



1. SHAPE & SIZE OF SITE. The shape and size of site is in accordance with the demarcation plan as confirmed by DTP, Gurugram vide Endst 4684 Dated 14.06.2023 2. 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. 3. 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.	11. PLANNING NORMS. The building to be constructed shall be planned and designed to the norms and standards as per chapter-7 of the haryana building code, 2017, and as approved by the competent authority. 12. 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. 13. EXTERNAL FINISHES (a) The external wall finishes, so far as possible shall be in natural or
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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 0.45855 acre.

(c) Maximum Permissible FAR shall be 1.75 on the area of 0.45855 acre. Not less than 50% of permissible FAR should be used for neighbourhood shopping needs.

(c) roofing services, plumbing services, construction practices, bonding material, foundation and damp proof course chapter 10 of the haryana building code, 2017 shall be followed.

14. LIFTS AND RAMPS.

(a) lift and ramps in building shall be provided as per chapter 7.7 of the haryana building code, 2017.

(a) The maximum height of the buildings shall be as Chapter 6.3 (3) (ii) and Chapter 6.3 (3) (vii).	15. BUILDING BYE-LAWS
(b) The plinth height of building shall be as per Chapter 7.3.	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.
(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
	SET BACK / OPEN SPACE TO BE LEFT

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 and Above	16

6. **PARKING**

(a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Chapter 7.1.

(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

18. That the rain water harvesting system shall be provided as per central ground water authority norms/haryana government notification as applicable.

19. That the coloniser/owner shall use only light-emitting diode lamps (led) fitting for internal lighting as well as campus lighting.

8. <u>BAR ON SUB-DIVISION OF SITE.</u> Sub-division of the site shall not be permitted, in any circumstances.	22. GENERAL
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10. BASEMENT.

(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii).

(b) The basement shall be constructed, used and maintained as per Chapter 7.16.

(d) Garbage collection center of appropriate size shall be provided within the site.

(e) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

ZONED AREA =0.3303 ACRE (1336.739 SQ.M.)
ALL DIMENSIONS ARE IN METER.

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