



ZONING PLAN OF BLOCK-E IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 33.6398 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 (KEVI) & 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:

Symbol	Permissible use of land on the site	Zone description
[Symbol]	Residential	Residential
[Symbol]	Commercial	Commercial
[Symbol]	Industrial	Industrial
[Symbol]	Public open spaces	Public open spaces
[Symbol]	Recreational	Recreational
[Symbol]	Community buildings	Community buildings

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

- (a) The building or buildings shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The Maximum permissible ground coverage, basement, FAR and maximum permissible height, including stilt parking on the area of the site mentioned in column 1, according to the table below :-

Plot Area (sq. m)	Ground Coverage (%)	Basement (Floor)	FAR	Max. Height (m)	Max. Permissible Height (m)
Up to 100	100	0	1.0	10.0	10.0
100 to 200	100	0	1.0	10.0	10.0
200 to 300	100	0	1.0	10.0	10.0
300 to 400	100	0	1.0	10.0	10.0
400 to 500	100	0	1.0	10.0	10.0
500 to 600	100	0	1.0	10.0	10.0
600 to 700	100	0	1.0	10.0	10.0
700 to 800	100	0	1.0	10.0	10.0
800 to 900	100	0	1.0	10.0	10.0
900 to 1000	100	0	1.0	10.0	10.0

The portion 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 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 rules are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 16.5 meters or with prior approval of Fire Office above 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- (a) No. of dwelling unit permitted on each plot: 3 (Three).
- (b) Provided that in case the decision dated 23.02.2023 to keep in alignment the approval of other dwelling unit is issued by the competent authority and building plan approved for such stilt-4 is allowed, the no. of dwelling unit permitted on each plot shall stand reduced to 4 (Four) dwelling unit.

4. SUB-DIVISION / COMINATION 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 EWG/MPH plots, subject to the following condition:- 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.

5. BUILDING SETBACK

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

6. HEIGHT UP TO THE BUILDINGS AND PERMISSIBLE TURNBACK UP STORY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

8. PARKING:

- (a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupants, within the site as per Code the Haryana Building Code 2017.
- (b) 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 shall 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 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 DCTO, Haryana. The boundary wall in the rear courtyard/terrace shall not be more than 1.80 meters in height in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-

- (i) 0.5 meters Radius for plots opening on to open space.
- (ii) 1.0 meters Radius for 18% plots.
- (iii) 1.5 meters Radius for 12% plots, 12% to 420 sq. meters.
- (iv) 2.0 meters Radius for plots above 420 sq. meters.

- (d) The owner/applicant if desires, 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 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 arrangement for disposal at the garbage collection point to be provided by the colonies.

16. ACCESS

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

17. GENERAL:-

- (a) That the owner/tenant shall use only light-fitting Flood lamps (FLL) fitting for internal lighting as well as campus lighting.
- (b) That the owner/tenant shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 12/12/2005, Bpower dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (c) That the owner/tenant shall strictly comply with the directions issued vide notification No. 15/12/2016-OF dated 21.03.2016 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 protection measures shall be regulated by Haryana Fire Service Act, 2000, as amended from time to time.

NOTES:- Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram vide Encl no. 0200 dated 29.06.2021.

DRG. NO. D97CP 9250 DATED 18-05-23

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