



ZONED AREA = 0.1179 ACRES (477.125 SQM)
ALL DIMENSIONS ARE IN METERS

ZONING PLAN FOR COMMUNITY BUILDING-2 AREA MEASURING 0.192 ACRES (777.31 SQM) FALLING BLOCK-E IN THE RESIDENTIAL PLOTTED COLONY AREA MEASURING 33.6398 ACRE (26.793 ACRE LICENSE NO. 105 OF 2013 & 6.8468 ACRES LICENCE NO 41 TO 2023) SECTOR-85, GURUGRAM BEING DEVELOPED BY M/S SS GROUP PVT. LTD. (Formerly Known as North Star Apartments Pvt.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 the Community Site is in accordance to the demarcation plan verified by DTP, Gurgaon vide Endst. no. 2506 dated 29.03.2023 shown as A to D on the zoning plan.
- LAND USE :**
The type of buildings use permissible is Community Building in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Assembly Building" (Refer Code 1.2 xcii(a)).
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES :**
 - The type of building permitted on this site shall be building for Community Building. It shall include buildings designated and intended to be used either wholly or partly for congregation, amusement, recreation and social purposes and shall include any such component buildings as suites (guest rooms) /Manager's residence/residence for Chowkidar which if built shall not exceed 10% of the permissible FAR. The above suites, if constructed, shall only be used for the residents of the colony and their guests and not for commercial venture.
 - The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land Use Zone	Type of Building permitted/permissible structure.
	Open Space Zone	Open parking, garden, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-iii above and uses permissible in the open space zone.
- SITE COVERAGE AND FLOOR AREA RATIO (FAR) :**
 - The building or buildings shall be constructed only with in the portion of the site marked as building zone as explained above, and nowhere else.
 - The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall be 35% on the site area.
 - Maximum permissible FAR shall be 150% on the site area.
- HEIGHT OF BUILDING:**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:
 - The height of the buildings shall be unrestricted as provided in Code 6.3(3)(iii) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
 - The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
 - All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11(5) of the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS.(in meters)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	35	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	16

- 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.

- PARKING:**
 - 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 of the Haryana Building Code, 2017.
 - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- APPROACH TO SITE:**
 - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Director General, Town & Country Planning, Haryana.
 - 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.

- APPROVAL OF BUILDING PLANS:**
The building plans of the building to be constructed at site shall have to be got approved from the Director General, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of the Haryana Building Code - 2017 (as amended time to time) before starting of the construction.
- BASEMENT:**
 - The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii) of the Haryana Building Code, 2017.
 - The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.
- 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 Director General, Town & Country Planning, Haryana.
- PROVISIONS OF PUBLIC HEALTH FACILITIES:**
The W.C. and urinals provided in the buildings shall conform to the National Building Code of India, 2016.
- EXTERNAL FINISHES:**
 - 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 Director, Town & Country Planning, Haryana.
 - The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - 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.
 - 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:**
 - Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of Indian National Building Code, 2016.
- BUILDING BYE-LAWS:**
The construction of the building/ buildings shall be governed by provisions of the Haryana Building Code, 2017, amended from time to time.
- FIRE SAFETY MEASURES:**
 - The owner will ensure the provision of proper fire safety measures in the multi-storeyed buildings conforming to the provisions of the Code 7.17 of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
 - 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 Chief Electrical Inspector, Haryana.
 - 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.
- The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the owner shall strictly comply with the Code 8.3 of the Haryana Building Code 2017, for enforcement of the Energy Conservation Building Codes.
- That the owner shall ensure the installation of Solar Power Plant as per Code 8.2 of the Haryana Building Code, 2017.
- GENERAL:**
 - 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.
 - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
 - Norms for differently abled persons shall be followed as per Chapter-9 of the Haryana Building Code-2017.
 - No advertisement shall be permitted.
 - The community building/buildings shall be constructed by the Colonizer/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Government.

DRG. NO. DGTCP 9252 DATED 18-05-23

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