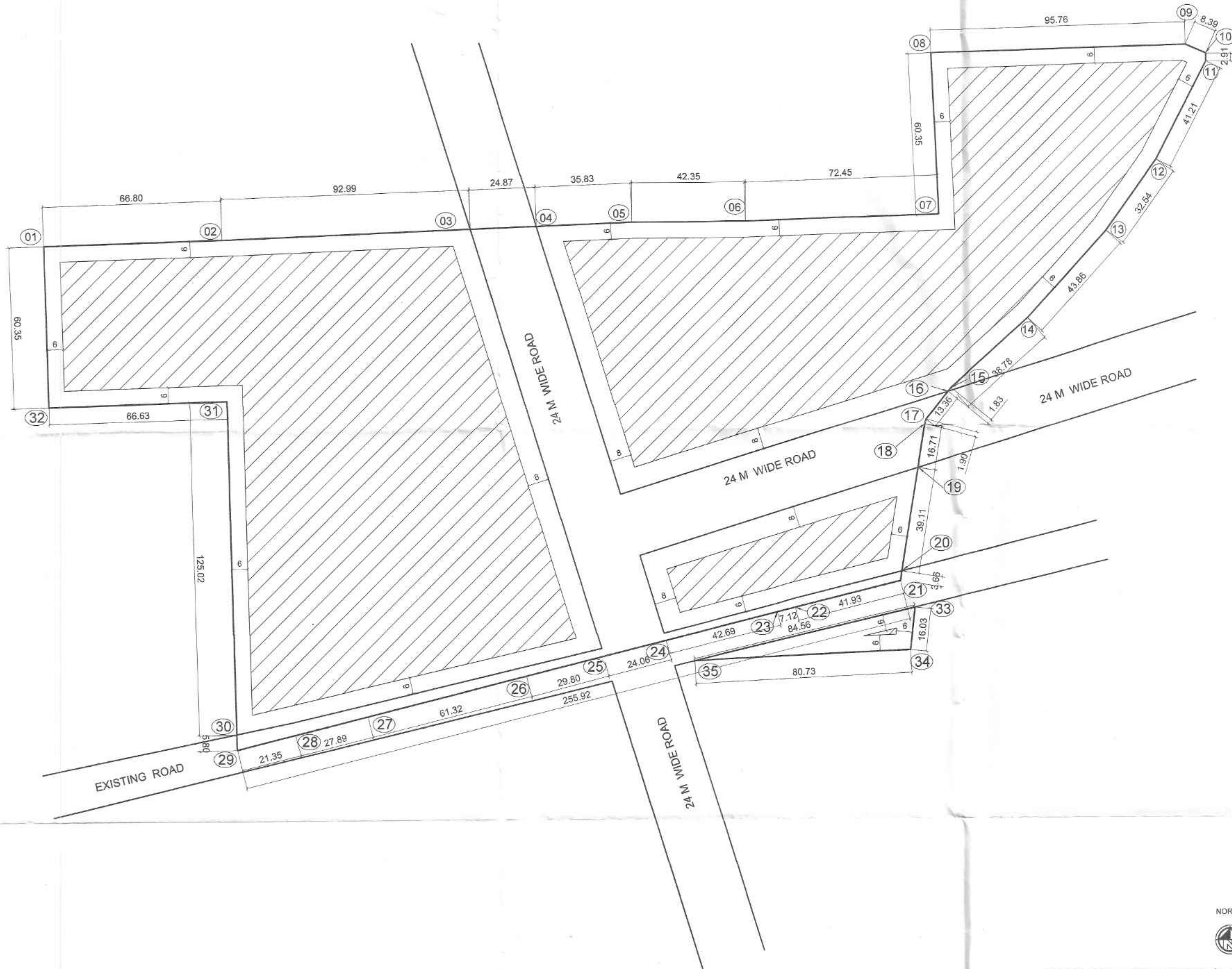


REVISED DEMARCATION CUM ZONING PLAN OF GROUP HOUSING COLONY MEASURING 14.025 ACRES (LICENCE NO.265 OF 2007 DATED 02.12.2007) IN SECTOR-62 GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUHI PROMOTERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD.)

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.



**ZONED AREA = 36225.844 SQMT (8.95 ACRES)
ALL DIMENSIONS ARE IN METERS.**

1. SHAPE & SIZE OF SITE

The shape and size of site is in accordance with the demarcation plan shown as 1 to 35 as confirmed by DTP (P), Gurugram vide Enst No. 9342 dated 21.09.2017.

2. TYPE OF BUILDING PERMITTED AND LAND USES

- (a) The type of Residential/ Commercial buildings permissible in this site shall conform to provisions of the Residential Zone as provided in the Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, and the Haryana Building Code 2017, as amended from time to time, as applicable.
- (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 - a above and uses permissible in the open space zone. |

3. GROUND 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 35% on the area of 14.025 acres.
- (c) Maximum Permissible FAR shall be 1.75 on the area of 14.025 acres. However an additional FAR of 35213.5675 Sqm. towards Residential component is also permitted in lieu of following TDR Utilization Certificates.

| S.No. | TDR Certificate No. | TDR Utilization Certificate issued vide Memo/Enst No. / Dated | Area in Sqm. |
|--------------|---|---|------------------------|
| 1 | 1-1103 of 102/2023 (Out of 1-1103) dated 14.11.2023 with Corrigendum dated 23.01.2024 | Memo. No. TDR-LJ31A1/CTP/14185/2024 Dated 13/05/2024 | 27588.5665 |
| 2 | 1-305 of 61/2023 (Out of 1-470) dated 10.11.2023 | Memo. No. TDR-LJ32A1/CTP/17231/2024 Dated 12/06/2024 | 7624.999 |
| TOTAL | | | 35213.5675 Sqm. |

However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan which shall have to be got approved from the Director, Town and Country Planning, Haryana

4. HEIGHT OF BUILDING

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

- (a) The maximum height of the buildings shall be as per the Chapter 6.3 (3) (i) and Chapter 6.3 (3) (vi) of the Haryana Building Code, 2017.
- (b) The plinth height of building shall be as per the Haryana Building Code, 2017.
- (c) All building block(s) shall be constructed so as to maintain an inter-set distance not less than the set back required for each building according to the table below:-
- (d) If the permissible area is achieved on Ground Floor same will be achieved on subsequent floor.

| S.No. | HEIGHT OF BUILDING (in meters) | SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters) |
|-------|--------------------------------|---|
| 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 & above | 15 |

- (e) If, the such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified in (c) above.

5. GATE POST AND BOUNDARY WALL

- (a) Such Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved 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 the Haryana Building Code - 2017.

6. DENSITY

- (a) The minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA on the area of 14.025 acres.
- (b) For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or 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 services population of E.W.S. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq. ft. In addition, 15% of the total number of dwelling units having a minimum area of 200 sq. ft. shall be earmarked for E.W.S Category.

8. 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 Code 7.1.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

9. CONVENIENT SHOPPING

0.5% of the area of 14.025 acres shall be reserved to cater for essential convenient shopping with the following conditions:-

- (a) The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
- (b) The size of Kiosk/Shops shall not be more than 2.75 meter x 2.75 meter x 2.75 meter x 8.25 meter.

10. PROVISIONS OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

11. 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-lots and play ground.

12. LIFTS AND RAMP

- (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.

13. APPROVAL OF BUILDING PLANS

The building plans of the building to be constructed at site shall have to be got approved from the Director General, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code - 2017 (as amended from time to time) before starting up the construction.

14. BUILDING BYE LAWS

The construction of the building /buildings shall be governed by the Haryana Building Code, 2017 and Indian Standards code no.4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of the Person with Disabilities (Equal Opportunities, Protection of Right and Full Participation) Act, 1995 which includes construction of ramp in public buildings, adoption of toilets for the wheel chair users, Braille symbols and auditory signals in the elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building bylaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as approved by DGTCF, Haryana

15. BASEMENT

- (a) The number of basement storeys within building zone of site shall be as per the Haryana Building Code, 2017.
- (b) The basement shall be constructed, used and maintained as per the 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 junctions with the surrounding roads to the satisfaction of the Competent Authority.
- (b) The approach to the site shall be shown on the zoning plan.

17. 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.

18. EXTERNAL FINISHES

- (a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, glass metals or any other finish 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 no other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.

19. FIRE SAFETY MEASURES

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should 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 Competent Authority.
- (c) To ensure 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.

20. GENERAL

- (a) That the coloniser/owner shall obtain the 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 coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (d) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-5power dated 21.03.2016 issued by Haryana Government renewable energy department.
- (e) That the coloniser/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) 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 Haryana Building Code 2017.
- (g) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be visually screened.
- (h) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (i) Garbage collection center of appropriate size shall be provided within the site.
- (j) Color trace emblem and other symbols shall be subject to the approval of the competent authority.

DRG No. DTCP- 10360 Dated 16/07/24

(DINESH KUMAR) PA (HQ) (SANJAY SAINI) ATP (HQ) (NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP (M) (JITENDER SHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)