



ZONING PLAN OF COMMERCIAL SITE AREA MEASURING 928.75 SQ.MT. OR 0.29 ACRE FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOUNA-2016) MEASURING 11.21875 ACRES (LICENSE NO. 70 OF 2023 DATED 04.04.2023) IN SECTOR-88-A, GURUGRAM BEING DEVELOPED BY NANI RESORTS AND FLORICULTURE PVT. LTD.

For purpose of Code 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 the site is in accordance with the demarcation plan shown as A to G as confirmed by OTS Gurgaon vide Memo No.1171 dated 24.04.2023.
2. **TYPE OF COMMERCIAL BUILDING PERMISSIBLE IN THE SITE**
The type of commercial building permissible in the site shall conform to the provisions of the commercial zone as provided in the Master Development Plan of Gurgaon, as amended from time to time, as applicable.
3. **TYPE OF BUILDING PERMITTED AND LAND USE ZONES**
As per the Master Development Plan of Gurgaon, the permitted use of the site is Shopping Mall, Multiple Departmental store, Service Apartment, Street level Unsatiated food, Office & 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.

4. **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) The maximum coverage on ground floor shall be 60% on the area of the site.
 - (c) Maximum Permissible FAR shall be 150% on the area of site. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.

- 5. HEIGHT OF BUILDING.**
- The height of the building block, subject of course to the provision 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) (vi).
 - (b) The plinth height of building shall be as per Chapter 7.3.
 - (c) All building(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:-

Sl.No.	request for inclusion in the category	ET Award /only Award to be left Awarded in the category
1.		
2.	18	5
3.	48	4
4.	21	7
5.	26	8
6.		
7.	22	10
8.	38	13
9.	48	15
10.	48	13
11.	59	14
12.	59 and below	15

- [illegible]

10. **BASEMENT.**
 - (a) The number of basement streps within building zone of site shall be as per Chapter 6, 33(iii).
 - (b) The basement shall be constructed, used and maintained as per Chapter 7, 35.
11. **PLANNING NORMS.**

The building to be constructed shall be planned and designed to the norms and standards as per Chapter 7 of the Hyderabad Building Code, 2017, and as approved by the Competent Authority.

- ## 12. PROVISIONS OF PUBLIC HEALTH FACILITIES.

13. EXTERNAL FINISHES
The W.C. of urinals provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

- (a) The external wall finishes, *as far as possible* shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, gills, metal, chips, class metal or any other 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 specifically for this purpose and at all other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter 10 of the Haryana Building Code, 2017 shall be followed.

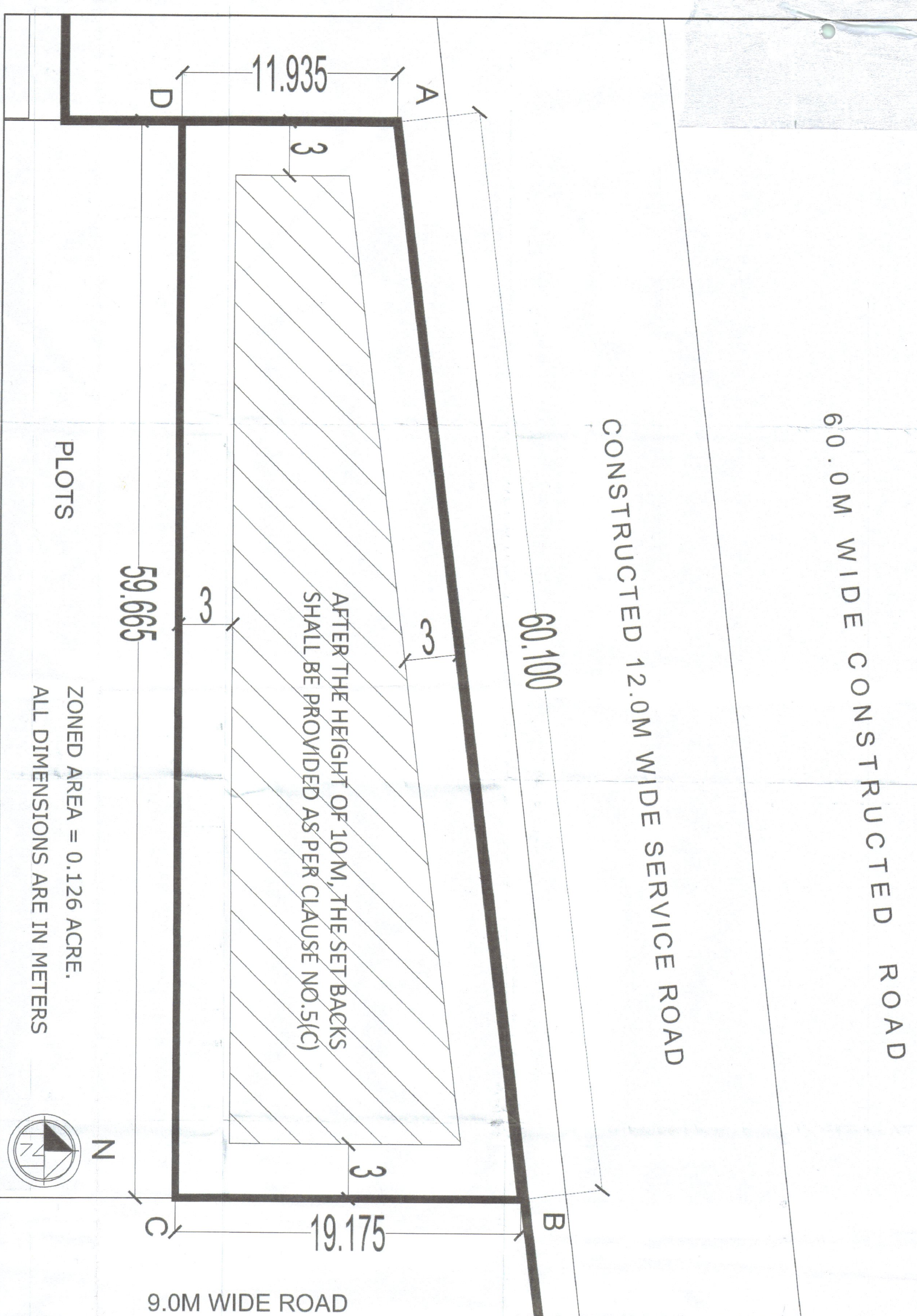
14. LIFTS AND RAMP
 - (a) Lift and Ramps in building shall be provided as per Chapter 72 of the Haryana Building Code, 2017.
 - (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - (c) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

15. **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.

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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 Havana Building Code-2017.
- (b) The water staining tanks and other plumbing work shall not be exposed view on face of building that shall be suitably enclosed.
- (c) Buildings that have no sign, advertisement, or other means of identification shall be suitably enclosed.
- (d) Buildings that have no sign, advertisement, or other means of identification shall be suitably enclosed.
- (e) Garbage collection centers of appropriate size shall be provided within the site.
- (f) Other trees, shrubs and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DGTCP- 9291 Dated 0206-23



PLOTS

ZONED AREA = 0.126 ACRE.

ALL DIMENSIONS ARE IN METERS



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PA(HQ)

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