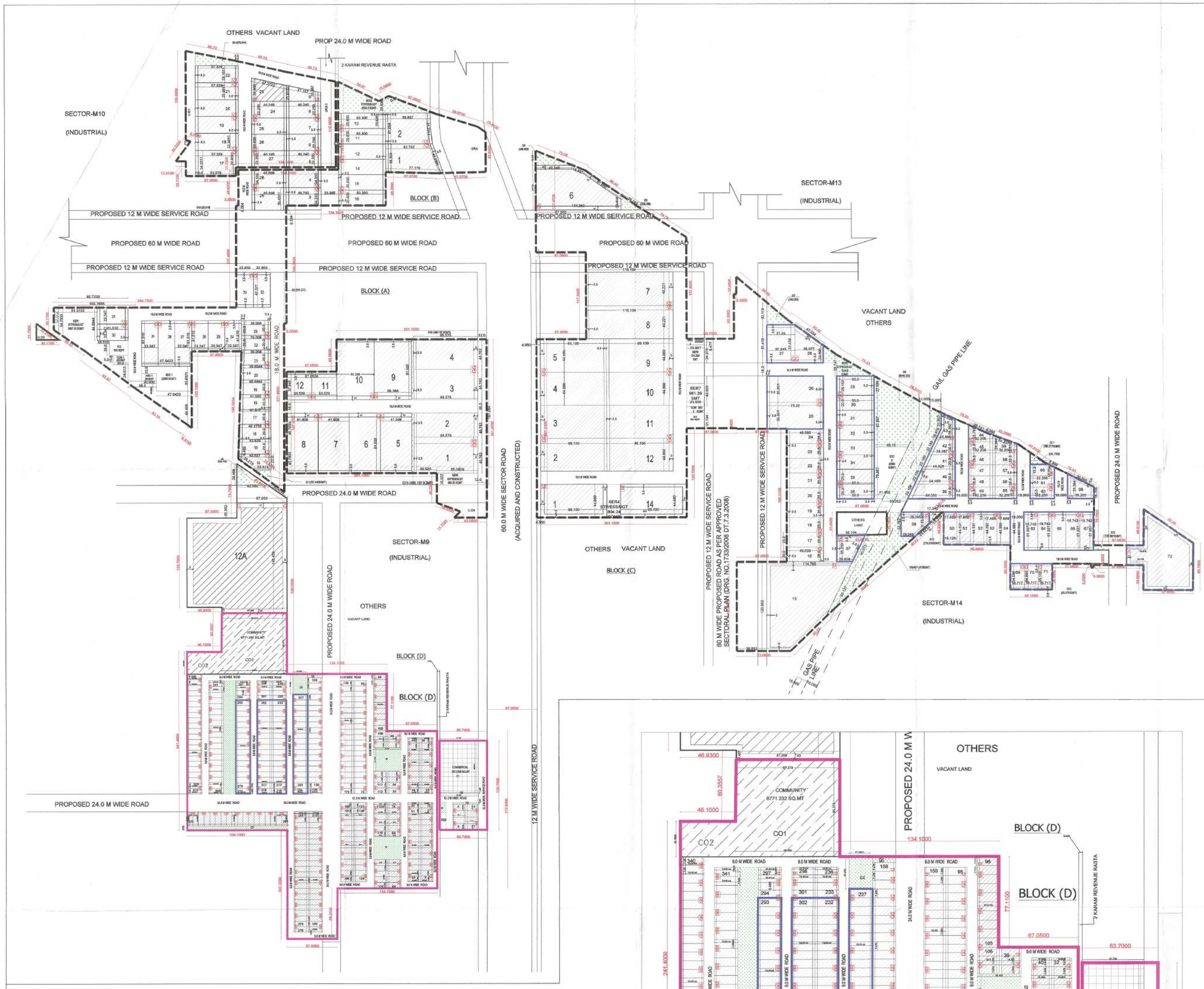
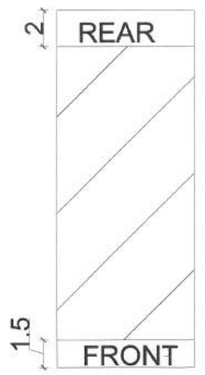


PLOT BOUNDARY LINE	
INDUSTRIAL PLOT	
BOUNDARY LINE OF RESIDENTIAL PLOT	
PLOTS UNDER MORTGAGE	



RESIDENTIAL PLOTS

ZONING PLAN FOR INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 118.15 ACRES (LICENSE NO. 136 OF 2022 DATED 09.09.2022) IN SECTOR-M9, M10,M13& M14 DISTT. GURUGRAM BEING DEVELOPED BY WORLDWIDE RESORTS AND ENTERTAINMENT PVT.LTD.

For purpose of code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code , 2017 as amended form time to time.
(Zoning Plan of Industrial Plotted Colony)

1. USE ZONE:-

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
	Industrial	Industrial
	Public open space	To be used only for landscape features.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement,F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

S.No	Type of Industry	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height	Remarks
1	General	60%	Twin Level	150%	30 meters	--
2	Apparel and footwear	60%	Unrestricted	250%	Unrestricted	To be located on roads with a Right of Way of 15 meters and above
3	Biotechnology other than Pharmaceuticals	40%	Unrestricted	250%	Unrestricted	
4	Information Technology / Information Technology enabled services					
5	Information Technology park, Cyber park, Cyber city, Technology park	40%	Unrestricted	250%	Unrestricted	Subject to condition that the plot must be locate on the roads with a Right of way of 30 meters and above.
6	Data Centre Industry	60%	Unrestricted	500%	Unrestricted	Unrestricted. There will be no restriction on floor to ceiling height subject to three being no inescapable floor and compliance with structural and fire safety regulations.

The proportion up to which a site may be covered with building or buildings on ground floor or subsequent floors shall be as per code 6.3(3) (iv) of Haryana Building Code, 2017:-

Note:-

a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.
b) Unrestricted basement mass as many numbers of basements subject to fulfilment of parking norms and/ or storage requirements and /or use of maximum permissible FAR (in case of habitable use of basement) required in accordance to use of building.
c) Four level basement shall be allowed only on the site having area more than 8000 square meters and in other cases as decided by competent authority.
d) The facility of enhanced FAR beyond the General Level of 175% in the industrial use shall be permitted on the payment of proportionate charges/Infrastructure strengthening charges as prescribed by the Government/ Development Agency.
e) Warehousing shall be permitted in the industrial use subject to payment of additional conversion charges and as per norms provided in Haryana Building code 2017 clause number 6.3 (3) (v) at the time of approval of Building plans.

3. SUB-DIVISION / COMMINATION OF PLOTS.

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
i) The site coverage shall be as per clause number 2 above.
ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as Industrial buildable zone in clause number 1 above. Balcony of a width of maximum 1.80 meter in front and rear sides of plot can be permitted within the plot . No balcony beyond the rear zoning shall be permitted .

5. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017 and as shown in table under clause 2 (b) of this zoning.

6. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be minimum 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

7. PARKING:

(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code,2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

9. BASEMENT:

Basements within the building zone of the site shall be provided as per Code 6.3(3)(v) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. BOUNDARY WALL:

(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front of courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i. 0.5 meters Radius for plots opening on to open space.
ii. 1.0 meters Radius for E.W.S. plots.
iii. 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv. 2.0 meters Radius for plots above 420 sq. meters
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot , so that the said area can be utilized for parking.

12. GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

13. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

14. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

15. ACCESS

No plot or public building will derive an access from less than 15 meters wide road.

16. The community building/buildings shall be constructed by the Colonizer / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, falling which the said sites shall vest with the Government.

17. 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 or any other persons or the committee authorized by him as per Haryana Building Code-2017 (as amended from time to time),before starting of the construction.

18. PROVISIONS OF PUBLIC HEALTH FACILITIES.

The W.C. and urinals provided in the buildings shall conform to the National Building Code, 2005.

19 . 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) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
(c) 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.
(d) 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.

20. LIFTS AND RAMPS:

(a) Lift and Ramps in building shall be provided as per**Code** 7.7.
(b) Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
(c) 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,2005

21. BUILDING BYE-LAWS:

The construction of the building/ Buildings shall be governed by provisions of the Haryana Building Code, 2017.

22. FIRE SAFETY MEASURES:

(a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of The Haryana Building Code, 2017/ National Building Code of India and the same should be got certified form the Competent Authority.
(b) Electric Sub Stations/ 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.
(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

23. GENERAL:

(i) 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/execution of development works at site.
(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. Notification as applicable.
(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(iv) 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.
(v) 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.
(vi) Fire safety measures shall be regulated by Haryana Fire Service Act, 2009, as amended from time to time as per provisions of Haryana Building Code - 2017 .Chapter-7.17(1)

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by(O.T.P., Gurugram vide Endst no. 12844 dated 21.10.2022

DRG. NO. DG,TCP 8754 DATED 10-11-22

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.
(Zoning Plan for Residential Plotted Colony)

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The Planning parameter to be adopted is as below:-
(c) The stilts are permitted for parking purpose in residential plots of all sizes,

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (G+3 Floor) (Including stilt (S+4 Floor)) (in.metres)
Upto 150 square metres	75%	Single Level	200%	18.5

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than four dwelling units shall be allowed on each plot.as per the terms and conditions of policy circulated vide Memo No. Misc-149/2019/7/03/2019 /2TCP dated 07.03.2019.

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above.Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

6. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible maximum for any purpose other than parking.

7. PARKING

(a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time .
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9. BASEMENT

Single level basements within the building zone of the site shall be provided as per Code 6.3(3)(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. BOUNDARY WALL

(a) The boundary wall shall be constructed as per Code 7.5.of Haryana Building Code-2017
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for plots upto 125 sq. meters.
iii).1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.

(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

12. GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

13. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

14. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

15. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

16. GENERAL

(i) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(ii) 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, if applicable.
(iii) 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, if applicable.
(iv) Fire safety protection measures shall be regulated by Haryana fire service Act,2009,as amended from time to time.
(v) Rain water harvesting shall be provided as per HBC-2017(if applicable)

(DINESH KUMAR) PA(HQ)	(JAIDEEP) ATP(HQ)	(S.K.SHERAWAT) DTP (HQ)	(HITESH SHARMA) STP (HQ)	(P.P.SINGH) CTP(HR)	(T.L.SATYAPRAKASH, IAS) DG,TCP (HR)