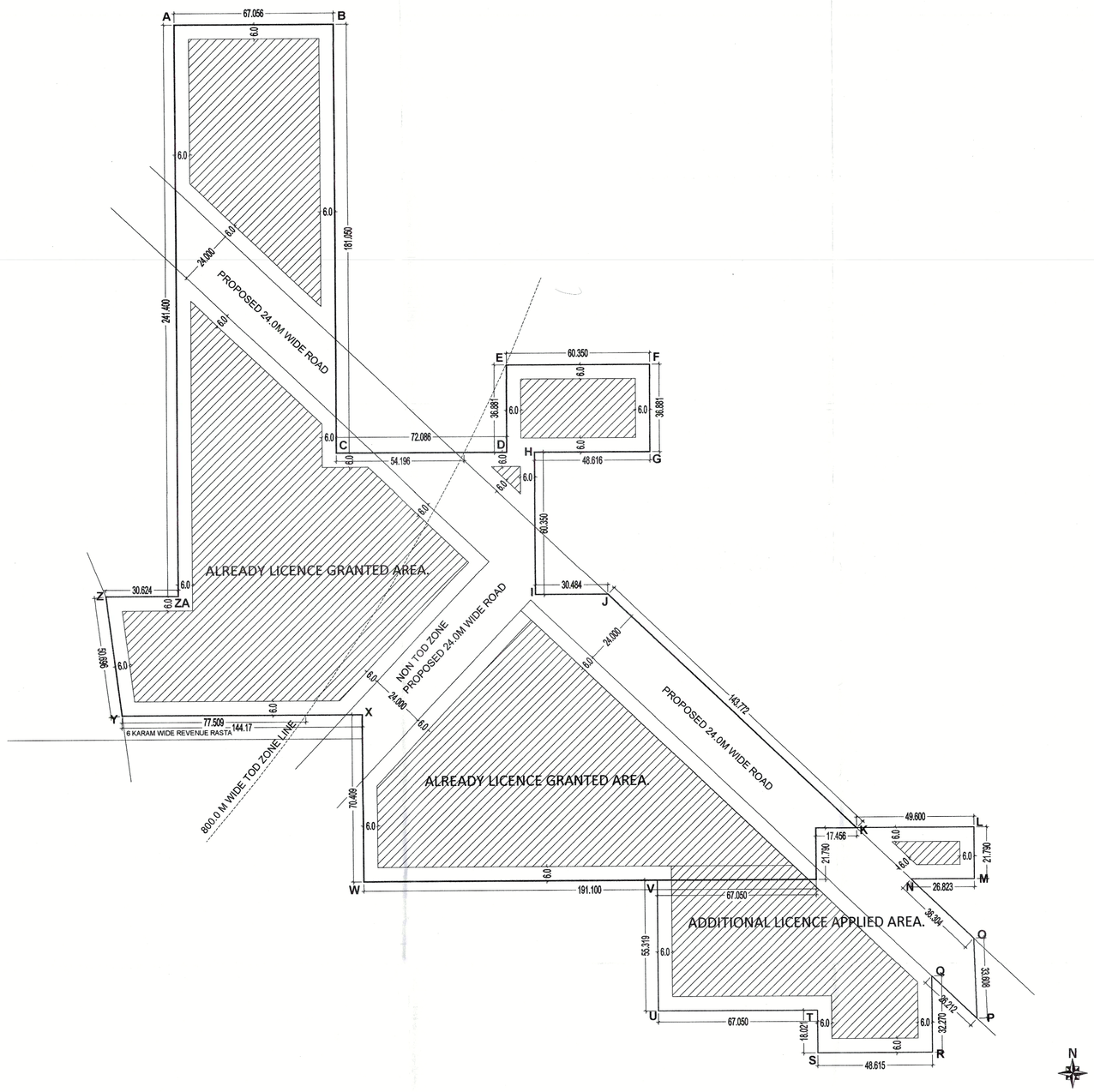
LC-4772-B

ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 2.3159 ACRES (LICENCE NO. 172 OF 2023 DATED 25/08/2023.) IN ALREADY LICENCE GRANTED FOR GROUP HOUSING COLONY FOR AN AREA MEASURING 5.785 ACRES UNDER TOD POLICY DATED 09.02.2016 (LICENSE NO.92 OF 2022 DATED 12.07.2022) AND 6.175 ACRES (BEYOND TOD ZONE) (LICENCE NO. 91 OF 2022 DATED 12.07.2022) TOTAL AREA MEASURING 14.2759 ACRES IN SECTOR-76, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY WHITELAND CORPORATION PVT. LTD.

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE 2017, amended from time to time.



ZONED AREA = 8.4551 ACRES.
ALL DIMENSIONS ARE IN METERS.

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan verified by DTP, Gurugram.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

The building or buildings shall be constructed only within the portion of the site marked ▨ as Building zone as explained above, and nowhere else.

(a) The proportion up to which the site can be covered with building or buildings of Group housing colony on the ground floor and subsequent floors shall not exceed overall 40% of the area i.e. 5.785 acres as per TOD Policy dated 09.02.2016 and 35 % on the area of 8.4909 acres (Beyond TOD zone).
(b) Maximum permissible FAR shall be 2.50 on the area of 5.785 acres (falling in Transition Zone) as per TOD Policy dated 09.02.2016 and 1.75 on the area of 8.4909 acres (Beyond TOD zone) .
(c) The additional FAR of 34271.9632 Sqm is also permitted in lieu of following granted TDR utilization certificate :-

S.No.	TDR Certificate No.	Area in Sqm.
1.	01-1113 of 2022 dated 28.11.2022	34271.9632
	TOTAL	34271.9632

4. HEIGHT OF BUILDING

(a) The maximum height of the building shall be as per the Haryana Building Code ,2017.
(b) The plinth height of building shall be as per the Haryana Building Code , 2017.
(c) All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	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

(d)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.

5. GATE POST AND BOUNDARY WALL

a. Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP, Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall be allowed to open on the sector road/public open space.
b. The boundary wall shall be constructed as per HBC 2017.

6. DENSITY

a. The minimum/maximum density of the population provided in the colony shall be 430 (± 10%) PPA on the area of 5.785 acres (falling in Transition Zone)as per TOD Policy dated 09.02.2016 and minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA on the area beyond TOD zone i.e. 8.4909 acres and Maximum density (PPA) with TDR is Existing+400.
b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

7 ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS.The number of such dwelling units for domestic servants shall not be less then 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

8. PARKING

a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. It shall be calculated on the rationale of carpet area of each dwelling unit as per the TOD policy dated 09.02.2016, which is as under:
   Up to 100 sqmt -0.5 ECS
   Between 100 sqmt to 150 sqmt -1.0 ECS
   More than 150 sqmt -1.5 ECS
   Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 beyond TOD zone.
   In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

9. OPEN SPACES

While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the DG,TCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e tot lots and play ground.

10. LIFTS AND RAMPS

a) Lifts & Ramps shall be provided as per Haryana Building Code, 2017.
b) Lifts shall be provided with 100% standby generators along with automatic switchover along with staircase of required width & number.

11. 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 Haryana Building Code-2017 (as amended time to time) before starting up the construction.

12. BUILDING BYE-LAWS

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

13. CONVENIENT SHOPPING

0.5% area of 14.2759 acres area shall be reserved to cater for essential convenient shopping with the following conditions.
i) The ground coverage 100% with FAR of 2.50 on the area of 5.785 acres (falling in Transition Zone) and ground coverage of 100% with FAR of 100 will be permissible beyond TOD zone. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony
ii) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

14. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony and as per the provisions of the TOD policy dated 09.02.2016.

15. BASEMENT

(a) 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.
(b) The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017

16. APPROACH TO SITE

a. The vehicular approach to the site shall be planned and provided giving due consideration to the junctions with the surrounding roads to the satisfaction of the competent authority.
b. The approach to the site shall be shown on the zoning plan.

17. FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Haryana Building Code 2017/ National Building Code of India, 2016 and the same should be got certified from the competent authority
ii. 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 competent authority.
iii. To ensure the 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. These approvals shall be obtained prior to starting the construction work at site.

18. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

19. That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. 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.
21. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

22. GENERAL

(a) 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.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
(c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
(d) Garbage collection center of appropriate size shall be provided within the site.
(e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.
(f) That you shall abide by the policies issued by the Department time to time regarding allotment of EWS flats.
(g) Garbage collection center of appropriate size shall be provided within the site

DRG. NO. DG,TCP 9522 DATED:- 25-08-2023

(RAM AVTAR BASSI) JD (HQ)	(SANJAY NARANG) ATP(HQ)	(R.S. BATTH) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.P. SINGH) CTP (HR)	(T.L. SATYAPRAKASH, IAS) DG,TCP (HR)