

REVISED ZONING PLAN OF GROUP HOUSING COLONY (LICENCE NO. 223 OF 2023 DATED 30.10.2023) FOR AN AREA MEASURING 5.2902 ACRES) IN THE REVENUE ESTATE OF VILLAGE DHANKOT, TEHSIL KADIPUR, SECTOR-102, GURUGRAM BEING DEVELOPED BY HCBS PROMOTERS AND DEVELOPERS PVT. LTD., CARE REALTECH PVT. LTD. C/O HCBS PROMOTERS AND DEVELOPERS PVT. LTD.

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

2. SHAPE & SIZE OF SITE.
The shape and size of Group Housing colony is in accordance with the earlier approved combined zoning plan vide bearing Drawing No DTCP -9947 Dated 16.01.2024 shown in the zoning plan as A to W.

3. TYPE OF BUILDING PERMITTED AND LAND USES.
(a). 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 Town and Country Planning, Haryana.
(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.

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 35 % and that on subsequent floors shall be on the area of 5.2902 acres.
(c). Maximum Permissible FAR shall be 175 on the area of 5.2902 acres i.e. 9.25785 However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director Town and Country Planning, Haryana. However, an additional FAR Residential & commercial Component is also permitted in lieu of TDR utilization Certificate order issued Below :-

S.No.	TDR CERTIFICATE /SPRP LICENCE NO.	UTILIZATION CERTIFICATE ISSUED VIDE MEMO NO./ ENDST NO/DATED	AREA IN SQM	
			RESIDENTIAL	COMMERCIAL
1.	1-244 OF 9/2024 DATED 04.07.2024	TDR UTILIZATION CERTIFICATE NO 14 OF 2025 ISSUED VIDE MEMO NO TDR-UI141/CTP/2266/2025 DATED 16.01.2025	6774.00 SQM	NIL
2.	136 TO 235 & 425 TO 449 OF 10/2024 PART OF 1-440 OF 1/2024 DATED 22.02.2024	TDR UTILIZATION CERTIFICATE NO 15 OF 2025 ISSUED VIDE MEMO NO TDR-UI148A3/CTP/2269/2025 DATED 16.01.2025	3468.93 SQM	NIL
3.	136-481 OF 9/2024 DATED 01.07.2024	TDR UTILIZATION CERTIFICATE NO 16 OF 2025 ISSUED VIDE MEMO NO TDR-UI165A1/CTP/2272/2025 DATED 16.01.2025	9867.50 SQM	NIL
4.	604-623 OF 17/2024 PART OF 1-623 OF 17/2024 DATED 29.07.2024	TDR UTILIZATION CERTIFICATE NO 17 OF 2025 ISSUED VIDE MEMO NO TDR-UI194A3/CTP/2278/2025 DATED 16.01.2025	563.8349 SQM	NIL
5.	402-473 OF 23/2024 PART OF 1-473 OF 23/2024 DATED 16.08.2024	TDR UTILIZATION CERTIFICATE NO 18 OF 2025 ISSUED VIDE MEMO NO TDR-UI112A3/CTP/2279/2025 DATED 16.01.2025	2008.3096 SQM	NIL
		TOTAL	22882.5745 SQM	

5. 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 Code 6.3 (3)(i)(b).
(b). The plinth height of building shall be as per Code 7.3.
(c). All building block(s) shall be constructed so as to maintain an inter-se distance not less than the set back required for each building according to the table below:-

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	16

- (d). 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 Code 7.1.
(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. 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 Code 7.5.

9. DENSITY

- (a). The minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA+200PPA on the area of 5.2902 Acres .as per TDR policy (as amended time to time).
(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 7.5 square metres of living area, whichever is more.

10. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS. 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 13 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for E.W.S category.

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. CONVENIENT SHOPPING

- 0.5% of the area of 5.2902 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 and 2.75 meter x 8.25 meter.
(c). The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

13. PROVISIONS OF COMMUNITY BUILDINGS

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

14. 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 thereunder.
(b). Sub-division of the site shall not be permitted, in any circumstances

15. 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, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.

16. BASEMENT

- (a). The number of basement storeys in Group Housing shall be as per Code 6.3(3)(i)(b).
(b). The construction of basement shall be executed as per Code 7.16.

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, grits, marble, chips, class 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 Chapter 10 of the Haryana Building Code, 2017 shall be followed.

19. LIFTS AND RAMPS

- (a). Lift and Ramps in building shall be provided as per Code 7.7 of 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.
(c). Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

20. BUILDING BYE-LAWS

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

21. 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 form 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 form 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.
22. 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 constructed.
23. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
24. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
25. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
26. That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
27. That the coloniser/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.

28. GENERAL

- (a). 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.
(b). The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
(c). No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
(d). Garbage collection center of appropriate size shall be provided within the site.
(e). Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

NOTE:- THAT YOU SHALL ENSURE APPROACH TO YOUR LICENSED LAND FROM CONSTRUCTED 24.00 MTR WIDE INTERNAL CIRCULATION ROAD OR ANY OTHER EXISTING PUBLIC ROAD/RASTA HAVING WIDTH NOT LESS THAN 4 KARAM BEFORE APPROVAL OF BUILDING PLAN.

DRG No. DTCP- 10860 Dated 04-02-25

ZONED AREA = 15229.7645 SQM(3.76ACRES)

* ALL DIMENSIONS ARE IN METER.

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