

LC-1043-P  
**REVISED ZONING PLAN FOR SETTING UP OF GROUP HOUSING COLONY OVER AN AREA MEASURING =60.025 ACRES (56.05+3.975 ADDITIONAL AREA) OUT OF WHICH (18.456+3.975 ACRES)=22.481 ACRES FALLING UNDER TRANSIT ZONE (2.50 FAR) IN ADDITION TO MEASURING LICENSE NO. 234 OF 2007, 52 OF 2009 AND 35 OF 2010 AND LICENSE NO. 234 OF 2007, 52 OF 2009 AND 35 OF 2010 GRANTED FOR DEVELOPMENT OF GROUP HOUSING COLONY OVER AN AREA MEASURING 60.025 ACRES IN SECTOR 65, GURUGRAM BEING DEVELOPED BY MANGLAM MULTIPLEX PVT. LTD. FOR PURPOSE OF CHAPTER 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.**

**1. SHAPE & SIZE OF SITE**  
 The shape and size of site is in accordance with the demarcation plan as confirmed by DTP Gurugram vide Endt No. 4114 dated 19.05.2023 shown in the zoning plan S-1 to S-7.

**2. TYPE OF BUILDING PERMITTED AND LAND USES**  
 (a) The type of Residential / Commercial buildings permissible in this site shall conform to provisions of the Residential zone as provided in the Appendix 'B' to the Final Development Plan of Gurugram Master Urban Complex, and the Haryana Building Code 2017, as amended from time to time, as applicable.  
 (b) The site shall be developed and building constructed thereon as indicated in and explained in the table below:-

Notation	Land use Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open space, garden, landscaping features, underground parking, etc.
	Building Zone	Building as per permissible land use in above table and uses permissible in the open space zone as per table above.

**3. 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 nowhere else.  
 (b) As per code 6.3.3(i)(b) on ground floor shall be 35% and on subsequent floors shall be on the area of 59.9895 acres.  
 (c) Maximum Permissible FAR shall be 175 on the area of 37.5585 acres. However, it shall not include community building, parking, open spaces, etc. For the purpose of this FAR, the building plan of which shall have to be approved from the Director General Town and Country Planning, Haryana.  
 (d) Maximum permissible FAR shall be 2.50 on the area of (18.456+3.975) =22.431 acres

**4. HEIGHT OF BUILDING**  
 The height of the building block, subject to 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 per the Haryana Building Code, 2017.  
 (b) The height of the building shall be as per the Haryana Building Code, 2017.  
 (c) The height of the building shall be as per the Haryana Building Code, 2017, as amended from time to time, as applicable.

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.	33	11
9.	36	12
10.	40	13
11.	45	14
12.	55 & above	16

**5. PARKING**  
 (a) In such interior or exterior open space intended to be used for the benefit of more than one building belonging to the same owner, the width of such open air space shall be the one specified in the table below as specified in (c) above.  
 (b) The parking shall be calculated on the rationale of carpet area of each dwelling, which is as under:-  
 = 0.5 ECS for up to 100 sqm.  
 = 1.0 ECS for more than 100 sqm to 150 sqm.  
 = 1.5 ECS for more than 150 sqm.  
 (c) Adequate parking space, covered, open or in the basement shall be provided for vehicles of user and occupiers, with in the site as per code 7.1, except as provided in the sub clause (a) above.  
 (d) In no circumstance, the vehicles belonging / related to the plot/premises shall be parked outside the plot area.

**6. 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.

**7. GATE POST AND BOUNDARY WALL**  
 (a) Such boundary wall, railings or their combination, hedge or fences along with gates and gate posts shall be 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 the Haryana Building Code, 2017.

**9. DENSITY**  
 (a) The maximum density of the population provided in the residential colony shall be 430 (+10%) PPA on the area of 60.025 acres. The area of the site shall be divided into zones as per the provisions of the Haryana Building Code, 2017. The occupancy per dwelling unit shall be taken as five persons. & for service dwelling units shall be taken as two person per room or one person for 7.5 sqm of living area whichever is more.

**10. ACCOMMODATION FOR SERVICE POPULATION**  
 (a) Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such units shall be as per the provisions of the Haryana Building Code, 2017. The number of such units and the carpet area of such units if attached to the main units shall not be less than 400 sqm and 10% of the total number of dwelling units having a minimum area of 200 sqft shall be earmarked for EWS category.

**11. CONVENIENT SHOPPING**  
 0.5% of the area of 0.30 acres shall be reserved to cater for essential convenient shopping with following conditions:  
 (a) The ground coverage of 100% with FAR of 100 will be permissible. However, this will be a part of the permissible FAR of the site.  
 (b) The Size of Shop/Stores shall not be more than 2.75 mtr. x 2.75 mtr. and 2.75 mtr. x 8.25 mtr. The height of Shop/Stores/ Departmental stores shall not exceed 4.0 mtr.

**11. OPEN SPACES**  
 While all the open spaces including these between the blocks and wings of building 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 lot and play ground.

**12. PROVISIONS OF COMMUNITY BUILDINGS**  
 The community buildings shall be provided as per the composite norms in the Group Housing Colony.

**13. BAR ON SUB-DIVISION OF SITE**  
 (a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.  
 (b) Sub-division of the site shall not be permitted, in any circumstances

**14. APPROVAL OF BUILDING PLANS**  
 The building plans of the buildings to be constructed at site shall have to be approved from the Director Town & Country Planning, Haryana, as per provision of Haryana Building Code -2017 (as amended from time to time) before starting up the construction.

**15. BASEMENT**  
 (a) The number of basement stores in Group Housing shall be as per Code 6.3(i)(b) of the Haryana Building code, 2017.  
 (b) The construction of basement shall be executed as per Code 7.16 of the Haryana Building code, 2017.

**16. PROVISIONS OF PUBLIC HEALTH FACILITIES**  
 The W.C. and urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

**17. EXTERNAL FINISHES**  
 (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terrazzo, glass, metal, etc. or any other finish which may be allowed by the Competent Authority.  
 (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans for building services, advertisement and in other places, whatsoever, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

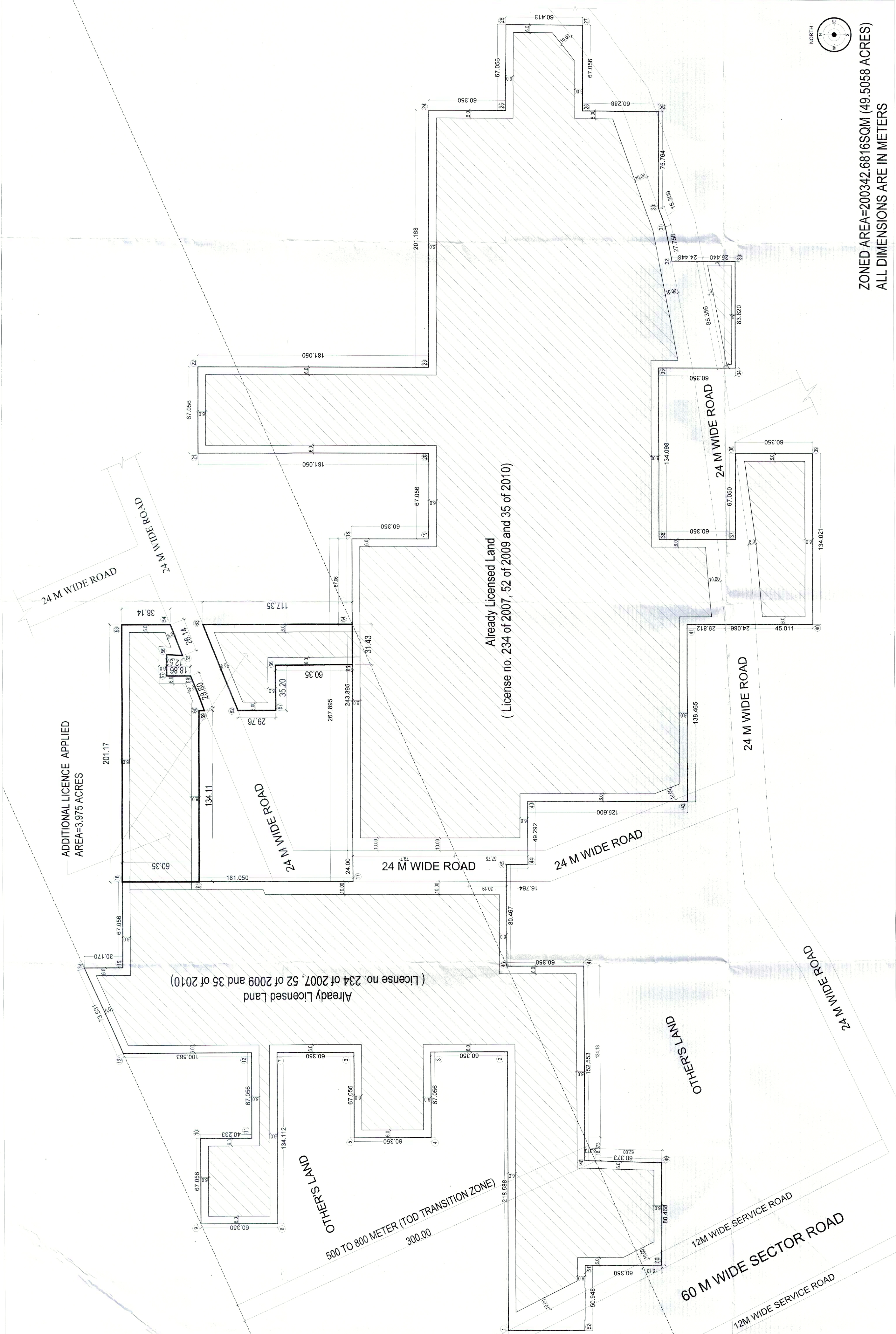
**18. LIFTS AND RAMPS**  
 (a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.  
 (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of 2016, as applicable.

**19. 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.

**20. FIRE SAFETY MEASURES**  
 (a) The owner will ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of the Haryana Building Code of India, 2016 and the same shall be certified from the Competent Authority.  
 (b) 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 Director, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.  
 (c) 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.  
 (d) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.  
 (e) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.  
 (f) That the coloniser/owner shall strictly comply with the provisions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.  
 (g) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/5/2005 Power dated 11.02.2010 issued by Haryana Government Renewable Energy Department.

**21. 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 covered with appropriate material.  
 (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 usage emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DG.TCP- 9767 Dated 02-11-2023



RAM AVtar BASSI (JHQ)  
 (SANJAY VARANG) ATP (HQ)  
 (R.S. SHARMA) DTP(HQ)  
 Hitesh Sharma (HITESH SHARMA) STP(MHQ)  
 P. Singh (P. SINGH) CTP(HR)  
 T.L. SATYAPRAKASH (IAS) DG TCP(HR)

ZONED AREA=200342.6816SQM (49.5058 ACRES)  
 ALL DIMENSIONS ARE IN METERS