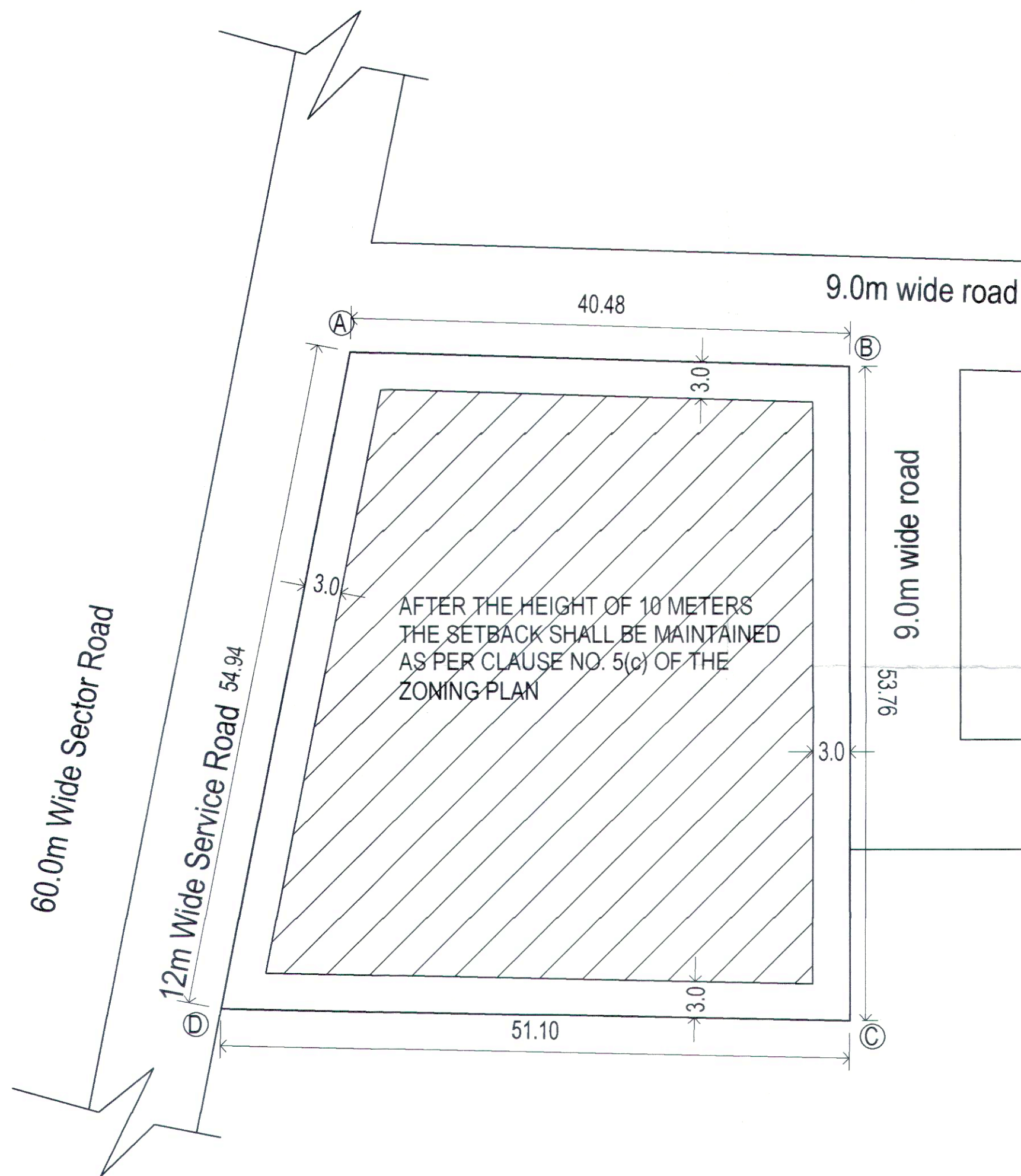


**ZONING PLAN OF COMMERCIAL POCKET AREA MEASURING 2499.65 Sqm (0.618 Acre) FORMING OF RESIDENTIAL AFFORDABLE PLOTTED COLONY UNDER DDJAY -2016 ON THE LAND MEASURING 15.70 ACRES ( LICENSE NO. 33 OF 2023 DATED 16.02.2023 (4.30625 ACRES) AND LICENSE NO.108 OF 2022 DATED 05.08.2022 (11.39375 ACRES) IN SECTOR-93 GURUGRAM BEING DEVELOPED BY ORA LAND AND HOUSING PVT.LTD.**



**For purpose of Code 1.2 (xcvii) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.**

- SHAPE & SIZE OF SITE.**  
The shape and size of site is in accordance with the demarcation plan shown as A to D as confirmed by DTP Gurugram, vide Endst. 2791 dated 12.04.2023
- LAND USE.**  
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**  
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.

Notation	Land use Zone	Type of Building permitted/permissible structure
	Open Space Zone	Open parking, garden, landscaping features, underground 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 within the portion of the site marked as Building zone as explained above, and nowhere else.
  - The maximum coverage on ground floor shall be 60% on the area of site.
  - Maximum Permissible FAR shall be 175% on the area of site. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.
- 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:-  
 (a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii) of the Haryana Building Code, 2017.  
 (b) The plinth height of building shall be as per Chapter 7.3 of 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)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDING (in meters)
1	0	3
2	5	5
3	8	6
4	11	7
5	14	8
6	17	9
7	20	10
8	23	11
9	26	12
10	29	13
11	32	14
12	35	15
13	38	16
14	41	17
15	44	18
16	47	19
17	50	20
18	53	21
19	56	22
20	59	23
21	62	24
22	65	25
23	68	26
24	71	27
25	74	28
26	77	29
27	80	30
28	83	31
29	86	32
30	89	33
31	92	34
32	95	35
33	98	36
34	101	37
35	104	38
36	107	39
37	110	40
38	113	41
39	116	42
40	119	43
41	122	44
42	125	45
43	128	46
44	131	47
45	134	48
46	137	49
47	140	50
48	143	51
49	146	52
50	149	53
51	152	54
52	155	55
53	158	56
54	161	57
55	164	58
56	167	59
57	170	60
58	173	61
59	176	62
60	179	63
61	182	64
62	185	65
63	188	66
64	191	67
65	194	68
66	197	69
67	200	70
68	203	71
69	206	72
70	209	73
71	212	74
72	215	75
73	218	76
74	221	77
75	224	78
76	227	79
77	230	80
78	233	81
79	236	82
80	239	83
81	242	84
82	245	85
83	248	86
84	251	87
85	254	88
86	257	89
87	260	90
88	263	91
89	266	92
90	269	93
91	272	94
92	275	95
93	278	96
94	281	97
95	284	98
96	287	99
97	290	100
98	293	101
99	296	102
100	299	103
101	302	104
102	305	105
103	308	106
104	311	107
105	314	108
106	317	109
107	320	110
108	323	111
109	326	112
110	329	113
111	332	114
112	335	115
113	338	116
114	341	117
115	344	118
116	347	119
117	350	120
118	353	121
119	356	122
120	359	123
121	362	124
122	365	125
123	368	126
124	371	127
125	374	128
126	377	129
127	380	130
128	383	131
129	386	132
130	389	133
131	392	134
132	395	135
133	398	136
134	401	137
135	404	138
136	407	139
137	410	140
138	413	141
139	416	142
140	419	143
141	422	144
142	425	145
143	428	146
144	431	147
145	434	148
146	437	149
147	440	150
148	443	151
149	446	152
150	449	153
151	452	154
152	455	155
153	458	156
154	461	157
155	464	158
156	467	159
157	470	160
158	473	161
159	476	162
160	479	163
161	482	164
162	485	165
163	488	166
164	491	167
165	494	168
166	497	169
167	500	170
168	503	171
169	506	172
170	509	173
171	512	174
172	515	175
173	518	176
174	521	177
175	524	178
176	527	179
177	530	180
178	533	181
179	536	182
180	539	183
181	542	184
182	545	185
183	548	186
184	551	187
185	554	188
186	557	189
187	560	190
188	563	191
189	566	192
190	569	193
191	572	194
192	575	195
193	578	196
194	581	197
195	584	198
196	587	199
197	590	200
198	593	201
199	596	202
200	599	203
201	602	204
202	605	205
203	608	206
204	611	207
205	614	208
206	617	209
207	620	210
208	623	211
209	626	212
210	629	213
211	632	214
212	635	215
213	638	216
214	641	217
215	644	218
216	647	219
217	650	220
218	653	221
219	656	222
220	659	223
221	662	224
222	665	225
223	668	226
224	671	227
225	674	228
226	677	229
227	680	230
228	683	231
229	686	232
230	689	233
231	692	234
232	695	235
233	698	236
234	701	237
235	704	238
236	707	239
237	710	240
238	713	241
239	716	242
240	719	243
241	722	244
242	725	245
243	728	246
244	731	247
245	734	248
246	737	249
247	740	250
248	743	251
249	746	252
250	749	253
251	752	254
252	755	255
253	758	256
254	761	257
255	764	258
256	767	259
257	770	260
258	773	261
259	776	262
260	779	263
261	782	264
262	785	265
263	788	266
264	791	267
265	794	268
266	797	269
267	800	270
268	803	271
269	806	272
270	809	273
271	812	274
272	815	275
273	818	276
274	821	277
275	824	278
276	827	279
277	830	280
278	833	281
279	836	282
280	839	283
281	842	284
282	845	285
283	848	286
284	851	287
285	854	288
286	857	289
287	860	290
288	863	291
289	866	292
290	869	293
291	872	294
292	875	295
293	878	296
294	881	297
295	884	298
296	887	299
297	890	300
298	893	301
299	896	302
300	899	303
301	902	304
302	905	305
303	908	306
304	911	307
305	914	308
306	917	309
307	920	310
308	923	311
309	926	312
310	929	313
311	932	314
312	935	315
313	938	316
314	941	317
315	944	318
316	947	319
317	950	320
318	953	321
319	956	322
320	959	323
321	962	324
322	965	325
323	968	326
324	971	327
325	974	328
326	977	329
327	980	330
328	983	331
329	986	332
330	989	333
331	992	334
332	995	335
333	998	336
334	1001	337
335	1004	338
336	1007	339
337	1010	340
338	1013	341
339	1016	342
340	1019	343
341	1022	344
342	1025	345
343	1028	346
344	1031	347
345	1034	348
346	1037	349
347	1040	350
348	1043	351
349	1046	352
350	1049	353
351	1052	354
352	1055	355
353	1058	356
354	1061	357
355	1064	358
356	1067	359
357	1070	360
358	1073	361
359	1076	362
360	1079	363
361	1082	364
362	1085	365
363	1088	366
364	1091	367
365	1094	368
366	1097	369
367	1100	370
368	1103	371
369	1106	372
370	1109	373
371	1112	374
372	1115	375
373	1118	376
374	1121	377
375	1124	378
376	1127	379
377	1130	380
378	1133	381
379	1136	382
380	1139	383
381	1142	384
382	1145	385
383	1148	386
384	1151	387
385	1154	388
386		