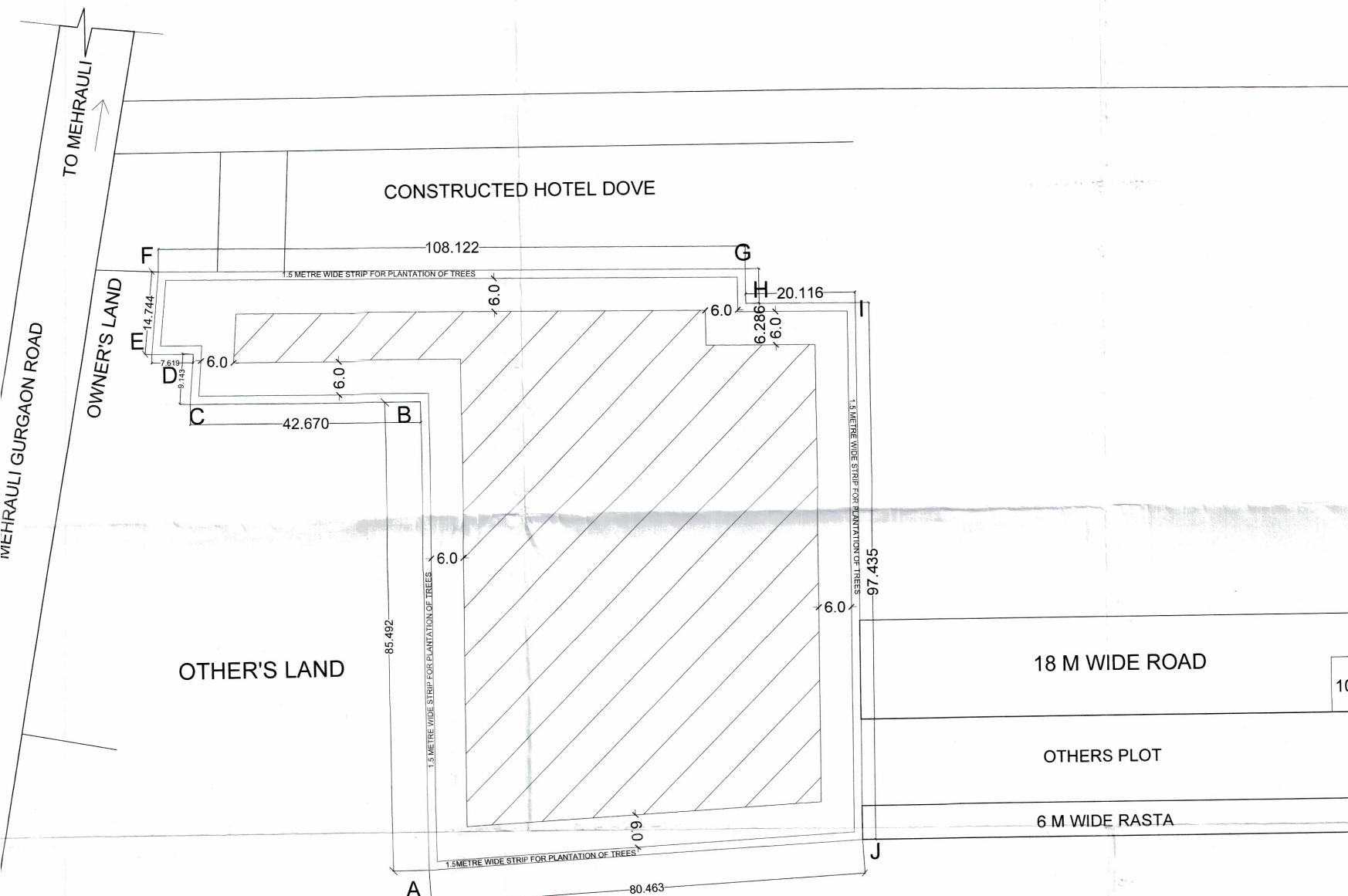


ZONING PLAN OF GROUP HOUSING COLONY MEASURING 2.364063 ACRES (LICENSE NO 13 OF 2018 DATED 09-02-2018) IN SECTOR-15-PART-II, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. RAVIJEET SINGH & SH. PAWAN KUMAR IN COLLABORATION WITH ALPHA CORP DEVELOPMENT PVT. LTD. LC-3156



NORTH
ZONED AREA = 6209.913 SQM.
ALL DIMENSIONS ARE IN METERS.

- 1. For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**
- 2. SHAPE & SIZE OF SITE.**
The shape and size of site is in accordance with the demarcation plan shown as A to J as confirmed by DTP, Gurugram vide Endst No. 9599 dated 03.10.2017.
- 3. TYPE OF BUILDING PERMITTED AND LAND USES.**

Notation	Land use Zone	Type of Building permitted / permissible structure
[Empty Box]	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
[Hatched Box]	Building Zone	Building as per permissible land use in clause - a above and uses permissible in the open space zone as given in table above.

- 4. SITE COVERAGE AND FLOOR AREA RATIO (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.
 - The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be on the area of site.
 - Maximum Permissible FAR shall be 175 on the area of site. However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director Town and Country Planning, Haryana.
- 5. 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 maximum height of the buildings shall be as per the Haryana Building Code, 2017.
 - The plinth height of building shall be as per the Haryana Building Code, 2017.
 - 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)	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

- 6. PARKING**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per the Haryana Building Code, 2017.
 - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
- 7. APPROACH TO SITE**
 - 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.
 - The approach to the site shall be shown on the zoning plan.
 - Entry and Exit shall be permitted as indicated/ marked on the plan.
- 8. GATE POST AND BOUNDARY WALL**
 - Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by Competent Authority. 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.
 - The boundary wall shall be constructed as per the Haryana Building Code, 2017.
- 9. DENSITY**
 - The minimum density of the population provided in the colony shall be 100 PPA and maximum be 400 PPA on the area of the site.
 - 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 7.5 square metres of living area, whichever is more.
- 10. 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 than 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 13 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for E.W.S category.

- 11. 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 Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

- 12. CONVENIENT SHOPPING**
0.5% of the area of the site shall be reserved to cater for essential convenient shopping with the following:-
 - The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of ground coverage and FAR of the Group Housing Colony.
 - The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
 - The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.
- 13. PROVISIONS OF COMMUNITY BUILDINGS**
The community buildings shall be provided as per the composite norms in the Group Housing Colony.
- 14. BAR ON SUB-DIVISION OF SITE**
 - The site of the Group Housing Colony shall be governed by the Haryana Apartment Owners' Act, 1987 and framed thereunder.
 - Sub-division of the site shall not be permitted, in any circumstances.
- 15. APPROVAL OF BUILDING PLANS**
The building plans of the building to be constructed at site shall have to be got approved from the Country Planning, Haryana/ any other persons or the committee authorized by him, under section 13 of the Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before construction.
- 16. BASEMENT**
 - The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
 - The construction of basement shall be executed as per the Haryana Building Code, 2017.
- 17. PROVISIONS OF PUBLIC HEALTH FACILITIES**
The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017.
- 18. EXTERNAL FINISHES**
 - The external wall finishes, so far as possible shall be in natural or permanent type of material like concrete, terracotta, grills, marble, chips, class metals or any other finish which may be approved by the Competent Authority.
 - All sign boards and names shall be written on the spaces provided on buildings as per approved plan specifically for this purpose and at no other places, whatsoever.
 - For building services, plumbing services, construction practice, building material, foundation etc. shall be as per the Haryana Building Code, 2017 shall be followed.
- 19. LIFTS AND RAMPS.**
 - Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
 - Lift shall be preferably with 100% standby generators along with automatic switchover and required width and number.
 - If lift not provided as per (b) above, ramps shall be provided as per the provisions of National Building Code, 2016.
- 20. BUILDING BYE-LAWS**
The construction of the building/buildings shall be governed by provisions of the Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
- 21. FIRE SAFETY MEASURES**
 - The owner will ensure the provision of proper fire safety measures in the multi storied buildings as per provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and as per notified form the Competent Authority.
 - Electric Sub Station/ generator room if provided should be on solid ground near DG/ LT. C. room or in upper basement and it should be located on outer periphery of the building, approved from the Competent Authority.
 - To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana. This approval shall be obtained before construction work at site.
- 22.** That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting construction work.
- 23.** That the rain water harvesting system shall be provided as per Central Ground Water Authority, 1987 notification as applicable.
- 24.** That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting.
- 25.** That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 15.31.03.2016 issued by Haryana Government Renewable Energy Department.
- 26.** That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Government Renewable Energy Department vide Notification No. 19/4.14.03.2016.
- 27.** That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per Notification No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 28. GENERAL**
 - Among other plans and papers detailed elevations of buildings along all sides exposed to view according to scale as mentioned in the Haryana Building Code-2017.
 - The water storage tanks and other plumbing works etc. shall not be exposed to view each shall be suitably encased.
 - No applied decoration like inscription, crosses, names of persons or buildings are permitted on the building.
 - Garbage collection center of appropriate size shall be provided within the site.
 - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DTCP- 6301 Dated 09-02-2018

(BALWANT SINGH)
SD (HQ)

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(DEVENDRA NIMBOKAR)
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