

Additional/ Revised Demarcation cum Zoning Plan of Residential Plotted Colony over an area measuring 9.903 Acres (License No. 165 of 2024 dated 28.11.2024 license no 58 of 2010 dated 03.08.2010, license no 45 of 2011 dated 17.05.2011 and 41 of 2021 dated 23.07.2021 granted for Residential Plotted Colony over an area measuring 133.70525 acres Total Area Measuring 143.60825 Acres in Sector-102, Gurugram being developed by Countrywide Promoters Pvt. Ltd.

FOR PURPOSE OF CODE 1.2 (xvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

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 or other portion of the plot as per the zoning plan	Type of building permissible on the plot as per the zoning plan
1	Road	Road furniture at approved places.
2	UD	To be used only for UD
3	Residential Buildable Zone	Residential Building.

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 Residential Buildable Zone.

(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 :-

Plot Area	Permissible Ground Coverage	Permissible Floor Area Ratio (FAR)			Maximum Permissible Height (in meters)	Additional Permissible Height (in meters)	The rate of additional FAR to be allowed as per the existing zoning
		1	2	3			
Up to 75 square metres.	75%	Single Level	165%	16.50	0.89%		
Above 75 upto 100 square metres.	75%	Single Level	165%	16.50	0.89%		
Above 100 upto 150 square metres.	75%	Single Level	145%	16.50	1.19%		
Above 150 upto 200 square metres.	75%	Single Level	145%	16.50	1.19%		
Above 200 upto 250 square metres.	75%	Single Level	145%	16.50	1.19%		
Above 250 upto 350 square metres.	60%	Single Level	135%	16.50	1.10%		
Above 350 upto 500 square metres.	60%	Single Level	120%	16.50	1.20%		
Above 500 square metres.	60%	Single Level	100%	16.50	1.40%		

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- (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 upper floor.
- (b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (c) The site shall be permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 15.0 meters or with prior approval of Fire Officer upto 16.5 meters.

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

(a) GENERAL AND NPPL PLOTS

- i). No. of Dwelling unit permitted on each plot : 4 (Four)

ENS PLOTS

In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per the Haryana Building Code, 2017 instructions issued by the Government, from time to time.

4. SUB-DIVISION / COMBINATION OF PLOTS.

- (a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPPL plots, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

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 width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony bend the rear set back shall be permitted.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

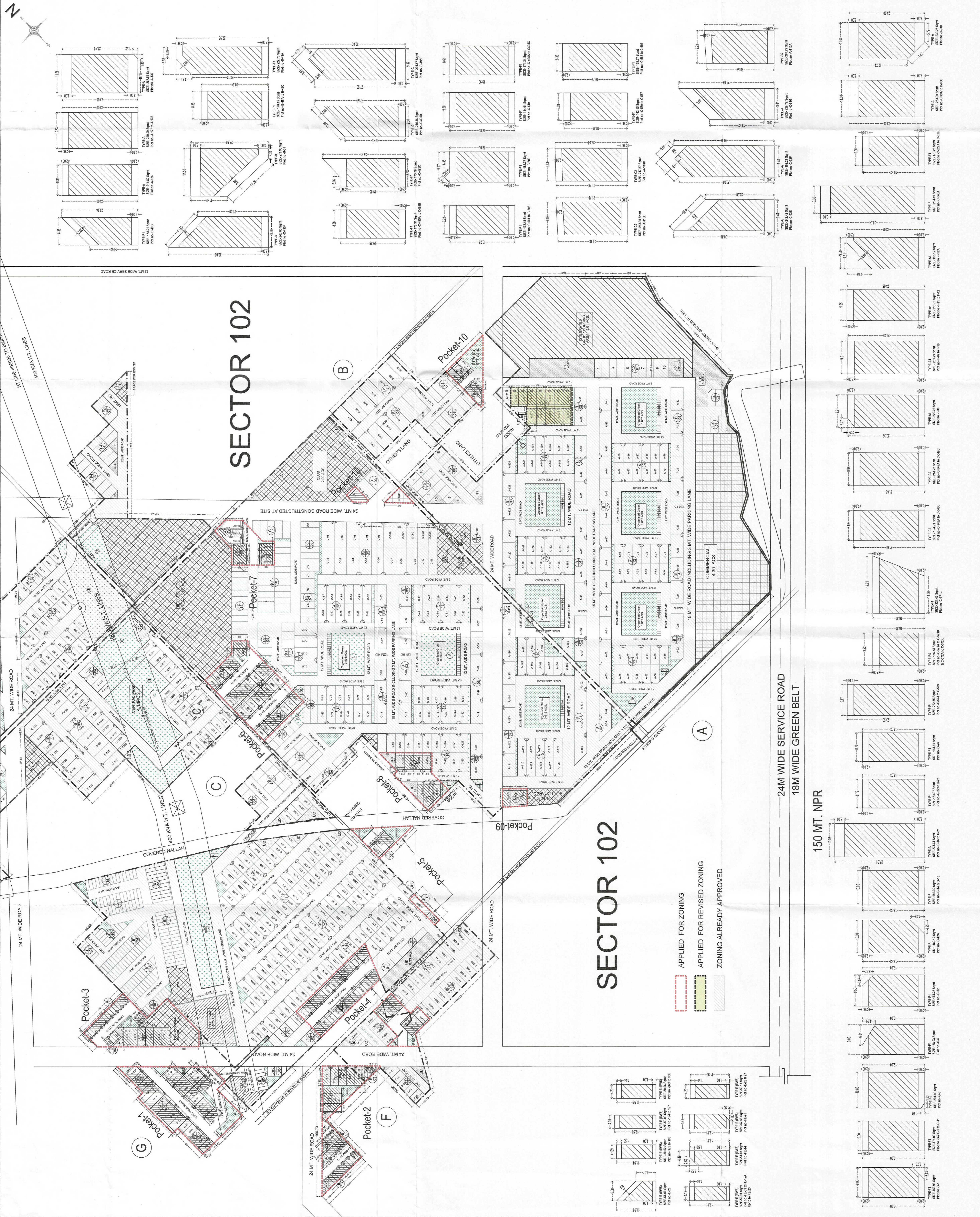
The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

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

8. 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 the Haryana Building Code-2017.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.



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

10. BASEMENT:
Single level basement within the building zone of the site shall be provided, constructed, used and maintained as per the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters (or more) wide sector roads and plots allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL:
(a) The boundary wall shall be constructed as per the Haryana Building Code, 2017.
(b) The boundary wall in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTP, Haryana. The boundary wall in the rear courtyard/setback 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). 1.0 meters Radius for EWS plots.
ii). 1.5 meters Radius for L2S plots, meters to 420 sq. meters
iii). 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.

13. 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.

14. 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.

15. 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 collector.

16. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

17. 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, failing which the said site shall vest with the Government.

18. GENERAL:-

- (a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (b) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2005-Srower dated 21.03.2016 issued by Haryana Government.
- (c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-Sr dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (d) Rain water Harvesting shall be provided as per Haryana Building Code, 2017.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by DTP, Gurugram vide Memo no. 11731 Dated 06.12.2024.

DRG. NO. DTCP. 10/747 DATED 13-01-25

(AMIT KHATRI) AS
DTP(HR)

(JITENDER SHAG) CTP(HR)

(VJENDER SINGH) STP(HQ)

(ASHISH SHARMA) DTP(HQ)

(RAJESH DUTT) SD(HQ)

(RAJESH DUTT) SD(HQ)

(RAJESH DUTT) SD(HQ)