

REVISED ZONING PLAN OF BLOCK-C IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 33.6308 ACRES (LICENCE NO. 41 OF 2023 DATED 21.02.2023 GRANTED FOR 6.8468 ACRES AND LICENCE NO. 105 OF 2013 DATED 11.12.2013 GRANTED FOR 26.793 ACRES), SECTOR-85, GURUGRAM BEING DEVELOPED BY SS GROUP PVT. LTD. (FORMERLY KNOWN AS NORTH STAR APARTMENTS PVT.LTD.)

FOR PURPOSE OF CODE 1.2 (kvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. SITE PLAN:
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other matter whatsoever.

Symbol	Description of the symbol as per the Building Code	Color / Shading	Code of Building as per Haryana Building Code, 2017
(Hatched box)	Area reserved for amenity	Red	6.1 (1)
(Hatched box)	Area reserved for amenity	Red	6.1 (1)
(Hatched box)	Area reserved for amenity	Red	6.1 (1)
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(Hatched box)	Area reserved for amenity	Red	6.1 (1)

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, F.A.R AND MAXIMUM PERMISSIBLE HEIGHT INCLUDING CIVIL BUILDING:

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

(b) The Maximum permissible ground coverage, basement F.A.R and maximum permissible height / including utility, shall be in accordance with the table below:

Plot No.	Plot Area (sq. m)	Permissible Ground Coverage (%)	Permissible Basement F.A.R (%)	Permissible Maximum Height (M)	Permissible Maximum Height (M) including Utility	Max. No. of Storeys	Max. No. of Storeys including Utility
01	24.17	75%	15%	4.5	5.25	2	3
02	24.17	75%	15%	4.5	5.25	2	3
03	24.17	75%	15%	4.5	5.25	2	3
04	24.17	75%	15%	4.5	5.25	2	3
05	24.17	75%	15%	4.5	5.25	2	3
06	24.17	75%	15%	4.5	5.25	2	3
07	24.17	75%	15%	4.5	5.25	2	3
08	24.17	75%	15%	4.5	5.25	2	3
09	24.17	75%	15%	4.5	5.25	2	3
10	24.17	75%	15%	4.5	5.25	2	3
11	24.17	75%	15%	4.5	5.25	2	3
12	24.17	75%	15%	4.5	5.25	2	3
13	24.17	75%	15%	4.5	5.25	2	3
14	24.17	75%	15%	4.5	5.25	2	3
15	24.17	75%	15%	4.5	5.25	2	3
16	24.17	75%	15%	4.5	5.25	2	3
17	24.17	75%	15%	4.5	5.25	2	3
18	24.17	75%	15%	4.5	5.25	2	3
19	24.17	75%	15%	4.5	5.25	2	3
20	24.17	75%	15%	4.5	5.25	2	3
21	24.17	75%	15%	4.5	5.25	2	3
22	24.17	75%	15%	4.5	5.25	2	3
23	24.17	75%	15%	4.5	5.25	2	3
24	24.17	75%	15%	4.5	5.25	2	3
25	24.17	75%	15%	4.5	5.25	2	3
26	24.17	75%	15%	4.5	5.25	2	3
27	24.17	75%	15%	4.5	5.25	2	3
28	24.17	75%	15%	4.5	5.25	2	3
29	24.17	75%	15%	4.5	5.25	2	3
30	24.17	75%	15%	4.5	5.25	2	3
31	24.17	75%	15%	4.5	5.25	2	3
32	24.17	75%	15%	4.5	5.25	2	3
33	24.17	75%	15%	4.5	5.25	2	3
34	24.17	75%	15%	4.5	5.25	2	3
35	24.17	75%	15%	4.5	5.25	2	3
36	24.17	75%	15%	4.5	5.25	2	3
37	24.17	75%	15%	4.5	5.25	2	3
38	24.17	75%	15%	4.5	5.25	2	3
39	24.17	75%	15%	4.5	5.25	2	3
40	24.17	75%	15%	4.5	5.25	2	3
41	24.17	75%	15%	4.5	5.25	2	3
42	24.17	75%	15%	4.5	5.25	2	3
43	24.17	75%	15%	4.5	5.25	2	3
44	24.17	75%	15%	4.5	5.25	2	3
45	24.17	75%	15%	4.5	5.25	2	3

The proportion up to which 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 it is not possible to achieve on the ground 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 plots are permitted for parking purpose in residential plots or at other subject to the condition that maximum permissible height of building shall not exceed 36.5 meters with prior approval of Fire Office above 25.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) No. of dwelling unit permitted on each plot: (Three)

(b) Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of the No. of dwelling unit is evoked by the competent authority and building plan approvals for such plots are allowed, the No. of dwelling unit permitted on each plot shall stand restored to 4 (Four) dwelling unit.

4. EWS PLOTS
In case of plots falling in EWS category the FAR, Ground Coverage, number 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.

5. 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/NPL 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.

6. BUILDING SETBACK
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in above schedule & above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as residential buildable zone.

7. HEIGHT IN 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.

8. STILT PARKING
Stilt parking is allowed in all sides of plots. The clear height of the stilt shall be 3.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

9. 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 Use Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

10. 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.

11. 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.

12. RESTRICTION ON ACCESS FROM 4.5 METER (AND ABOVE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 4.5 meters (or more) wide sector roads and plots, which abut on public open spaces, no direct access whatsoever necessary or main shall be allowed into the plots from such roads and open spaces.

13. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary wall in front of main entrance shall not be equal or an open space shall be constructed according to standard design approved by the DCTD, Haryana. The boundary wall in the rear courtyard/back shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at each corner by a radius as given below:-
(i) 3.0 meters Radius for plots adjoining on to main road.
(ii) 3.0 meters Radius for E.W.S. plots.
(iii) 1.5 meters Radius for 22.5 sq. meters to 50 sq. meters.
(iv) 2.0 meters Radius for plots above 470 sq. meters.
(d) The owner/occupier, if desired, is permitted to construct boundary wall in front of plot if that the said area can be utilized for parking.

14. 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 1.5 meters 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.

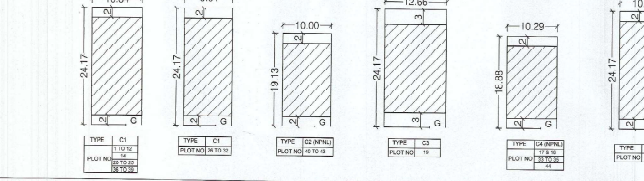
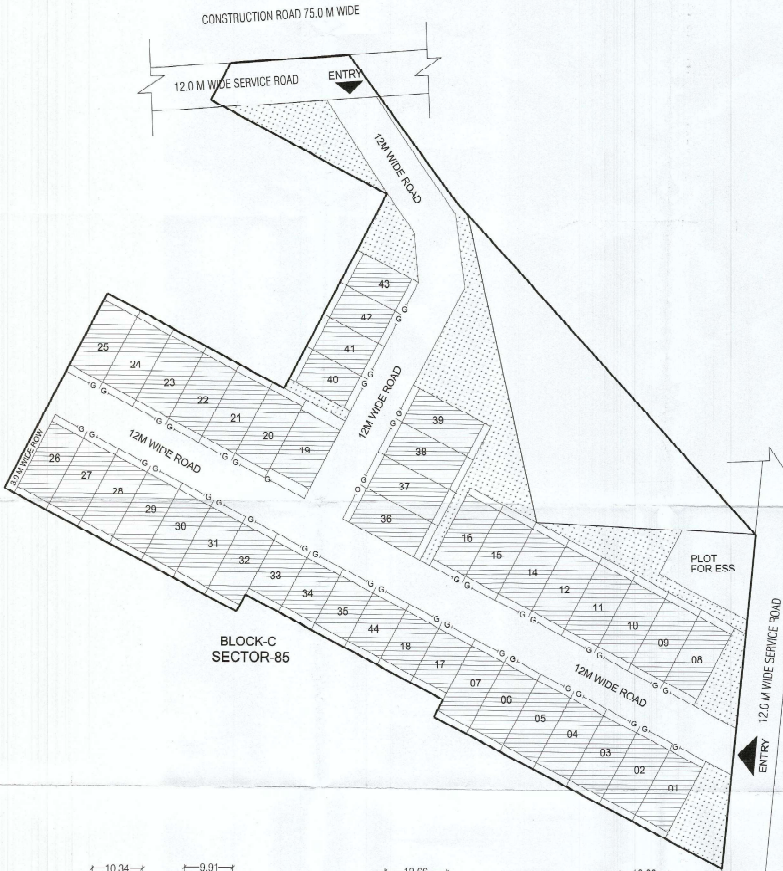
15. DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the ZONING PLAN of the gate as per approved design.

16. GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal of the collected refuse to be provided by the collector.

17. ACCESS
No plot or public building will derive an access from less than 10.00 meters wide road.

18. GENERAL:
(a) That the colonizer/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting or for common lighting.
(b) That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22522/ZBDS-Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the colonizer/owner shall strictly comply with the provisions 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 precaution measures shall be regulated by Haryana Fire Service Act, 2016, an amended term time to time.

NOTES:
Read this drawing in conjunction with the demarcation plan verified by D.F.P. Gurugram vide order no. 8099 dated 22.10.2021.
R/RG:ND/DCP 97.109 DATED 18-05-23



(DINESH KUMAR) PA (HD)
(PANKAJ BERNALI) ATP (HQ)
(NAKRENDER KUMAR) DTR (HQ)
(HITESH SHAARMA) STP (HQ)
(P.P. BHOJRAJ) CRP (R)
(T.L. GATYAPPAKASH, IAS) DCTD (R)