



ZONED AREA - 188445.188 SQM (46.56 ACRES)
ALL DIMENSIONS ARE IN METERS.

REVISED ZONING PLAN (AFTER MIGRATION OF LICENSES NO 114 OF 2014 DATED 20.08.2014, 122 OF 2014 DATED 22.08.2014 AND PART AREA OF LICENSE NO 234 OF 2007 DATED 16.10.2007 IN LICENSE NO 15 OF 2017 DATED 02.05.2017) FOR BALANCE AREA MEASURING 54.6125 ACRES OF LICENSE NO 234 OF 2007, 0.4375 ACRE OF LICENSE NO 52 OF 2009 AND 1.00 ACRE OF LICENSE NO 35 OF 2010 TOTALING AREA MEASURING 56.05 ACRES FOR GROUP HOUSING SCHEME IN SECTOR 65 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY MANGLAM MULTIPLEX PRIVATE LIMITED.

1. For purpose of Code 1.2 (iv)(c) & 6.1 (i) of the Haryana Building Code, 2017, amended from time to time.
2. **SCALE & DATE OF SITE:**
3. The floor and area of site is in accordance with the demarcation plan shown as 1:500 as confirmed by DTS, Gurgaon vide dated No. 4786 dated 14.11.2007.
4. **TYPES OF BUILDINGS PERMITTED AND LAND USES:**
 - (a) The type of building permitted on the site shall be: Buildings designated in the form of Planned Development for residential purposes or an auxiliary or appurtenant building, including community facilities, public, recreational and public utility as per the demarcation plan approved by the Director, Urban Local Bodies, Gurgaon.
 - (b) The site shall be developed and building constructed thereon as indicated in and explained in this Sub-clause.
5. **LAND USE ZONE:**

NOTATION	Land Use Zone	Type of Building permitted / Permissible structure / Permissible activities etc.
(Symbol)	Open Space Zone	Open parking, garden, landscaping features, playground etc.
(Symbol)	Building Zone	Building as per permissible land use in clause 4 above and uses permissible in the open space zone.
6. **SITE COVERAGE AND FLOOR AREA RATIO (FAR):**
 - (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and cover the site.
 - (b) The maximum coverage on ground floor shall be 25% of the site area and shall not be more than 100% of the total site area as per Code 4.3 (b)(3).
 - (c) Maximum Floor Area Ratio shall not be 175% for the area of Building Zone as per Code 4.3 (b)(3)(b). However, it shall not include community building, which shall be as per the provision herein, the building zone of which shall have to be approved from the Director, Urban and Country Planning, Gurgaon.
7. **HEIGHT OF BUILDING:**

The height of the building block, subject to clearance to the provision of the site coverage and FAR, shall be governed by the following:

 - (a) The maximum height of the buildings shall be as per Code 5.2 (b)(3)(i).
 - (b) The plot height of building shall be as per Code 5.2.
 - (c) All building height shall be constructed as to be measured on clear or distance not less than the set back required for such building according to the table below:

Sl. No.	Building Height (m)	Setback (m) from adjacent plot
1	1.5	1.5
2	2.0	2.0
3	2.5	2.5
4	3.0	3.0
5	3.5	3.5
6	4.0	4.0
7	4.5	4.5
8	5.0	5.0
9	5.5	5.5
10	6.0	6.0
11	6.5	6.5
12	7.0	7.0
13	7.5	7.5
14	8.0	8.0
15	8.5	8.5
16	9.0	9.0
17	9.5	9.5
18	10.0	10.0
19	10.5	10.5
20	11.0	11.0
21	11.5	11.5
22	12.0	12.0
23	12.5	12.5
24	13.0	13.0
25	13.5	13.5
26	14.0	14.0
27	14.5	14.5
28	15.0	15.0
29	15.5	15.5
30	16.0	16.0
31	16.5	16.5
32	17.0	17.0
33	17.5	17.5
34	18.0	18.0
35	18.5	18.5
36	19.0	19.0
37	19.5	19.5
38	20.0	20.0
39	20.5	20.5
40	21.0	21.0
41	21.5	21.5
42	22.0	22.0
43	22.5	22.5
44	23.0	23.0
45	23.5	23.5
46	24.0	24.0
47	24.5	24.5
48	25.0	25.0
49	25.5	25.5
50	26.0	26.0
51	26.5	26.5
52	27.0	27.0
53	27.5	27.5
54	28.0	28.0
55	28.5	28.5
56	29.0	29.0
57	29.5	29.5
58	30.0	30.0
59	30.5	30.5
60	31.0	31.0
61	31.5	31.5
62	32.0	32.0
63	32.5	32.5
64	33.0	33.0
65	33.5	33.5
66	34.0	34.0
67	34.5	34.5
68	35.0	35.0
69	35.5	35.5
70	36.0	36.0
71	36.5	36.5
72	37.0	37.0
73	37.5	37.5
74	38.0	38.0
75	38.5	38.5
76	39.0	39.0
77	39.5	39.5
78	40.0	40.0
79	40.5	40.5
80	41.0	41.0
81	41.5	41.5
82	42.0	42.0
83	42.5	42.5
84	43.0	43.0
85	43.5	43.5
86	44.0	44.0
87	44.5	44.5
88	45.0	45.0
89	45.5	45.5
90	46.0	46.0
91	46.5	46.5
92	47.0	47.0
93	47.5	47.5
94	48.0	48.0
95	48.5	48.5
96	49.0	49.0
97	49.5	49.5
98	50.0	50.0
99	50.5	50.5
100	51.0	51.0
101	51.5	51.5
102	52.0	52.0
103	52.5	52.5
104	53.0	53.0
105	53.5	53.5
106	54.0	54.0
107	54.5	54.5
108	55.0	55.0
109	55.5	55.5
110	56.0	56.0
111	56.5	56.5
112	57.0	57.0
113	57.5	57.5
114	58.0	58.0
115	58.5	58.5
116	59.0	59.0
117	59.5	59.5
118	60.0	60.0
119	60.5	60.5
120	61.0	61.0
121	61.5	61.5
122	62.0	62.0
123	62.5	62.5
124	63.0	63.0
125	63.5	63.5
126	64.0	64.0
127	64.5	64.5
128	65.0	65.0
129	65.5	65.5
130	66.0	66.0
131	66.5	66.5
132	67.0	67.0
133	67.5	67.5
134	68.0	68.0
135	68.5	68.5
136	69.0	69.0
137	69.5	69.5
138	70.0	70.0
139	70.5	70.5
140	71.0	71.0
141	71.5	71.5
142	72.0	72.0
143	72.5	72.5
144	73.0	73.0
145	73.5	73.5
146	74.0	74.0
147	74.5	74.5
148	75.0	75.0
149	75.5	75.5
150	76.0	76.0
151	76.5	76.5
152	77.0	77.0
153	77.5	77.5
154	78.0	78.0
155	78.5	78.5
156	79.0	79.0
157	79.5	79.5
158	80.0	80.0
159	80.5	80.5
160	81.0	81.0
161	81.5	81.5
162	82.0	82.0
163	82.5	82.5
164	83.0	83.0
165	83.5	83.5
166	84.0	84.0
167	84.5	84.5
168	85.0	85.0
169	85.5	85.5
170	86.0	86.0
171	86.5	86.5
172	87.0	87.0
173	87.5	87.5
174	88.0	88.0
175	88.5	88.5
176	89.0	89.0
177	89.5	89.5
178	90.0	90.0
179	90.5	90.5
180	91.0	91.0
181	91.5	91.5
182	92.0	92.0
183	92.5	92.5
184	93.0	93.0
185	93.5	93.5
186	94.0	94.0
187	94.5	94.5
188	95.0	95.0
189	95.5	95.5
190	96.0	96.0
191	96.5	96.5
192	97.0	97.0
193	97.5	97.5
194	98.0	98.0
195	98.5	98.5
196	99.0	99.0
197	99.5	99.5
198	100.0	100.0
199	100.5	100.5
200	101.0	101.0
8. **FABRICATION:**
 - (a) Suitable parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site as per Code 7.2.
 - (b) In no circumstances, the vehicular traffic related to the plot/ premises shall be parked outside the plot area.
9. **APPROACH TO SITE:**
 - (a) The approach road to the site shall be provided and provided along the consideration to the junction with the surrounding roads in the satisfaction of the Competent Authority.
 - (b) The approach to the site shall be shown on the site plan.
 - (c) Entry and Exit road shall be permitted as a dedicated road on the site.
10. **GATE POST AND BOUNDARY WALL:**
 - (a) Every boundary wall, walling or fence construction, hedge or fence along with gates and gate posts shall be constructed along the boundary of the plot/ premises and shall be constructed in accordance with the provisions of the Competent Authority.
 - (b) The gate posts shall be constructed as to be measured on clear or distance not less than the set back required for such building according to the table below:
11. **DENSITY:**
 - (a) The maximum density of the population provided in the colony shall be 100 persons per 1000 sqm as the site of 700 sqm.
 - (b) For controlling the density, the occupancy per ward dwelling unit shall be taken as four persons and for senior dwelling unit two persons per ward or one person per 75 square meters of living area, whichever is more.
12. **ACCOMMODATION FOR SENIOR POPULATION:**

Adequate accommodation shall be provided for disabled, elderly and other senior population of 10%. The number of such dwelling units for disabled persons shall not be less than 10% of the number of main dwelling units and the number of such units shall be placed in the main area and not be less than 10 square meters, or within 10% of the total number of dwelling units having a minimum area of 20 square meters shall be constructed for L.A.'s category.
13. **OPEN SPACES:**

Within the site, open spaces including those between the blocks and along of buildings shall be developed, designed and landscaped according to the plan approved by the Competent Authority. At least 10% of the total 10000 sqm area shall be developed in open spaces for 2000 sqm and shall be provided.
14. **CONVENIENT SHOPPING:**
 - (a) A list of the names of all shops shall be prepared by the promoter for convenient shopping with the following conditions:
 - (i) The ground coverage of 1000 sqm with 100 sqm of area shall be available. However, the width of the premises shall not be less than 10m.
 - (ii) The size of the shop shall not be more than 2.70 meter x 2.70 meter and 2.70 meter x 3.25 meter.
 - (iii) The height of the shop shall not be more than 4.00 meter.
15. **PROVISIONS OF COMMUNITY BUILDINGS:**

The community buildings shall be provided as per the conditions given in the Group Housing Colony.
16. **BAR ON SUB-DIVISION OF SITE:**
 - (a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act 1989 and Rules framed thereunder.
 - (b) Sub-division of the site shall not be permitted, in any circumstances.
17. **APPROVAL OF BUILDING PLANS:**

The building plans of the building to be constructed at the site have to be got approved from the Director, Urban and Country Planning, Gurgaon. However, any other approval as per the provisions of the Haryana Building Code, 2017, shall be obtained from the Director, Urban and Country Planning, Gurgaon.
18. **BASEMENT:**
 - (a) The number of basement stories in Group Housing shall be as per Code 4.3 (b)(3)(ii).
 - (b) The construction of basement shall be in accordance with Code 4.3.
19. **PROVISIONS OF PUBLIC HEALTH FACILITIES:**

The U.C. and urinals provided in the building shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
20. **EXTERNAL FINISHES:**
 - (a) The external wall finish, to be as possible shall be in natural or government type of materials like bricks, cement concrete, white wash, etc. The external wall finish shall be as per the provisions of the Haryana Building Code, 2017.
 - (b) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (c) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (d) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (e) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (f) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (g) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (h) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (i) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (j) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (k) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (l) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (m) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (n) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (o) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (p) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (q) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (r) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (s) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (t) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (u) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (v) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (w) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (x) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (y) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
 - (z) The external wall finish shall be in accordance with the provisions of the Haryana Building Code, 2017.
21. **UTILITIES AND SERVICES:**
 - (a) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (b) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (c) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (d) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (e) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (f) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (g) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (h) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (i) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (j) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (k) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (l) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (m) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (n) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (o) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (p) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (q) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (r) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (s) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (t) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (u) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (v) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (w) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (x) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (y) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (z) All water services shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
22. **BUILDING EYE-LINE:**

The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017. In the vicinity where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
23. **FIRE SAFETY PROVISIONS:**
 - (a) The owner and occupier shall ensure the provision of proper fire safety measures in the multi-storied building conforming to the provisions of the Haryana Building Code, 2017, National Building Code of India, 2016 and the same shall be got certified from the Competent Authority.
 - (b) Electric Sub Station/generator etc. provided should be on solid ground near DG LT Control panel on ground floor as an upper level and it should be located on outer periphery of the building, the same should be got approved from the Competent Authority.
 - (c) To ensure the building safety shall be got approved from the Director, Urban Local Bodies, Gurgaon or any person authorized by the Director, Urban Local Bodies, Gurgaon. The approval shall be obtained after the construction work at site.
 - (d) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (e) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (f) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (g) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (h) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (i) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (j) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (k) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (l) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (m) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (n) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (o) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (p) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (q) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (r) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (s) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (t) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (u) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (v) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (w) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (x) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (y) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
 - (z) The fire alarm system shall be provided as per Code 7.1 of the Haryana Building Code, 2017.
24. **GENERAL:**
 - (a) Among other sites and spaces detailed elsewhere of building along all sites required to public view shall be shown according to the plan approved by the Competent Authority.
 - (b) The site plan shall be approved by the Competent Authority.
 - (c) The site plan shall be approved by the Competent Authority.
 - (d) The site plan shall be approved by the Competent Authority.
 - (e) The site plan shall be approved by the Competent Authority.
 - (f) The site plan shall be approved by the Competent Authority.
 - (g) The site plan shall be approved by the Competent Authority.
 - (h) The site plan shall be approved by the Competent Authority.
 - (i) The site plan shall be approved by the Competent Authority.
 - (j) The site plan shall be approved by the Competent Authority.
 - (k) The site plan shall be approved by the Competent Authority.
 - (l) The site plan shall be approved by the Competent Authority.
 - (m) The site plan shall be approved by the Competent Authority.
 - (n) The site plan shall be approved by the Competent Authority.
 - (o) The site plan shall be approved by the Competent Authority.
 - (p) The site plan shall be approved by the Competent Authority.
 - (q) The site plan shall be approved by the Competent Authority.
 - (r) The site plan shall be approved by the Competent Authority.
 - (s) The site plan shall be approved by the Competent Authority.
 - (t) The site plan shall be approved by the Competent Authority.
 - (u) The site plan shall be approved by the Competent Authority.
 - (v) The site plan shall be approved by the Competent Authority.
 - (w) The site plan shall be approved by the Competent Authority.
 - (x) The site plan shall be approved by the Competent Authority.
 - (y) The site plan shall be approved by the Competent Authority.
 - (z) The site plan shall be approved by the Competent Authority.

DATE: 02-05-2017

(BALWANT SINGH) SD (HJ)
 (MANGLAM MULTIPLEX PRIVATE LIMITED) DTP (HJ)
 (L. SATHYANARAYAN) SD (HJ)
 (T.L. SATHYANARAYAN) DTP (HJ)