



DEMARICATION-CUM-REVISED ZONING PLAN OF RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY (NILP) DATED 11.05.2022 ON LAND MEASURING 116.29625 ACRES (LICENCE NO. 219 of 2023 DATED 25.10.2023) (AN AREA MEASURING 103.05625 ACRES MIGRATION FROM LICENCE NO. 27 OF 2012 DATED 02.04.2012 AND 13.24 ACRES AS FRESH APPLIED AREA) IN SECTOR-76 & 77, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY DLF LTD. IN COLLABORATION WITH LAND OWNERS AND IT'S ASSOCIATE COMPANIES.

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

- SHAPE & SIZE OF SITE :-**  
The shape and size of the Residential Colony under New Integrated Licensing Policy - 2022 (NILP) is in accordance with the demarcation plan as confirmed by DTP, Gurugram vide Enst. No. 546 Dated 16.01.2024.
  - LAND USE :-**  
The type of buildings use permissible Residential Colony under New Integrated Licensing Policy - 2022 (NILP) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2 xxiii(i)).
  - TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
    - The type of building permitted on this site shall be buildings designated 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 the Director General, Town and Country Planning, Haryana.
    - 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 structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Residential Building zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.
  - SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**
    - The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
    - The maximum ground coverage for residential component shall be 35% on the area of 111.67325 acres with 1.25 FAR. However, additional 0.25 FAR i.e 117658.369 sqm. on account of purchasable development right (PDR) shall be allowed vide Memo No. LG-5120/TE(RK)/2024/2305 Dated-17/01/2025. Further, an additional FAR 152908.76 Sqm towards residential use is also permitted in lieu of following granted TDR :-

S.NO	TDR Certificate No./ SPRP Licence No.	TDR Utilization Certificate No. and Date	Area in Sqm.
1	1-6319 of 77/2024 dated 26.12.2024	TDR Utilization Certificate No. 52 of 2025 Dated 21.03.2025	152908.76 Sqm
Total			152908.76 Sqm
    - The maximum coverage on ground floor shall be 50% on the area of 2.328 acres for commercial component. Maximum Permissible FAR shall be 1.75 on the area of 2.328 acre. Out of this minimum 2% will be utilized for provision of retail shopping for local needs. The retail shopping for local needs can be provided in the residential blocks also but may not exceed the two floors above ground.
  - HEIGHT OF BUILDING :-**

Unrestricted height of the building block shall be allowed subject to the following:-

    - The height of the buildings shall be unrestricted as provided in Code 6.3(i)(i) (b) and further subject to clearance as prescribed in Code 6.3(i)(iii) of the Haryana Building Code, 2017.
    - The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
    - All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.

S.No.	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT)
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	16

    - If 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.
  - PARKING :-**
    - 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 of the Haryana Building Code, 2017.
    - In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
  - APPROACH TO SITE :-**
    - The vehicular approach to the site shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the Competent Authority.
    - The approach to the site shall be shown on the zoning plan.
    - Entry and Exit shall be permitted as indicated/ marked on the plan.
    - The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
    - The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
    - In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
- BAR ON SUB-DIVISIONS OF SITE :-**
    - The site of the Residential Colony under New Integrated Licensing Policy - 2022 (NILP) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
    - Sub-division of the site shall not be permitted, in any circumstances.
  - DENSITY :-**

The maximum density of the population provided in the Residential Colony shall be 300 PPA on the area of 111.67325 acres.  
For computing the density, the occupancy per dwelling unit shall be taken as five persons.
  - ACCOMMODATION FOR EWS / AFFORDABLE HOUSING :-**

In lieu of 10% land to be surrendered in favour of Government for affordable group housing, the colonizer /developer has deposited an amount at the rate three times the applicable collector rate.
  - APPROVAL OF BUILDING PLANS:-**

The building plans of the buildings to be constructed at site shall have to be got approved from the Director Town & Country Planning, Haryana/ any other person 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.
  - BASEMENT :-**
    - The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (i) as per The Haryana Building Code, 2017.
    - The basement shall be constructed, used and maintained as per Code 7.15 of the Haryana Building Code, 2017.
  - PLANNING NORMS.**

The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP, Haryana.
  - PROVISIONS OF PUBLIC HEALTH FACILITIES.**

The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
  - EXTERNAL FINISHES.**
    - 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, class metals or any other finish which may be allowed by the DTCP, Haryana.
    - The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
    - 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.
    - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.
  - LIFTS AND RAMPS:-**
    - Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
    - Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
    - If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2016.
  - BUILDING BYE-LAWS :-**

The construction of the building/buildings shall be governed by provisions of The Haryana Building Code, 2017, amended from time to time.
  - FIRE SAFETY MEASURES :-**
    - The owner will ensure the provision of proper fire safety measures in the multi-storied buildings conforming to the provisions of Code 7.17 of the Haryana Building Code, 2017, National Building Code of India and the same should be got certified from the competent authority.
    - 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.
    - 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. These approval shall be obtained prior to starting the construction work at site.
  - BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-**

The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5 of the Haryana Building Code, 2017.
  - 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 DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground etc.
  - PROVISION OF COMMUNITY BUILDINGS :-**

The provision of community sites to be made in accordance with policy instructions dated 09.10.2018, or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(a)(iv) of Act of 1975.
  - GENERAL :-**
    - 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.
    - The water storage tanks and other plumbing works etc. shall not be shown on any face of the building but shall be suitably encased.
    - No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
    - That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
    - That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
    - That the owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
    - That the 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 for enforcement of the Energy Conservation Building Codes.
    - Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
    - Garbage collection center of appropriate size shall be provided within the site.

DRG. NO. DTCP 10963 DATED 26-03-25

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