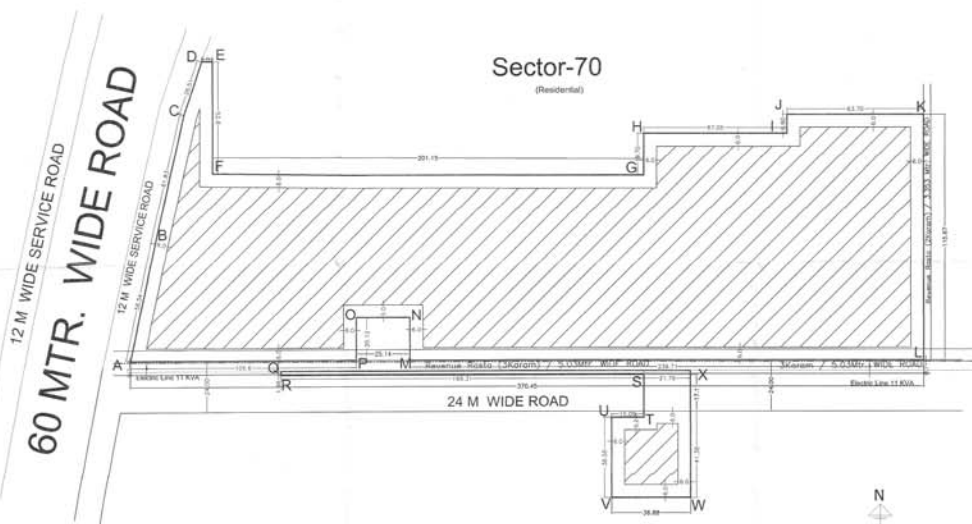


ZONING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 9.16875 ACRES UNDER TOD POLICY DATED 09.02.2016 (LICENSE NO. 21 OF 2024 DATED 07/02/2024) IN SECTOR-70, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. AMIT AND OTHERS C/O TULIP INFRA TECH PVT. LTD.

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE 2017, amended from time to time.



ZONED AREA = 7.2114 ACRES
ALL DIMENSIONS ARE IN METERS.

- 1. SHAPE & SIZE OF SITE**
The shape and size of the Group Housing Colony to be constructed with the demonstration plan shown in A to K as notified by CTP, Gurgaon vide order no. 9691 Dated 21.12.2023.
- 2. TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designated in the form of Habitat Development for residential purpose or any multi-story or apartment building, including community building, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.
- 3. GROUND COVERAGE AND FAR**
The building or buildings shall be constructed only within the portion of the site marked [] as Building zone as defined in the plan and within the site.
The portion of the site which can be covered with building or buildings of Group Housing colony on the ground floor and subsequent floors shall not exceed 40% of the plot i.e. 8.1875 acres as per TOD Policy dated 09.02.2016.
Maximum permissible FAR shall be 3.50 on the area of 8.1875 acres falling in Intense Zone as per TOD Policy dated 09.02.2016.
- 4. HEIGHT OF BUILDING**
The maximum height of the building shall be as per the Haryana Building Code 2017.
The plot height of building shall be as per the Haryana Building Code 2017.
All building heights shall be constructed as per the maximum height as shown in the site plan but shall not exceed the height required for each building according to the table below:
- | Height (m) | Area (sq. m) | Area (sq. ft) | Area (acres) |
|------------|--------------|---------------|--------------|
| 1.0 | 100 | 1076 | 0.023 |
| 2.0 | 200 | 2153 | 0.046 |
| 3.0 | 300 | 3229 | 0.069 |
| 4.0 | 400 | 4306 | 0.092 |
| 5.0 | 500 | 5382 | 0.115 |
| 6.0 | 600 | 6459 | 0.138 |
| 7.0 | 700 | 7535 | 0.161 |
| 8.0 | 800 | 8612 | 0.184 |
| 9.0 | 900 | 9688 | 0.207 |
| 10.0 | 1000 | 10765 | 0.230 |
| 11.0 | 1100 | 11841 | 0.253 |
| 12.0 | 1200 | 12918 | 0.276 |
| 13.0 | 1300 | 13994 | 0.299 |
| 14.0 | 1400 | 15071 | 0.322 |
| 15.0 | 1500 | 16147 | 0.345 |
| 16.0 | 1600 | 17224 | 0.368 |
| 17.0 | 1700 | 18300 | 0.391 |
| 18.0 | 1800 | 19377 | 0.414 |
| 19.0 | 1900 | 20453 | 0.437 |
| 20.0 | 2000 | 21530 | 0.460 |
| 21.0 | 2100 | 22606 | 0.483 |
| 22.0 | 2200 | 23683 | 0.506 |
| 23.0 | 2300 | 24759 | 0.529 |
| 24.0 | 2400 | 25836 | 0.552 |
| 25.0 | 2500 | 26912 | 0.575 |
| 26.0 | 2600 | 27989 | 0.598 |
| 27.0 | 2700 | 29065 | 0.621 |
| 28.0 | 2800 | 30142 | 0.644 |
| 29.0 | 2900 | 31218 | 0.667 |
| 30.0 | 3000 | 32295 | 0.690 |
| 31.0 | 3100 | 33371 | 0.713 |
| 32.0 | 3200 | 34448 | 0.736 |
| 33.0 | 3300 | 35524 | 0.759 |
| 34.0 | 3400 | 36601 | 0.782 |
| 35.0 | 3500 | 37677 | 0.805 |
| 36.0 | 3600 | 38754 | 0.828 |
| 37.0 | 3700 | 39830 | 0.851 |
| 38.0 | 3800 | 40907 | 0.874 |
| 39.0 | 3900 | 41983 | 0.897 |
| 40.0 | 4000 | 43060 | 0.920 |
| 41.0 | 4100 | 44136 | 0.943 |
| 42.0 | 4200 | 45213 | 0.966 |
| 43.0 | 4300 | 46289 | 0.989 |
| 44.0 | 4400 | 47366 | 1.012 |
| 45.0 | 4500 | 48442 | 1.035 |
| 46.0 | 4600 | 49519 | 1.058 |
| 47.0 | 4700 | 50595 | 1.081 |
| 48.0 | 4800 | 51672 | 1.104 |
| 49.0 | 4900 | 52748 | 1.127 |
| 50.0 | 5000 | 53825 | 1.150 |
- 5. LOT FRONT AND BOUNDARY WALL**
Each boundary wall, village or their combination, hedges or fence along with gates and gate posts shall be constructed as per design approved by CTP, Haryana. In addition to the gateposts an additional wall not exceeding 1.20 meters width may be allowed in the front and side boundary wall provided that no more gate or window gate shall be allowed to open on the sector road/public open space.
The boundary wall shall be constructed as per IRC-1031.
- 6. DENSITY**
The minimum/maximum density of the population provided in the colony shall be 400 (i.e. 27%) PPA on the area of 8.1875 acres falling in Intense Zone as per TOD Policy dated 09.02.2016.
For computing the density, the occupancy per main dwelling unit shall be taken as five persons per service dwelling unit for purpose per room in one person per 80 sq. feet of living area, whichever is more.
- 7. ACCOMMODATION FOR SERVICE POPULATION**
Adequate accommodation shall be provided for domestic servants and other casual population of the colony. The number of such dwelling units for domestic servants shall not be less than 30% of the number of main dwelling units and the vacant area of such a unit if attached to the main units shall not be less than 100 sq.m. In addition, 15% of the total number of dwelling units having a minimum area of 200 sq.m. shall be earmarked for S.M.S category.
- 8. PARKING**
A. Parking space shall be provided @ 1.5 Equipment Car Space for each dwelling unit. It shall be calculated on the rateable carpet area of each dwelling unit as per the TOD policy dated 09.02.2016, which is as under:
Up to 100 sq.m. - 0.5 EQS
Between 100 sq.m to 150 sq.m - 1.0 EQS
More than 150 sq.m. - 1.5 EQS
Adequate parking space, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
In no circumstances, the vehicles belonging to the plot/owner shall be parked outside the plot area.
- 9. OPEN SPACES**
Within all the open spaces including those between the blocks and along of buildings shall be developed, equipped and landscaped according to the plan approved by the D.G.T.P., Haryana. At least 15% of the total site area shall be developed as open spaces a lot size and plan ground.
- 10. LIFTS AND RAMPS**
Lifts and Ramps shall be provided as per Haryana Building Code, 2017.
Lifts shall be provided with 100% standby generators along with automatic switch-over along with staircase and lift shafts in basement.
- 11. APPROVAL OF BUILDING PLAN**
The building plan of the building to be constructed at this site shall have to get approved from the Director, Town & Country Planning, Haryana and other persons as the construction authorized by him, as per provision of Haryana Building Code 2017 and the National Building Code of India, 2016 shall be followed.
- 12. BUILDING BY-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.
- 13. CONSTRUCTION CONTRACT**
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.
- 14. PROVISION OF COMMUNITY BUILDINGS**
The community buildings shall be provided as per the composite norms for the Group Housing Colony and as per the provisions of the TOD policy dated 09.02.2016.
- 15. BASEMENT**
(a) The number of basement storage within building zone of site shall be as per Chapter 6.3(3)(ii) of the Haryana Building Code, 2017.
(b) The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.
- 16. APPROACH TO SITE**
A. The vehicular approach to the site shall be planned and provided giving due consideration to the junction with the surrounding roads to the satisfaction of the competent authority.
B. The approach to the site shall be chosen on the existing plan.
- 17. FIRE SAFETY MEASURES**
A. The owner shall ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of Haryana Building Code 2017 National Building Code of India, 2016 and the same should be get certified from the competent authority.
B. Electric Sub Station / generator room if provided should be on solid ground near DGFL. Control panel on ground floor or in open basement and it should be located on outer periphery of the building, the same should be get approved from the competent authority.
C. In absence of the fire fighting system shall be get approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director Urban Local Bodies, Haryana. These approvals shall be obtained prior to starting the construction work on site.
- 18. RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
The collector/owner shall obtain the clearance/NOI as per the provisions of the Notification No. S.O. 3133 (I) Dated 14.5.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction, if applicable.
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Government notification as applicable.
The collector/owner shall use only light emitting diode lamps (LED) fitting for internal lighting as well as landscape lighting.
The collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 1512/2005-05 issued 23.03.2005 issued by Haryana Government Renewable Energy Department.
The collector/owner shall strictly comply with the directions issued vide Notification No. 176/2018-SP dated 11.03.2018 issued by the Haryana Government Renewable Energy Department.
- 22. GENERAL**
(a) All areas other than roads and access detailed dimensions of buildings shown on this plan shall be shown 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 from each face of building but shall be suitably screened.
(c) No unapproved dimensions like description, names, 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 and condition and other systems shall be subject to the approval of the Competent Authority.
(f) That you shall abide by the policies issued by the Department time to time regarding abatement of FOGs.
(g) Garbage collection center of appropriate size shall be provided within the site.

(RAM AVTAR BASSI) JD (HQ) (SANGI NARANGS) DTP(HQ) (R.S. BATHI) DTP (HQ) (HITESH SHARMA) STP (HQ) (P.P. SINGH) CTP (HR) (AMIT KHATRI, IAS) DTPC (HR)