

ZONING PLAN OF COMMERCIAL COLONY AREA MEASURING 2.36875 ACRES (LICENCE NO. 48 DATED 18/04/2022) IN SECTOR-89, GURUGRAM BEING DEVELOPED BY RECEPTIVE BUILDWELL LLP.

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

1. SHAPE & SIZE OF SITE.
The shape and size of site is in accordance with the demarcation plan shown as A to M as confirmed by DTP(P), Gurugram vide Enst No. 1394 dated 05.02.2022
2. LAND USE.
The type of commercial buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable.
3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES.
The type of building permitted in this site i.e. Shopping Mall, Multiplex, Departmental Store, Integrated Commercial, Service Apartment, Starred Hotel/Unstarred Hotel, Offices & other allied uses etc.
- | Notation | Land use Zone | Type of building permitted/permissible structure |
|----------|-----------------|--|
| | Building Zone | Building as per permissible land use in clause-ii above and uses permissible in the open space zone. |
| | Open Space Zone | Open parking, garden, landscaping features, underground services etc. |
4. SITE 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 60% on the area of 2.36875 acre.
(c) Maximum Permissible FAR shall be 175% on the area of 2.36875 acre.
5. HEIGHT OF BUILDING.
(a) 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 Chapter 7.3 of the Haryana Building Code, 2017.
(b) The plinth height of building shall be as per Chapter 7.3 of 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 archived on ground floor same will be achieved on subsequent floor

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE LEFT (in meters)
1.	10	3
2.	15	5
3.	18	7
4.	21	9
5.	24	10
6.	27	11
7.	30	12
8.	36	14
9.	40	16
10.	45	18
11.	50	20
12.	55	22
13.	70	25
14.	120	30
15.	Above 120	30

- (e) 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.
6. 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 Chapter 7.1 of the Haryana Building Code, 2017.
(b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
7. 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.
8. BAR ON SUB-DIVISION OF SITE.
(a) Sub-division of the site shall not be permitted, in any circumstances.
9. APPROVAL OF BUILDING PLANS.
The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.
10. BASEMENT.
(a) The number of basement storeys within building zone of site shall be as per Chapter 6.3(3)(ii) of the Haryana Building Code, 2017.
(b) The basement shall be constructed, used and maintained as per Chapter 7.16 of the Haryana Building Code, 2017.
11. PLANNING NORMS.
The building 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 the Competent Authority.

(DINESH KUMAR) SD/(HO)
(SANJAY NARANG) ATP/(HO)
(S.K.SHERAWAT) DTP/(HO)
(HITESH SHARMA) STP/(HR)

(K.P.SINGH) STP/(HR)

(K.MAKRAN PANDURANG, IAS) DTCP/(HR)

SECTOR-89

ZONED AREA = 1.754 ACRE
ALL DIMENSIONS ARE IN METER

12 MTR. WIDE SERVICE ROAD
75 MTR. WIDE SERVICE ROAD
60 MTR. WIDE UTILITY CORRIDOR
12 MTR. WIDE SERVICE ROAD

SECTOR-85