for the amalgamated plots the maximum permissible coverage shall be calculated considering the combined plot as a single plot.

- (d) BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as 'B' residential build-able zone in clause number 1 above. The portion marked as 'B' residential build-able zone in Haryana Building Code 2017 shall project beyond the portion marked as residential build-able zone.
- (e) 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.
- (f) 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.
- (g) PARKING

(i) 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 Haryana Building Code, 2017.

(ii) 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 cms. above the road level as per the Haryana Building Code 2017.

10. BASEMENT:
Single level basement within the building zone of the site may 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 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 D.T.P. Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.
 (c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
 i) 1.0 meters for plots opening on to open space.
 ii) 1.5 meters for plots above 125 sq. meters to 420 sq. meters
 iii) 1.5 meters for plots above 420 sq. meters
 iv) 2.0 meters for plots above 820 sq. meters
 The owner/applicant if desired, 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 wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side 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 provision for disposal at the towable collection point to be provided by the coloniser.

16. ACCESS
No plot or public building will derive an access from less than 12.00 meters wide road.

17. THE COMMUNITY BUILDING/BUILDINGS shall be constructed by the Coloniser / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling within the said sites shall vest with the Government.

18. GENERAL-
(a) That the coloniser/owner shall use only Light Emitting Diode lamps (LED) for internal lighting as well as Campus lighting.
 (b) 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, if applicable.
 (c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P 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.

NOTES:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Endst no. 11113 dated 09.09.2022

DRG. NO. D.T.P. 9-85 DATED 21-03-23



ADDITIONAL LICENSE AREA
ZONING ALREADY APPROVED
FREED AREA

TYPE - A	TYPE - A1	TYPE - A2	TYPE - B	TYPE - C	TYPE - D	TYPE - D1	TYPE - E	TYPE - E1	TYPE - E2	TYPE - E3	TYPE - E4	TYPE - E5	TYPE - F	TYPE - F1	TYPE - G	TYPE - G1	ENS

(RAMAVTAR BASSI) AD(HQ)
 (SANJAY VARANG) ATP (HQ)
 (R.S. BATH) DTP(HQ)
 (HITESH SHARMA) STP (HQ)
 (RISHINGH) CTP(HR)
 (T.L. SATYAPRAKASH, IAS) DG, TPC (HR)