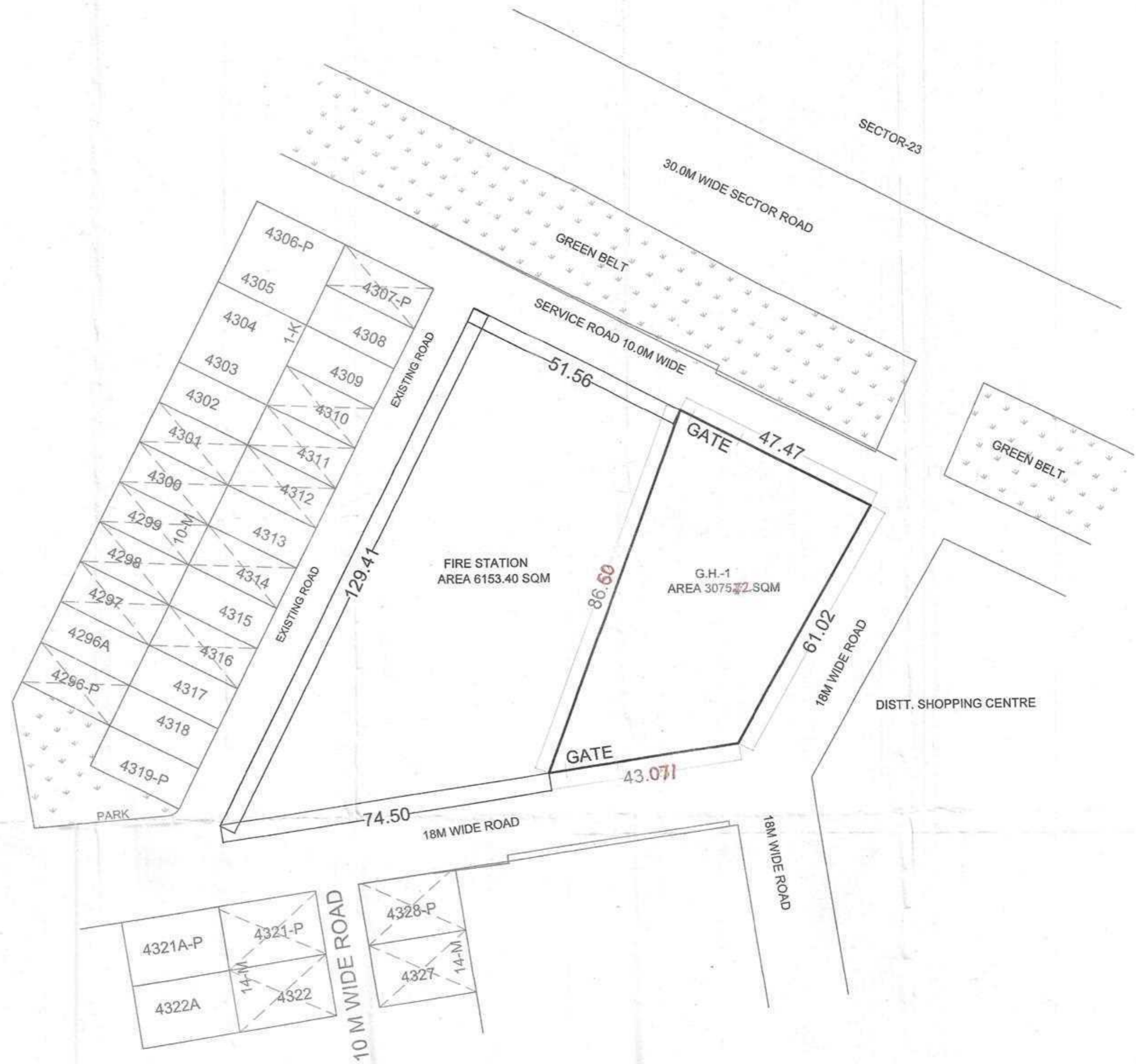


GURUGRAM

REVISED DEMARCATION PLAN OF G.H. SITE NO.1 IN SECTOR-23A,
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 (UNDER MIX
LAND USE) DATED 18.03.2019 & 04.10.2021.

NOTE:-

1. THIS DRAWING HAS BEEN PREPARED ON THE BASIS OF SURVEY PLAN /SOFT COPY RECEIVED FROM ESTATE OFFICER-I, HSVP, GURUGRAM VIDE THEIR OFFICE EMAIL DATED 09.04.2024.
2. THE ZONING CLAUSES SHALL BE READ IN CONJUNCTION WITH DRAWING NO. DTP(G) 2640 DATED 09.06.2023 AS PER APPROVED BY C.A. HSVP, PANCHKULA AS CONVEYED BY CTP VIDE THEIR OFFICE MEMO NO.CTP/DTP(PB)/SB/217433 DATED:09.10.2023.



ENTIRE AREA OF GH FALLS IN 0 TO 500M TOD INTENSE ZONE
TOTAL AREA = 3075.72 SQM (0.759 ACRE)
ZONED AREA = 1742.6752 SQM (56.67%)

SENIOR DRAFTSMAN

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PLANNING ASSTT.

ASSTT. TOWN PLANNER

DISTT. TOWN PLANNER,
GURUGRAM

SENIOR TOWN PLANNER,
HSVP, GURUGRAM



ADMINISTRATOR
HSVP, GURUGRAM

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

GURUGRAM

LAYOUT-CUM-DEMARCATON-CUM-ZONING PLAN OF G.H. SITE-1 IN SECTOR-23A, 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 & 04.10.2021.

1. SHAPE AND SIZE OF SITE

(a) THE SHAPE AND SIZE OF THE SITE ARE IN ACCORDANCE WITH THE DEMARCATON PLANS AS SHOWN ON THE DRAWING.

2. 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 (ZONI)	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.

3. 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 GROUND COVERAGE	F.A.R.	DENSITY (PERSONS PER ACRE)
MULTI-STORYED GHROUP HOUSING	35%	1.75	MINIMUM 100 - MAXIMUM 300

B. (TOD ZONE)

LAND USE	TOD ZONE	MAXIMUM GROUND COVERAGE	F.A.R.	MAXIMUM DENSITY (PERSONS PER ACRE)
MULTI-STORYED GHROUP HOUSING (MINIMUM 1000 SQMT. PLOT AREA)	INTENSE	40%	3.5	600
	TRANSITION		2.5	430

(a) MAXIMUM 3% OF F.A.R. SHALL BE PERMITTED AS COMMERCIAL COMPONENT.

(b) WHERE ANY SITE (UNDER ANY TOD ZONE PARTIALLY), THE PROVISIONS OF THIS POLICY WILL BE ALLOWED TO BE APPLIED ONLY FOR THAT PORTION OF THE PLOT AS PER LIMITATION DEFINED FOR INTENSE AND TRANSITIONAL TOD ZONES BUT SUCH F.A.R. CAN BE UTILIZED ANYWHERE WITHIN THE PERMISSIBLE BUILDABLE ZONE OF SUCH A PLOT, I.E. EVEN IN THE PORTION OF BUILDABLE ZONE OF THE PLOT FALLING OUTSIDE TOD ZONE.

NOTE:- 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 7.5 SQUARE METRES OF LIVING AREA WHICHEVER IS MORE.

4. HEIGHT OF BUILDING

(a) 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:-

- THE MAXIMUM HEIGHT OF THE BUILDING SHALL BE AS PER CODE 6.30(b)(ii).
- IF A BUILDING ADJACENT TO 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 THIS HEIGHT TO A DEPTH OF 24 METRES ALONG THE NARROW STREET.
- ALL BUILDING BLOCK(S) SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN INTER-SITE DISTANCE AS PER CODE 7.11(b).
- 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 OWNER, THEN THE WIDTH OF SUCH OPEN AIR SPACE SHALL BE THE ONE SPECIFIED FOR THE TALLEST BUILDING AS SPECIFIED IN (C) ABOVE.

SIR NO.	HEIGHT OF BUILDING (IN METRS.)	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES OF BUILDING BLOCKS (IN METRS.) FRONT, REAR AND SIDES IN EACH PLOT.
1	10	3
2	15	4
3	18	5
4	21	6
5	24	7
6	27	8
7	30	9
8	33	10
9	36	11
10	39	12
11	42	13
12	45	14
13	48	15
14	51	16
15	54	17
16	57	18
17	60	19
18	63	20
19	66	21
20	69	22
21	72	23
22	75	24
23	78	25
24	81	26
25	84	27
26	87	28
27	90	29
28	93	30
29	96	31
30	99	32
31	102	33
32	105	34
33	108	35
34	111	36
35	114	37
36	117	38
37	120	39
38	123	40
39	126	41
40	129	42
41	132	43
42	135	44
43	138	45
44	141	46
45	144	47
46	147	48
47	150	49
48	153	50
49	156	51
50	159	52
51	162	53
52	165	54
53	168	55
54	171	56
55	174	57
56	177	58
57	180	59
58	183	60
59	186	61
60	189	62
61	192	63
62	195	64
63	198	65
64	201	66
65	204	67
66	207	68
67	210	69
68	213	70
69	216	71
70	219	72
71	222	73
72	225	74
73	228	75
74	231	76
75	234	77
76	237	78
77	240	79
78	243	80
79	246	81
80	249	82
81	252	83
82	255	84
83	258	85
84	261	86
85	264	87
86	267	88
87	270	89
88	273	90
89	276	91
90	279	92
91	282	93
92	285	94
93	288	95
94	291	96
95	294	97
96	297	98
97	300	99
98	303	100
99	306	101
100	309	102
101	312	103
102	315	104
103	318	105
104	321	106
105	324	107
106	327	108
107	330	109
108	333	110
109	336	111
110	339	112
111	342	113
112	345	114
113	348	115
114	351	116
115	354	117
116	357	118
117	360	119
118	363	120
119	366	121
120	369	122
121	372	123
122	375	124
123	378	125
124	381	126
125	384	127
126	387	128
127	390	129
128	393	130
129	396	131
130	399	132
131	402	133
132	405	134
133	408	135
134	411	136
135	414	137
136	417	138
137	420	139
138	423	140
139	426	141
140	429	142
141	432	143
142	435	144
143	438	145
144	441	146
145	444	147
146	447	148
147	450	149
148	453	150
149	456	151
150	459	152
151	462	153
152	465	154
153	468	155
154	471	156
155	474	157
156	477	158
157	480	159
158	483	160
159	486	161
160	489	162
161	492	163
162	495	164
163	498	165
164	501	166
165	504	167
166	507	168
167	510	169
168	513	170
169	516	171
170	519	172
171	522	173
172	525	174
173	528	175
174	531	176
175	534	177
176	537	178
177	540	179
178	543	180
179	546	181
180	549	182
181	552	183
182	555	184
183	558	185
184	561	186
185	564	187
186	567	188
187	570	189
188	573	190
189	576	191
190	579	192
191	582	193
192	585	194
193	588	195
194	591	196
195	594	197
196	597	198
197	600	199
198	603	200
199	606	201
200	609	202
201	612	203
202	615	204
203	618	205
204	621	206
205	624	207
206	627	208
207	630	209
208	633	210
209	636	211
210	639	212
211	642	213
212	645	214
213	648	215
214	651	216
215	654	217
216	657	218
217	660	219
218	663	220
219	666	221
220	669	222
221	672	223
222	675	224
223	678	225
224	681	226
225	684	227
226	687	228
227	690	229
228	693	230
229	696	231
230	699	232
231	702	233
232	705	234
233	708	235
234	711	236
235	714	237
236	717	238
237	720	239
238	723	240
239	726	241
240	729	242
241	732	243
242	735	244
243	738	245
244	741	246
245	744	247
246	747	248
247	750	249
248	753	250
249	756	251
250	759	252
251	762	253
252	765	254
253	768	255
254	771	256
255	774	257
256	777	258
257	780	259
258	783	260
259	786	261
260	789	262
261	792	263
262	795	264
263	798	265
264	801	266
265	804	267
266	807	268
267	810	269
268	813	270
269	816	271
270	819	272
271	822	273
272	825	274
273	828	275
274	831	276
275	834	277
276	837	278
277	840	279
278	843	280
279	846	281
280	849	282
281	852	283
282	855	284
283	858	285
284	861	286
285	864	287
286	867	288
287	870	289
288	873	290
289	876	291
290	879	292
291	882	293
292	885	294
293	888	295
294	891	296
295	894	297
296	897	298
297	900	299
298	903	300
299	906	301
300	909	302
301	912	303
302	915	304
303	918	305
304	921	306
305	924	307
306	927	308
307	930	309
308	933	310
309	936	311
310	939	312
311	942	313
312	945	314
313	948	315
314	951	316
315	954	317
316	957	318
317	960	319
318	963	320
319	966	321
320	969	322
321	972	323
322	975	324
323	978	325
324	981	326
325	984	327
326	987	328
327	990	329
328	993	330
329	996	331
330	999	332

5. PARKING

(a) PARKING SPACE SHALL BE PROVIDED @ 1.5 EQUIVALENT CAR SPACE (ECS) FOR EACH DWELLING UNIT. THESE PARKING SPACES SHALL BE ALLOTTED ONLY TO THE FLAT HOLDERS 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	12 SQM (1 ECS)
STILLS	25 SQM (1 ECS)
OPEN	33 SQM (1 ECS)

B. (TOD ZONE)

(a) 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

(i) THE AREA FOR PARKING PER CAR SHALL BE SAME AS OF NON TOD ZONE.

(ii) ADEQUATE PARKING SPACE COVERAGE OPEN OR IN THE BASEMENT SHALL BE PROVIDED FOR VEHICLES OF USER AND OCCUPANTS, WITHIN THE SITE AS PER CODE 7.1 (EXCEPT AS PROVIDED IN NON TOD ZONE ABOVE).

NOTE:- (a) THE COVERED PARKING IN THE BASEMENT OR IN THE FORM OF MULTI LEVEL PARKING ABOVE GROUND LEVEL SHALL NOT BE COUNTED TOWARDS FAR. HOWEVER, IN CASE OF MULTI LEVEL PARKING ABOVE GROUND LEVEL THE FOOT PRINT OF SEPARATE PARKING BUILDING BLOCK SHALL BE COUNTED TOWARDS GROUND COVERAGE. IN CASE OF PROVISION OF MECHANICAL PARKING IN THE BASEMENT FLOOR UPPER STOREYS, THE FLOOR TO CEILING HEIGHT OF THE BASEMENT / UPPER FLOOR MAY BE MAXIMUM OF 4.75 METER. OTHER THAN THE MECHANICAL PARKING THE FLOOR TO CEILING HEIGHT IN UPPER FLOOR SHALL NOT BE MORE THAN 2.4 MTR. BELOW THE HANGING BEAM.

(b) FOR THE COMMERCIAL AREAS THE NORMS OF 1.0 ECS FOR EACH 50 SQM CARPET AREA SHALL BE FOLLOWED.

(c) IN NO CIRCUMSTANCES, THE VEHICLES BELONGING

OFFICE OF ADMINISTRATOR,
HARYANA SHEHRI VIKAS PRADHIKARAN
हरियाणा शहरी विकास प्राधिकरण

Address :- Old Delhi Road, Sector-14,
Gurgaon,
Tel. No. :- 0124-2321650
E-mail ID :- adm@gnhuda@gmail.com

To
District Town Planner,
Gurgaon.

Memo No. STP-H/2024/ 4453

Dated: 30/4/24

Sub: Approval of revised Demarcation Plan of G.H site no. 1, Sector-23A, Gurgaon.

Ref: Your office memo no. 3141 dated 23.04.2024.

The proposal of revised Demarcation Plan of G.H. site no. 1, Sector-23A, Gurgaon sent by your office, prepared on the basis of dimensions supplied by E.O.-I, HSVP, Gurgaon having some variation in dimension w.r.t. approved plan and minor change in area i.e. 3080.037 Sq. mtr. to 3075.72 Sq. mtr. which is according to allotment letter (being less than 5%) has been approved in accordance to department instruction dated 28.07.2007. Dimensions have been amended in red to complete the allotted area i.e. 3075.72 Sq. mtr.

A copy of Part Revised Demarcation Plan of G.H. site no. 1, Sector-23A, Gurgaon is sent herewith, you are requested to incorporate the changes in the original drawing and circulate its copies to all concerned.
DA/As above.

Endst. No.

Administrator,
HSVP, Gurgaon.

Dated.

A copy of above is forwarded to Estate Officer-I, HSVP, Gurgaon to fix the responsibility of the concerned officer/officials for changing the dimensions of approved site.

Endst. No.

Administrator,
HSVP, Gurgaon.

Dated.

A copy of the above alongwith a copy of approved revised Demarcation Plan of G.H. site no. 1, Sector-23A, Gurgaon is forwarded to worthy C.A., HSVP, Panchkula for information & record please.

Administrator,
HSVP, Gurgaon

30/2024