			SITE NO.3,4 IN SECTOR	- 7 4 8, 7 5 1
,G.H.SITE NO 19, 20, 21, 2 (xcvi) OF TH	D.25 IN SECTO 2, 23, 24 IN S E HARYANA B	OR-43, G.H.SITE SECTOR-53 FOR	NO.1, 2, 3 IN SECTOR-48 THE PURPOSE OF REGULA 2017, AMENDED FROM TIN	& G.H.SITE NO. TIONS OF CODE-2
1. SHAPE AND SIZE OF THE SITE IS ON THE DRAWING. 2. TYPE OF BUILDINGS PERMITTE FLATTED DEVELOPMENT FOR RESINCLUDING COMMUNITY FACILITIES APPROVED BY COMPETENT AUTHO (b) THE SITE SHALL BE DEVELOPED A EXPLAINED IN THE TABLE BELOW: NOTATION LAND USE ZONE OPEN SPACE OPEN SPACE ZONE BUILDING ZONE BUILDING COVERAGE BUILDING ZONE AS BUILDING OR BUILDINGS SHALL AS BUILDING ZONE AS EXPLAINED Image: The proportion up to which the ground FLOOR AND SUBSEQUEN POPULATION DENSITY SHALL BE A A. (NON TOD ZONE) LAND USE MAX.(COV) MULTI-STOREYED GROUP INTE (i) LAND USE TOD Z MULTI-STOREYED GROUP INTE	SITE IN ACCORDANCE WITH THE DEMARCAT IN ACCORDANCE WITH SITE SHALL BE BUILDINGS OF ANY ANCILLARY OF THE OPEN OF AMENITIES AND PUBLIC UTILITY IN BUILDING CONSTRUCTED THEREON TYPE OF BUILDING PERMITTED/PER OPEN PARKING, GARDEN, LANDSCAPING SERVICES ETC IDING AS PER PERMISSIBLE LAND USE I PERMISSIBLE LAND USE I PERMISSIBLE IN THE OPEN FLOOR AREA RATIO(F.A LE BE CONSTRUCTED ONLY WITH IN THE OPEN ABOVE, AND NOWHERE ELSE. IS UNDER:- IMUM GROUND FAR ARE COVERED WITH BUILDIN TELORS AND MAXIMUM PERMISSIBLE SUNDER:- IMUM GROUND FAR ARAZIMUM GROUND FAR GONE MAXIMUM GROUND FAR ONE MAXIMUM GROUND FAR <td>ION PLAN AS SHOWN SE ZONES ESIGNED IN THE FORM OF OR APPURTENANT BUILDING Y AS MAY BE PRESCRIBED AND AS INDICATED IN AND RMISSIBLE STRUCTURE FEATURES, UNDERGROUND C. IN CLAUSE-2 ABOVE AND USES I SPACE ZONE. A.R. AND DENSITY E PORTION OF THE SITE MARKED NG OR BUILDINGS ON THE</td> <td> 7. GATE, GATE POST & BOUNDARY WALLS (a) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION, HEDGES (b) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION, HEDGES (c) SUCH BOUNDARY WALL SAPER DESIGN APPROVED BY COMPETENT AUTHWICKET GATE NOT EXCEEDING 1.25 METERS WIDTH MAY BE ALLOWE THAT NO MAIN GATE OR WICKET GATE SHALL BE ALLOWED TO OPEN (b) THE BOUNDARY WALL SHALL BE CONSTRUCTED AS PER CODE 7.5 8. OPEN SPACES WHILE ALL THE OPEN SPACES INCLUDING THOSE BETWEEN THE DEVELOPED, EQUIPPED AND LANDSCAPED ACCORDING TO THE AT LEAST 15% OF THE TOTAL SITE AREA SHALL BE DEVELOPED GROUND. 9. CONVENIENT SHOPPING 0.5% OF THE TOTAL SITE AREA SHALL BE RESERVED TO CATER FOLLOWING CONDITIONS: (a) THE GROUND COVERAGE OF 100% WITH F.A.R. OF 100 WILL BE FITHE PERMISSIBLE GROUND COVERAGE AND F.A.R. OF THE GROUND THE SIZE OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT INTHE PERMISSIBLE GROUND COVERAGE AND F.A.R. OF THE GROUND THE SIZE OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE CONSTRUCTED ACTIVES SHALL NOT BE STAMED THE UNDER. (b) SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED, IN ANY CONSTRUCTED ACTIVES AND RULES FRAMED THERE UNDER. (c) THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT THE COMPETENT AUTHORITY/ ANY OTHER PERSON AUTHORIZED AT THE COMPETENT AUTHORITY/ ANY OTHER PERSON AUTHORIZED AT THE CONSTRUCTION OF BASEMENT SHALL BE ALLOWED. (b) THE CONSTRUCTION OF BASEMENT SHALL BE ALLOWED.</td> <td>ADDITION TO THE GATE/GATES AN ADDITIONAL D IN THE FRONT AND SIDE BOUNDARY WALL PROVIDED ON THE SECTOR ROAD/PUBLIC OPEN SPACE. BLOCKS AND WINGS OF BUILDINGS SHALL BE PLAN APPROVED BY THE COMPETENT AUTHORITY. AS ORGANIZED OPEN SPACE i.e. TOT-LOTS AND PLAY FOR ESSENTIAL CONVENIENT SHOPPING WITH THE PERMISSIBLE. HOWEVER THIS WILL BE A PART OF UP HOUSING COLONY . 2.75 MTR. AND 2.75 MTR. X 8.25 MTR. EXCEED 4.0 MTR. OMPOSITE NORMS IN THE GROUP HOUSING COLONY. ED BY THE HARYANA APARTMENT OWNERSHIP IRCUMSTANCES. AT SITE SHALL HAVE TO BE GOT APPROVED FROM D BY HIM BEFORE STARTING UP THE CONSTRUCTION. FR CODE 7.16 OF HBC-2017. TES.</td>	ION PLAN AS SHOWN SE ZONES ESIGNED IN THE FORM OF OR APPURTENANT BUILDING Y AS MAY BE PRESCRIBED AND AS INDICATED IN AND RMISSIBLE STRUCTURE FEATURES, UNDERGROUND C. IN CLAUSE-2 ABOVE AND USES I SPACE ZONE. A.R. AND DENSITY E PORTION OF THE SITE MARKED NG OR BUILDINGS ON THE	 7. 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(ii) MAXIMUM 30% OF F.A.R SHALL BE (iii) WHERE ANY SITE IS COMING WITHI ALLOWED TO BE AVAILED ONLY FC TRANSITIONAL TOD ZONES BUT SU	40% ITION 2.5 PERMITTED AS COMMERCIAL COMPON IN ANY TOD ZONE PARTIALLY, THE PRO OR THAT PORTION OF THE PLOT AS PER CH F.A.R. CAN BE UTILIZED ANYWHERI	430	 16. <u>EXTERNAL FINISHES.</u> (a) ALL SIGN BOARDS AND NAMES SHALL BE WRITTEN ON THE SPA BUILDING PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO (b) FOR BUILDING SERVICES, PLUMBING SERVICES, CONSTRUCTION AND DAMP PROOF COURSE(DPC) CHAPTER 10 OF THE HARYAN 17. <u>LIFTS AND RAMPS.</u> (a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER THE HARYAN (b) LIFT SHALL BE PROVIDED WITH 100% STANDBY GENERATORS ALONG 	OTHER PLACES, WHATSOEVER. IN PRACTICE, BUILDING MATERIAL, FOUNDATION A BUILDING CODE, 2017 SHALL BE FOLLOWED. YANA BUILDING CODE, 2017.
 AND F.A.R,SHALL BE GOVERENED BY (a) THE MAXIMUM HEIGHT OF THE BUILD (b) IF A BUILDING ABUTS ON TWO OR MOUPON THE STREET THAT HAS THE GITHE WIDTH OF THAT STREET AND MNARROW STREET. (c) ALL BUILDING BLOCK(S) SHALL BE C (d) IF SUCH INTERIOR AND EXTERIOR BUILDING BELONGING TO THE SAME FOR THE TALLEST BUILDING AS SPECIAL 	ING SHALL BE AS PER CODE 6.3(3)(i)(b). DRE STREETS OF DIFFERENT WIDTHS, TH REATER WIDTH AND THE HEIGHT OF THI AY BE CONTINUED TO THIS HEIGHT TO A CONSTRUCTED SO AS TO MAINTAIN AN II OPEN AIR SPACE IS INTENDED TO BE US OWNER, THEN THE WIDTH OF SUCH OPI ICIFIED IN (C)ABOVE.	HE BUILDING SHALL BE DEEMED TO FACE. E BUILDINGS SHALL BE REGULATED BY A DEPTH OF 24 METRES,ALONG THE NTER-SE DISTANCE AS PER CODE 7.11(5). SED FOR THE BENEFIT OF MORE THAN ONE EN AIR SPACE,SHALL BE THE ONE SPECIFIED	 THE CONSTRUCTION OF THE BUILDING/ BUILDINGS SHALL BE GO CODE, 2017 AND AMENDED FROM TIME TO TIME. ON THE POINTS CONDITION OR NORM, THE MODEL BUILDING BYE LAWS ISSUED NATIONAL BUILDING CODE-2016 OF INDIA SHALL BE FOLLOWED. 19. <u>FIRE SAFETY MEASURES.</u> (a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAI BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYAN, INDIA AND THE SAME SHOULD BE GOT CERTIFIED FORM THE CO (b) ELECTRIC SUB STATION/ GENERATOR ROOM IF PROVIDED SHOLL PANEL ON GROUND FLOOR OR IN UPPER BASEMENT AND THE CO BUILDING, THE SAME SHOULD BE GOT APPROVED FROM THE CH (c) THE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE CAL OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SO THE PROVED PROVED FROM THE CONSTRUCTION WORK AT SO SANDALE. 	WHERE SUCH RULES ARE SILENT AND STIPULATE NO BY THE INDIAN STANDARDS, AND AS GIVEN IN THE FETY MEASURES IN THE MULTI STORIED A BUILDING CODE, 2017/ NATIONAL BUILDING CODE-2016 C MPETENT AUTHORITY. ILD BE ON SOLID GROUND NEAR DG/ LT. CONTROL PULD BE LOCATED ON OUTER PERIPHERY OF THE IEF ELECTRICAL INSPECTOR, HARYANA. HE DIRECTOR, URBAN LOCAL BODIES, HARYANA . BODIES, HARYANA. THIS APPROVAL SHALL BE
SR NO. HEIGHT OF BL (IN MTRS. 1 10 2 15 3 18 4 21 5 24 6 27 7 30 8 35 9 40 10 45 11 50) BUILDING BLOCKS	PACES TO BE LEFT ON ALL SIDES OF (IN MTRS) (FRONT, REAR AND SIDES N EACH PLOT. 3 5 6 7 8 9 10 10 11 12 13 14	 20. <u>GENERAL NOTE.</u> (a) THAT THE ALLOTTEE /OWNER SHALL OBTAIN THE ENVIRONM NOTIFICATION NO. S.O. 1533 (E) DATED 14.9.2006 ISSUED GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCT (b) THAT THE RAIN WATER HARVESTING SYSTEM SHALL BE PRO NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE. (c) THAT THE ALLOTTEE /OWNER SHALL USE ONLY LIGHT-EMITTI LIGHTING AS WELL AS CAMPUS LIGHTING. (d) THAT THE ALLOTTEE/OWNER SHALL ENSURE THE INSTALLAT THE PROVISIONS OF ORDER NO. 22/52/2005-SPOWER DATE RENEWABLE ENERGY DEPARTMENT. (e) THAT THE ALLOTTEE/OWNER SHALL STRICTLY COMPLY WITH 	BY MINISTRY OF ENVIRONMENT AND FOREST, ED. VIDED AS PER CENTRAL GROUND WATER AUTHORITY ING DIODE LAMPS (LED) FITTING FOR INTERNAL ION OF SOLAR PHOTOVOLTAIC POWER PLANT AS PER D 21.03.2016 ISSUED BY HARYANA GOVERNMENT
12 55 and 5. PARKING PARKING SPACE SHALL BE PROVI PARKING SPACE SHALL BE ALLC SOLD OR TRANSFERRED IN ANY I THE AREA FOR PARKING PER CAR BASEMENT BASEMENT 32 SQM. (1 EC STILTS 28 SQM. (1 EC OPEN 23 SQM. (1 EC OPEN 23 SQM. (1 EC Stilts 28 SQM. (1 EC OPEN 23 SQM. (1 EC OPEN 23 SQM. (1 EC Stilts 28 SQM. (1 EC OPEN 23 SQM. (1 EC OPEN 23 SQM. (1 EC OPEN 23 SQM. (1 EC UP TO 100 SQM TO 150 SQM MORE THAN 150 SQM TO 150 SQM (i) THE AREA FOR PARKING PER CAF (ii) ADEQUATE PARKING SPACE,COVI	OTTED ONLY TO THE FLAT HOLDERS A MANNER TO THE THIRD PARTY. R SHALL BE AS UNDER :- S)	16 (ECS) FOR EACH DWELLING UNIT. THESE AND SHALL NOT BE ALLOTTED, LEASED,	 19/6/2016-5P DATED 31.03.2016 ISSUED BY HARYANA GOV (f) PROVISION/FACILITIES FOR DIFFERENTLY- ABLED PERSONS OF CODE-9.1 OF HARYANA BUILDING CODE-2017. (g) THE ALLOTTEE /OWNER SHALL COMPLY WITH THE PROVISIONS OF THEREUNDER BY HRERA, WHEREVER REQUIRED. (h) THE ALLOTTEE/OWNER SHALL ENSURE THE COMPLIANCE OF HARY. TIME TO TIME) AND THE MAINTENANCE OF COMMON FACILITIES (i) THE ALLOTTEE/OWNER SHALL ALSO COMPLY WITH ALL OTHER ACT CONSTRUCTION ON THE SITE. (j) THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOU AND CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEE STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHEC NATIONAL BUILDING CODE AND B.I.S. CODE RELATING TO (k) AMONG OTHER PLANS AND PAPERS, DETAILED ELEVATIONS PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1 CM = 2M, (i) WATER STORAGE TANKS AND OTHERS PLUMBINGS ETC. SHA BUT SHALL BE SUITABLY ENCASED. (m) NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSES, NJ ON ANY EXTERNAL FACES OF THE BUILDING. (n) THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED ARI (o) GARBAGE COLLECTION CENTER OF APPROPRIATE SIZE SHALL 	ERNMENT RENEWABLE ENERGY DEPARTMENT. SHALL BE PROVIDED AS PER PROVISIONS RERA ACT-2016 AND THE RULES AND REGULATION FRAMED ANA APARTMENT OWNERSHIP ACT-1983 (AS AMENDED FROM SHALL BE GOVERNED BY THE IBID ACT. 'S RULES AND REGULATIONS APPLICABLE , GOVERNING THE JLD BE ACCOMPANIED WITH STRUCTURAL DESIGNS R REGARDING SAFETY OF THE BUILDING CLEARLY KED AND FOUND TO BE IN CONFORMITY WITH THE EARTH QUAKE EFFECT. OF BUILDING ALONG ALL SIDES EXPOSED TO AND SHALL ACCOMPANY THE BUILDING APPLICATION. LL NOT BE SHOWN ON ANY FACE OF THE BUILDING AME OR PERSONS OR BUILDINGS ARE PERMITTED EA SHALL BE SUBMITTED AS WHOLE AND NOT IN PARTS L BE PROVIDED WITHIN THE SITE.
NOTE:- (a) THE COVERED PARKING IN THE E SHALL NOT BE COUNTED TOWAR LEVEL THE FOOT PRINT OF SEPAF COVERAGE. IN CASE OF PROVISI FLOOR TO CEILING HEIGHT OF TI THE MECHANICAL PARKING THE MTR. BELOW THE HANGING BEAN (b) FOR THE COMMERCIAL AREAS TH (c) IN NO CIRCUMSTANCE, THE VEHIC PLOT AREA. APPROACH TO SITE a) THE VEHICULAR APPROACH TO THE S	BASEMENT OR IN THE FORM OF MULT DS FAR. HOWEVER, IN CASE OF MUL RATE PARKING BUILDING BLOCK SHA ON OF MECHANICAL PARKING IN THI HE BASEMENT / UPPER FLOOR MAY B FLOOR TO CEILING HEIGHT IN UPPER I E NORMS OF 1.0 ECS FOR EACH 50 S CLE(S)BELONGING /RELATED TO THE PLU SITE SHALL BE PLANNED AND PROVIDED CTIONS WITH THE SURROUNDING ROAD BE AS SHOWN ON THE ZONING PLAN.	TI LEVEL PARKING ABOVE GROUND LEVEL TI LEVEL PARKING ABOVE THE GROUND ALL BE COUNTED TOWARDS GROUND E BASEMENT FLOOR/ UPPER STOREYS, THE MAXIMUM OF 4.75 METER. OTHER THAN R FLOOR SHALL NOT BE MORE THAN 2.4 SQM CARPET AREA SHALL BE FOLLOWED. OT/PREMISES SHALL BE PARKED OUTSIDE THE O GIVING DUE CONSIDERATION IS TO THE SATISFACTION OF THE	 (p) THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARD (q) THAT HSVP SHALL PROVIDE THE SERVICES ONLY UPTO THE THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILIT (r) FOR CERTIFICATE IN ANY MATTER AND IN MATTER OF ANY IN REGULATIONS THE DECISION OF CHIEF ADMINISTRATOR, HS NOTE:- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF APPROVAL NO.91201 DATED 01.05.2023, 96361 dated 05.05.2023, 76751 dated 13.0 RECEIVED FROM ESTATE OFFICER-II,HSVP, GURUGRAM VIDE THEIF SECTORS. 	WHICH HAS OBNOXIOUS FUMES, ODOUR SMOKE OUS ANY RISKY TO HUMAN LIFE. PERIPHERY OF THE EARMARKED/ALLOTTED SITE. Y OF THE ALLOTTEE. NTERPRETATION OF THE RULES AND ZONING SVP SHALL BE FINAL. BY C.A. HSVP, PANCHKULA VIDE THEIR OFFICE ENDST. 4.2023, 91179 dated 01.05.2023 AND SURVEY PLANS
RAWING NO	. D.T.P (G) 26	26 / 2023 DAT	ED. 08.05.2023	
DRAWN BY	KULBIR, AD TARUN BHATIA	-sd- KULDEEP, JD	-sd- MANITA, SD	
PLANING ASSTT.				

