

REVISED ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 177.86 ACRES (LICENSE NO.10 OF 2009 DT. 21.05.2009, LICENSE NO. 113 OF 2011 DT. 22.12.2011 & LICENSE NO. 117 OF 2022 DT. 23.08.2022) IN SECTOR-65 & 62, GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

FOR PURPOSE OF CODE 1.2 (kvii) & 6.1 (i) 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:

Marking	Permissible use of land on the plot as per the Haryana Building Code 2017.	Remarks
1	Residential	1. Residential use only.
2	Public open space	2. To be used only for public open spaces.
3	Commercial	3. Commercial use only.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT // INCLUDING STILL PARKING :-
(a) The building or buildings shall be constructed only within the portion of the site marked as built-up area as explained above, and nowhere else.
(b) The Maximum Ground Coverage, Basement, FAR and maximum permissible height // including still parking on the area of the site mentioned in column-1, according to the table below :-

Plot Boundary	Maximum Permissible Ground Coverage (%)	Maximum Permissible Basement (%)	Maximum Permissible FAR (Floor Area Ratio)	Maximum Permissible Height (m)	Maximum Permissible Height (ft)
Below 75 sq. m.	75%	4%	1.0	3.0	9.8
Above 75 sq. m. up to 100 sq. m.	75%	4%	1.0	3.0	9.8
Above 100 sq. m. up to 150 sq. m.	75%	4%	1.5	3.5	11.5
Above 150 sq. m. up to 200 sq. m.	75%	4%	2.0	4.0	13.1
Above 200 sq. m. up to 250 sq. m.	75%	4%	2.5	4.5	14.8
Above 250 sq. m. up to 300 sq. m.	75%	4%	3.0	5.0	16.4
Above 300 sq. m. up to 350 sq. m.	75%	4%	3.5	5.5	18.0
Above 350 sq. m. up to 400 sq. m.	75%	4%	4.0	6.0	19.7
Above 400 sq. m. up to 450 sq. m.	75%	4%	4.5	6.5	21.3
Above 450 sq. m. up to 500 sq. m.	75%	4%	5.0	7.0	23.0
Above 500 sq. m. up to 550 sq. m.	75%	4%	5.5	7.5	24.6
Above 550 sq. m. up to 600 sq. m.	75%	4%	6.0	8.0	26.2
Above 600 sq. m. up to 650 sq. m.	75%	4%	6.5	8.5	27.9
Above 650 sq. m. up to 700 sq. m.	75%	4%	7.0	9.0	29.5
Above 700 sq. m. up to 750 sq. m.	75%	4%	7.5	9.5	31.2
Above 750 sq. m. up to 800 sq. m.	75%	4%	8.0	10.0	32.8
Above 800 sq. m. up to 850 sq. m.	75%	4%	8.5	10.5	34.4
Above 850 sq. m. up to 900 sq. m.	75%	4%	9.0	11.0	36.1
Above 900 sq. m. up to 950 sq. m.	75%	4%	9.5	11.5	37.7
Above 950 sq. m. up to 1000 sq. m.	75%	4%	10.0	12.0	39.4

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 further 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 provision for disposal at the towable collection point to be provided by the coloniser.

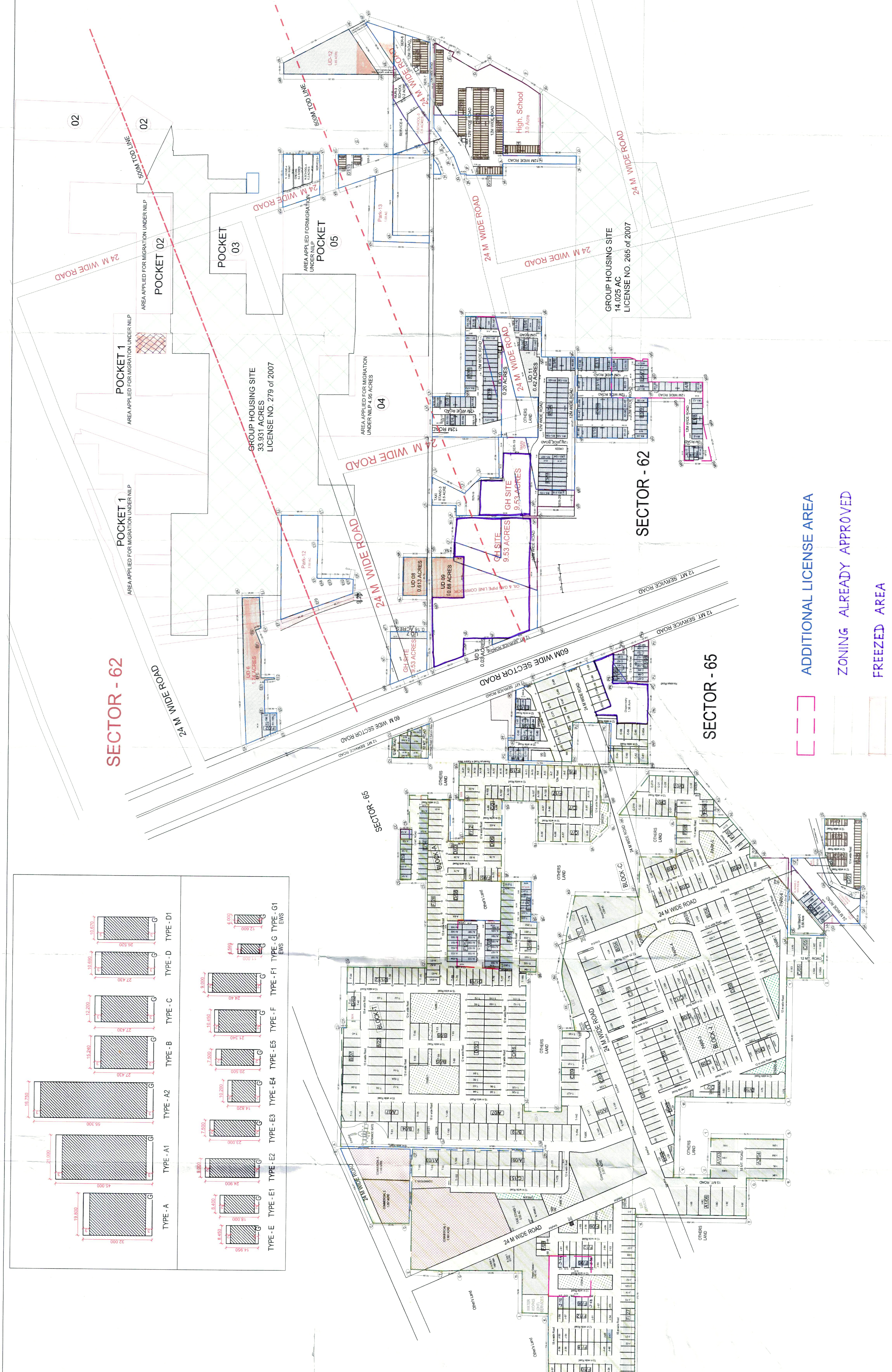
16. ACCESS
No plot or public building will derive an access from less than 12.00 meters wide road.

17. THE COMMUNITY BUILDING/BUILDINGS shall be constructed by the Coloniser / 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 sites shall vest with the Government.

18. GENERAL-
(a) That the coloniser/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/57/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
(d) Rain Water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurugram wide Endst no. 11113 dated 09.09.2022

DRG. NO. D.TCP/9085 DATED 21-08-23



TYPE-A **TYPE-E1** **TYPE-E2** **TYPE-E3** **TYPE-E4** **TYPE-E5** **TYPE-F** **TYPE-G** **TYPE-G1**

TYPE-B **TYPE-C** **TYPE-D** **TYPE-D1** **TYPE-F1** **TYPE-G** **TYPE-G1**

TYPE-A2 **TYPE-E1** **TYPE-E2** **TYPE-E3** **TYPE-E4** **TYPE-E5** **TYPE-F** **TYPE-G** **TYPE-G1**

TYPE-B **TYPE-C** **TYPE-D** **TYPE-D1** **TYPE-F1** **TYPE-G** **TYPE-G1**

TYPE-A1 **TYPE-E1** **TYPE-E2** **TYPE-E3** **TYPE-E4** **TYPE-E5** **TYPE-F** **TYPE-G** **TYPE-G1**

TYPE-B **TYPE-C** **TYPE-D** **TYPE-D1** **TYPE-F1** **TYPE-G** **TYPE-G1**

TYPE-A2 **TYPE-E1** **TYPE-E2** **TYPE-E3** **TYPE-E4** **TYPE-E5** **TYPE-F** **TYPE-G** **TYPE-G1**

TYPE-B **TYPE-C** **TYPE-D** **TYPE-D1** **TYPE-F1** **TYPE-G** **TYPE-G1**

ADDITIONAL LICENSE AREA
ZONING ALREADY APPROVED
FREEZED AREA

(RAMAVATAR BASSI) AD(HQ)
(SANJAY VARANG) ATP (HQ)
(R.S. BATH) DTP(HQ)
(HITESH SHARMA) STP (HQ)
(R.S. SINGH) CTP(HR)
(T.L. SATYAPRAKASH, IAS) DG, TCP (HR)