

GURUGRAM

ZONING PLAN OF G.H. SITE NO.14 IN SECTOR-45, G.H. SITE NO.100 IN SECTOR-54 & G.H. SITE NO.26A IN SECTOR-56.
FOR THE PURPOSE OF REGULATIONS OF CODE-2 (xcvi) OF THE HARYANA BUILDING CODE-2017, (AMENDED FROM TIME TO TIME) AND AS PER PROVISIONS OF HSVP TOD POLICY DATED 18.03.2019.

- SHAPE AND SIZE OF SITE**
THE SHAPE AND SIZE OF THE SITE IS IN ACCORDANCE WITH THE DEMARCATION PLAN AS SHOWN ON THE DRAWING.
- TYPE OF BUILDINGS PERMITTED AND LAND USE ZONES**
(a) THE TYPE OF BUILDINGS PERMITTED ON THIS SITE SHALL BE BUILDINGS DESIGNED IN THE FORM OF FLATTED DEVELOPMENT FOR RESIDENTIAL PURPOSE OR ANY ANCILLARY OR APPURTENANT BUILDING INCLUDING COMMUNITY FACILITIES PUBLIC AMENITIES AND PUBLIC UTILITY AS MAY BE PRESCRIBED AND APPROVED BY COMPETENT AUTHORITY.
(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 PARKING, GARDEN, LANDSCAPING FEATURES, UNDERGROUND SERVICES ETC. |
| | BUILDING ZONE | BUILDING AS PER PERMISSIBLE LAND USE IN CLAUSE 2 ABOVE AND USES PERMISSIBLE IN THE OPEN SPACE ZONE. |

- GROUND COVERAGE, FLOOR AREA RATIO (F.A.R.) AND DENSITY**
(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 PROPORTION UP TO WHICH THE SITE CAN BE COVERED WITH BUILDING OR BUILDINGS ON THE GROUND FLOOR AND SUBSEQUENT FLOORS AND MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R.) AND POPULATION DENSITY SHALL BE AS UNDER:

| LAND USE | MAXIMUM DENSITY (%) | FAR | DENSITY PERSONS PER ACRE |
|-----------------------------|---------------------|------|---------------------------|
| MULTI-STORYED GROUP HOUSING | 35% | 1.75 | MINIMUM 100 - MAXIMUM 300 |

- HEIGHT OF BUILDING**
THE HEIGHT OF THE BUILDING BLOCK SUBJECT OF COURSE TO THE PROVISIONS OF THE SITE COVERAGE AND F.A.R. SHALL BE GOVERNED BY THE FOLLOWING:
(a) THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 6.30(10).
(b) IF 4 BUILDING BLOCKS ON TWO OR MORE STREETS OF DIFFERENT WIDTHS THE BUILDING SHALL BE DEEMED TO FACE UPON THE STREET THAT HAS THE GREATER WIDTH AND THE HEIGHT OF THE BUILDINGS SHALL BE REGULATED BY THE WIDTH OF THAT STREET AND MAY BE CONTINUED TO A DEPTH OF 24 METRES ALONG THE NARROW STREET.
(c) ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SEE DISTANCE AS PER CODE 7.1(15).
(d) IF SUCH INTERIOR AND EXTERIOR OPEN AIR SPACE IS INTENDED TO BE USED FOR THE BENEFIT OF MORE THAN ONE BUILDING BELONGING TO THE SAME BLOCKER THEN THE WIDTH OF SUCH OPEN AIR SPACE SHALL BE THE ONE SPECIFIED FOR THE TALLEST BUILDING AS SPECIFIED IN (C) ABOVE.

| SR NO. | HEIGHT OF BUILDING (IN METRE) | EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN METRE) (FRONT, REAR AND SIDES) IN EACH PLOT. |
|--------|-------------------------------|--|
| 1 | 10 | 3 |
| 2 | 12 | 4 |
| 3 | 14 | 5 |
| 4 | 16 | 6 |
| 5 | 18 | 7 |
| 6 | 20 | 8 |
| 7 | 22 | 9 |
| 8 | 24 | 10 |
| 9 | 26 | 11 |
| 10 | 28 | 12 |
| 11 | 30 | 13 |
| 12 | 32 and above | 14 |

- PARKING**
(a) **(NON TOD ZONE)**
PARKING SPACE SHALL BE PROVIDED @ 1.5 EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT. THESE PARKING SPACES SHALL BE ALLOTTED ONLY TO THE DWELLING UNITS AND SHALL NOT BE ALLOTTED, LEASED, SOLD OR TRANSFERRED IN ANY MANNER TO THE THIRD PARTY.
THE AREA FOR PARKING PER CAR SHALL BE AS UNDER :-

| | |
|----------|-----------------|
| BASEMENT | 32 SQM. (1 ECS) |
| STILTS | 25 SQM. (1 ECS) |
| OPEN | 30 SQM. (1 ECS) |
- (TOD ZONE)**
THE PARKING SHALL BE CALCULATED ON THE RATIONALE OF CARPET AREA OF EACH DWELLING UNIT, WHICH IS AS UNDER :-

| | |
|----------------------------|---------|
| UP TO 100 SQM | 0.5 ECS |
| BETWEEN 100 SQM TO 150 SQM | 1.0 ECS |
| MORE THAN 150 SQM | 1.5 ECS |

- APPROACH TO SITE**
(a) THE VEHICULAR APPROACH TO THE SITE SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE HARYANA BUILDING CODE-2017 AND THE HARYANA APARTMENT OWNERSHIP ACT-1983 (AS AMENDED FROM TIME TO TIME) AND THE MAINTENANCE OF COMMON FACILITIES SHALL BE GOVERNED BY THE IBID ACT.
(b) THE APPROACH TO THE SITE SHALL BE AS SHOWN ON THE ZONING PLAN.
(c) ENTRY AND EXIT SHALL BE PERMITTED AS INDICATED / MARKED ON THE PLAN.

- GATE, GATE POST & BOUNDARY WALLS**
(a) SUCH BOUNDARY WALL, RAILINGS OR THEIR COMBINATION, HEDGES OR FENCES ALONG WITH GATES AND GATE POST SHALL BE CONSTRUCTED AS PER CODE 7.1.1. BY COMPETENT AUTHORITY IN ADDITION TO THE GATE GATES AN ADDITIONAL WICKET GATE 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 CODE 7.1.
- OPEN SPACES**
WHILE ALL THE OPEN SPACES INCLUDING THOSE BETWEEN THE BLOCKS AND WINGS OF BUILDINGS 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, LOTES AND PLAY GROUND.
- CONVENIENT SHOPPING**
2.5% OF THE TOTAL AREA SHALL BE RESERVED TO CATER FOR ESSENTIAL CONVENIENT SHOPPING WITH THE FOLLOWING CONDITIONS:
(a) THE GROUND COVERAGE OF 100% WITH F.A.R. OF 100 WILL BE PERMISSIBLE. HOWEVER THIS WILL BE A PART OF THE PERMISSIBLE GROUND COVERAGE AND F.A.R. OF THE GROUP HOUSING COLONY.
(b) THE SIZE OF KIOSK/BOOTH SHALL NOT BE MORE THAN 2.75 MTR. X 2.75 MTR. AND 2.75 MTR. X 8.25 MTR.
(c) THE HEIGHT OF KIOSK/SHOPS/ DEPARTMENTAL STORES SHALL NOT EXCEED 4.0 MTR.
- PROVISION OF COMMUNITY BUILDINGS**
THE COMMUNITY BUILDINGS SHALL BE PROVIDED AS PER THE COMPOSITE NORMS IN THE GROUP HOUSING COLONY.
- 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 THERE UNDER.
(b) SUB-DIVISION OF THE SITE SHALL NOT BE PERMITTED IN ANY CIRCUMSTANCES.
- APPROVAL OF BUILDING PLANS**
THE BUILDING PLANS OF THE BUILDINGS TO BE CONSTRUCTED AT SITE SHALL HAVE TO BE GOT APPROVED FROM THE COMPETENT AUTHORITY/ ANY OTHER PERSON AUTHORIZED BY HIM BEFORE STARTING UP THE CONSTRUCTION.
- BASEMENT**
(a) UP TO FOUR LEVELS BASEMENT SHALL BE ALLOWED.
(b) THE CONSTRUCTION OF BASEMENT SHALL BE EXECUTED AS PER CODE 7.16 OF HBC-2017.
- PROVISIONS OF PUBLIC HEALTH FACILITIES**
THE W.C. AND URINALS PROVIDED IN THE BUILDINGS SHALL CONFORM TO THE NATIONAL BUILDING CODE, 2016.
- EXTERNAL FINISHES**
(a) ALL SIGN BOARDS AND NAMES SHALL BE WRITTEN ON THE SPACES PROVIDED ON BUILDINGS AS PER APPROVED BUILDING PLANS SPECIFICALLY FOR THIS PURPOSE AND AT NO OTHER PLACES. WHATSOEVER.
(b) FOR BUILDING SERVICES, PLUMBING SERVICES, CONSTRUCTION PRACTICE, BUILDING MATERIAL, FOUNDATION AND DAMP PROOF COURSE (DPC) CHAPTER 10 OF THE HARYANA BUILDING CODE, 2017 SHALL BE FOLLOWED.
- LIFTS AND RAMPS**
(a) LIFT AND RAMPS IN BUILDING SHALL BE PROVIDED AS PER 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.
- BUILDING BYE-LAWS**
THE CONSTRUCTION OF THE BUILDINGS/ BUILDINGS SHALL BE GOVERNED BY PROVISIONS OF THE HARYANA BUILDING CODE, 2017 AND AMENDED FROM TIME TO TIME. ON THE POINTS WHERE SUCH RULES ARE SILENT AND STIPULATE NO CONSTRUCTION OR NORM, THE MODEL BUILDING BYE LAWS ISSUED BY THE INDIA STANDARDS, AND AS GIVEN IN THE NATIONAL BUILDING CODE-2016 OF INDIA SHALL BE FOLLOWED.
- FIRE SAFETY MEASURES**
(a) THE OWNER WILL ENSURE THE PROVISION OF PROPER FIRE SAFETY MEASURES IN THE MULTI STORED BUILDINGS CONFORMING TO THE PROVISIONS OF THE HARYANA BUILDING CODE, 2017 NATIONAL BUILDING CODE-2016 OF INDIA AND THE SAME SHALL BE GOT 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 CHIEF ELECTRICAL INSPECTOR, HARYANA.
(c) THE FIRE FIGHTING SCHEME SHALL BE GOT APPROVED FROM THE DIRECTOR, URBAN LOCAL BODIES, HARYANA OR ANY PERSON AUTHORIZED BY THE DIRECTOR, URBAN LOCAL BODIES, HARYANA. THIS APPROVAL SHALL BE OBTAINED PRIOR TO STARTING THE CONSTRUCTION WORK AT SITE.
- GENERAL NOTE**
(a) THAT THE ALLOTTEE /OWNER SHALL OBTAIN THE ENVIRONMENTAL 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.
(b) THAT THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY NORMS/HARYANA GOVT. NOTIFICATION AS APPLICABLE.
(c) THAT THE ALLOTTEE /OWNER SHALL USE ONLY LIGHT-EMITTING DIODE (LED) FITTING FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.
(d) THAT THE ALLOTTEE/OWNER SHALL ENSURE THE INSTALLATION OF SOLAR PHOTOVOLTAIC POWER PLANT AS PER THE PROVISIONS OF ORDER NO. 22/52/2005-SPWDER DATED 21.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.
(e) THAT THE ALLOTTEE/OWNER SHALL STRICTLY COMPLY WITH THE DIRECTIONS ISSUED VIDE NOTIFICATION NO. 19/6/2016-SP DATED 31.03.2016 ISSUED BY HARYANA GOVERNMENT RENEWABLE ENERGY DEPARTMENT.
(f) PROVISION/FACILITIES FOR DIFFERENTLY ABLED PERSONS SHALL BE PROVIDED AS PER PROVISIONS OF CODE-2 OF HARYANA BUILDING CODE-2017.
(g) THE ALLOTTEE /OWNER SHALL COMPLY WITH THE PROVISIONS OF RERA ACT-2016 AND THE RULES AND REGULATION FRAMED THEREUNDER BY RERA WHEREVER REQUIRED.
(h) THE ALLOTTEE/OWNER SHALL ENSURE THE COMPLIANCE OF HARYANA APARTMENT OWNERSHIP ACT-1983 (AS AMENDED FROM TIME TO TIME) AND THE MAINTENANCE OF COMMON FACILITIES SHALL BE GOVERNED BY THE IBID ACT.
(i) THE ALLOTTEE/OWNER SHALL ALSO COMPLY WITH ALL OTHER ACTS RULES AND REGULATIONS APPLICABLE, GOVERNING THE CONSTRUCTION ON THE SITE.
(j) THE APPLICATION FOR BUILDING PLANS IN THIS CASE SHOULD BE ACCOMPANIED WITH STRUCTURAL DESIGN AND CERTIFICATE FROM COMPETENT STRUCTURAL ENGINEER REGARDING SAFETY OF THE BUILDING CLEARLY STATING THAT THE STRUCTURAL DESIGN HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMITY WITH THE NATIONAL BUILDING CODE AND B.I.S. CODE RELATING TO EARTH QUAKE EFFECT.
(k) AMONG OTHER PLANS AND PAPERS, DETAILED ELEVATIONS OF BUILDING ALONG ALL SIDES EXPOSED TO PUBLIC VIEW SHALL BE DRAWN TO A SCALE OF 1 CM = 2M, AND SHALL ACCOMPANY THE BUILDING APPLICATION.
(l) WATER STORAGE TANKS AND OTHERS PLUMBINGS ETC. SHALL NOT BE SHOWN ON ANY FACE OF THE BUILDING BUT SHALL BE SUITABLE BEFORE.
(m) NO APPLIED DECORATION LIKE INSCRIPTIONS, CROSSES, NAME OR PERSONS OR BUILDINGS ARE PERMITTED ON ANY EXTERNAL FACES OF THE BUILDING.
(n) THE BUILDING DESIGN FOR THE PERMISSIBLE COVERED AREA SHALL BE SUBMITTED AS WHOLE AND NOT IN PARTS.
(o) GARBAGE COLLECTION CRYTERIA OF APPROPRIATE SIZE SHALL BE PROVIDED WITHIN THE SITE.
(p) THE SITE SHALL NOT BE USED FOR STORAGE OF ANYTHING WHICH HAS OBNOXIOUS FUMES, ODOUR SMOKE OR IS EXPLOSIVE CHARACTER AND WHICH MAY BE HAZARDOUS ANY RISKY TO HUMAN LIFE.
(q) THAT HSVP SHALL PROVIDE THE SERVICES ONLY UP TO THE PERIPHERY OF THE EARMARKED/ALLOTTED SITE. THE INTERNAL DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE ALLOTTEE.
(r) FOR CERTIFICATE IN ANY MATTER AND IN MATTER OF ANY INTERPRETATION OF THE RULES AND ZONING REGULATIONS THE DECISION OF CHIEF ADMINISTRATOR, HSVP SHALL BE FINAL.

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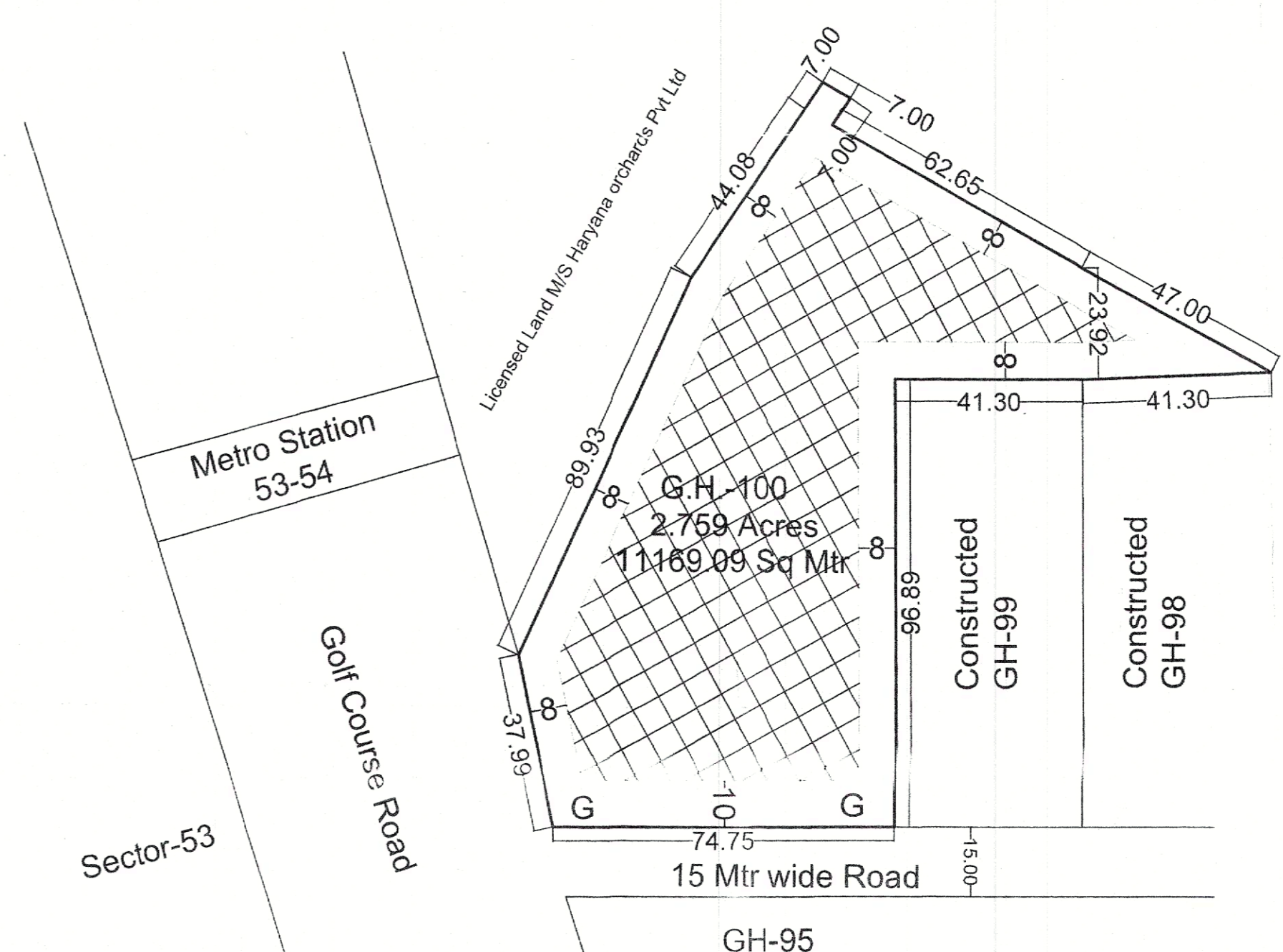
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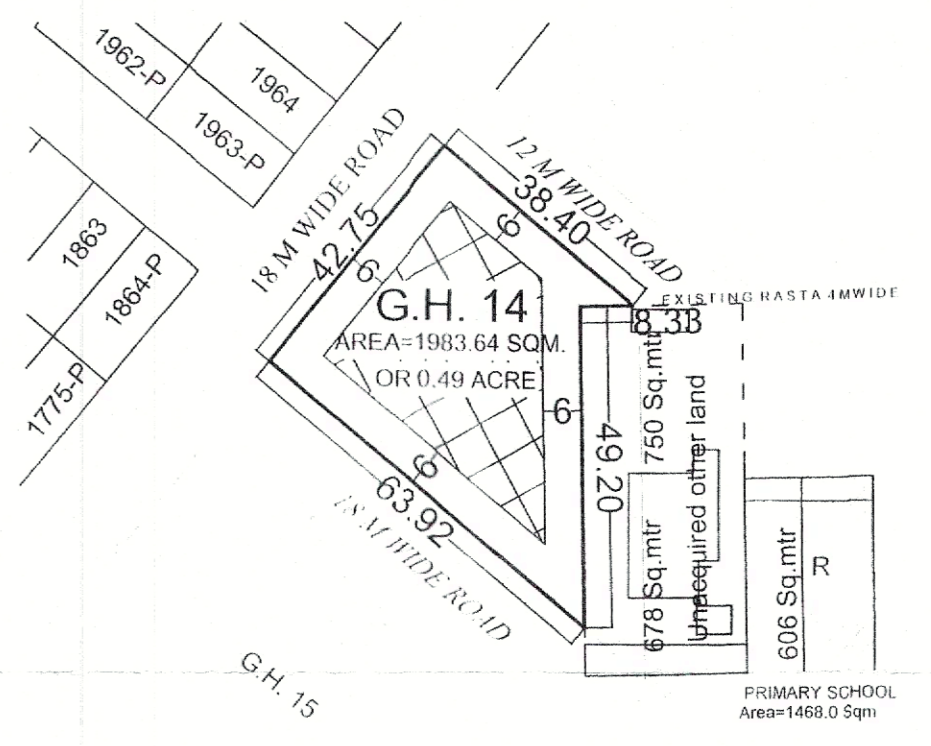
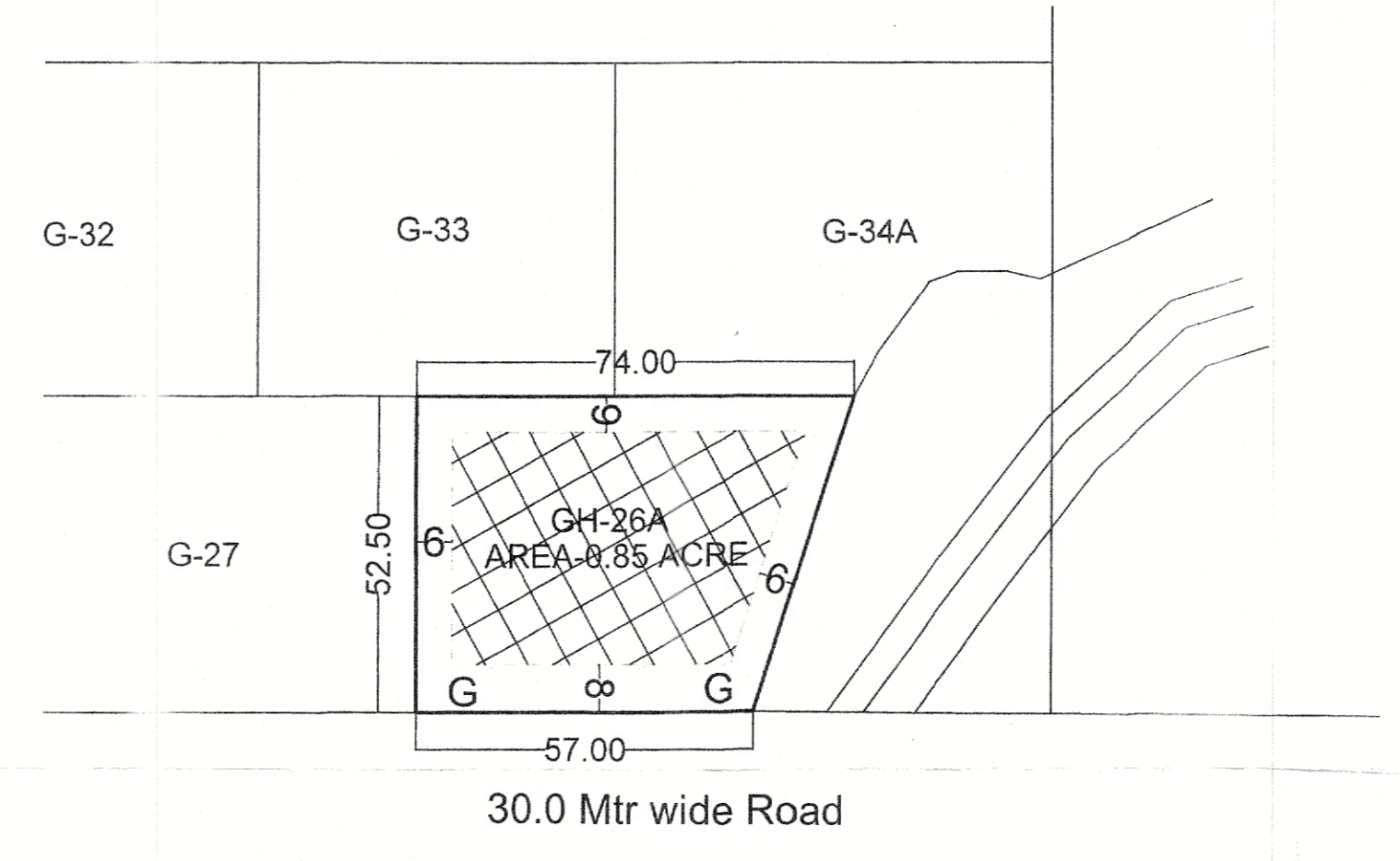
NOTE:- THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF ALREADY SANCTIONED GH SITE NO.14 IN SECTOR-45 AND LATTI-11 SURVEY RECEIVED FROM SDE-II, SURVEY ON DATED 10.05.2023, G.H. NO.100 IN SECTOR-54 HAS BEEN PREPARED ON THE BASIS OF C.A. HSVP APPROVAL VIDE ENST. NO.96137 DATED 05.05.2023 AND SURVEY RECEIVED FROM SURVEY SURVEY EMAIL DATED 29.04.2023. GH SITE NO.26A IN SECTOR-56 HAS BEEN PREPARED ON THE BASIS OF ALREADY SANCTIONED AND SURVEY RECEIVED FROM E.O.-II, HSVP, EMAIL DATED 08.05.2023 & G.H. NO.8 IN SECTOR-24-5A ON THE BASIS OF SURVEY RECEIVED FROM E.O.-II, HSVP, EMAIL DATED 08.05.2023.



UNDER TOD (INTENSE)
SECTOR-54 GROUP HOUSING NO.100
TOTAL SITE AREA = 11169.0906 SQM
ZONED AREA = 7088.7368 SQM OR 62.92%

- (AJIT BALAJI JOSHI, IAS)
C.A., HSVP, PANCHKULA
- (B.K SAINI)
CTP, HSVP, PANCHKULA
- (VIJENDER SINGH)
STP, HSVP, PANCHKULA
- (PRIYAM BHARDWAJ)
DTP, HSVP, PANCHKULA
- (LADI WALIA)
ATP, HSVP, PANCHKULA
- (SURAJ BHAN)
JUNIOR DRAFTSMAN

PART DEMARCATION PLAN G.H. 26A SECTOR-56, GURUGRAM



UNDER TOD (INTENSE)
GROUP HOUSING NO.14 (SECTOR-45)
TOTAL AREA OF SITE= 1983.64 SQM
ZONED AREA = 977.92 (49.29%)

UNDER TOD (TRANSITION)
SECTOR-56 GROUP HOUSING NO.26A
TOTAL SITE AREA = 3438.7462 SQM
ZONED AREA = 2060.4048 SQM OR 59.91%

| | | | |
|---|----------------|-------------------------------------|------------------------------|
| DRAWING NO. D.T.P (G) 2629 / 2023 DATED: 11.05.2023 | | | |
| DRAWN BY | KULDEEP, JD | MANITA, SD | |
| PLANNING ASSTT. | TARUN BHATIA | | |
| ASSTT. TOWN PLANNER | HITESH | | |
| DISTT. TOWN PLANNER, GURUGRAM | RAJESH KAUSHIK | SENIOR TOWN PLANNER, HSVP, GURUGRAM | S. E. HSVP, GURUGRAM |
| | | | ADMINISTRATOR HSVP, GURUGRAM |

DEPTT. OF T. & C. PLANNING, HARYANA, CHANDIGARH