



REVISED ZONING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 34.0229 ACRES (LICENSE NO. 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 OF 2012 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, LICENSE NO. 43 OF 2014 DATED 16.06.2014 AND LICENSE NO. 44 OF 2014 DATED 16.06.2014) UNDER TOD POLICY DATED 09.02.2016 IN SECTOR-104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS

- 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 site is in accordance with the demarcation plan shown as A to R as confirmed by DTP, Gurugram vide Encls No. 850 dated 23.01.2018.
- 3. TYPE OF BUILDING PERMITTED AND LAND USES.**
 - 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 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)**
 - 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 proportion up to which the site can be covered with building or buildings of Group Housing colony on the ground floor and subsequent floors shall not exceed overall 40% of the area i.e. 33.95945 acres as per TOD Policy dated 09.02.2016.
 - Maximum permissible FAR shall be 300 on the area of 32.5224 acres (falling in intense zone) and 250 on the area of 1.437 acres (falling in transition zone).
- 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:-
 - The maximum height of the buildings shall be as per the Haryana Building Code, 2017.
 - The plinth height of building shall be as per the Haryana Building Code, 2017.
 - 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 BUILDING (in meters) |
|-------|--------------------------------|--|
| 1 | 15 | 5 |
| 2 | 20 | 5 |
| 3 | 25 | 5 |
| 4 | 30 | 5 |
| 5 | 35 | 5 |
| 6 | 40 | 5 |
| 7 | 45 | 5 |
| 8 | 50 | 5 |
| 9 | 55 | 5 |
| 10 | 60 | 5 |
| 11 | 65 | 5 |
| 12 | 70 | 5 |
| 13 | 75 | 5 |
| 14 | 80 | 5 |
| 15 | 85 | 5 |
| 16 | 90 | 5 |
| 17 | 95 | 5 |
| 18 | 100 | 5 |
| 19 | 105 | 5 |
| 20 | 110 | 5 |
| 21 | 115 | 5 |
| 22 | 120 | 5 |
| 23 | 125 | 5 |
| 24 | 130 | 5 |
| 25 | 135 | 5 |
| 26 | 140 | 5 |
| 27 | 145 | 5 |
| 28 | 150 | 5 |
| 29 | 155 | 5 |
| 30 | 160 | 5 |
| 31 | 165 | 5 |
| 32 | 170 | 5 |
| 33 | 175 | 5 |
| 34 | 180 | 5 |
| 35 | 185 | 5 |
| 36 | 190 | 5 |
| 37 | 195 | 5 |
| 38 | 200 | 5 |
| 39 | 205 | 5 |
| 40 | 210 | 5 |
| 41 | 215 | 5 |
| 42 | 220 | 5 |
| 43 | 225 | 5 |
| 44 | 230 | 5 |
| 45 | 235 | 5 |
| 46 | 240 | 5 |
| 47 | 245 | 5 |
| 48 | 250 | 5 |
| 49 | 255 | 5 |
| 50 | 260 | 5 |
| 51 | 265 | 5 |
| 52 | 270 | 5 |
| 53 | 275 | 5 |
| 54 | 280 | 5 |
| 55 | 285 | 5 |
| 56 | 290 | 5 |
| 57 | 295 | 5 |
| 58 | 300 | 5 |

- 6. PARKING**
 - The parking shall be calculated on the rationale of carpet area of each dwelling units, which is as under:-
 - Up to 100 sqmt - 0.5 ECS
 - Between 100 sqmt to 150 sqmt - 1.0 ECS
 - More than 150 sqmt - 1.5 ECS
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, in no circumstance, the vehicle(s) belonging/ related to the plot/premises shall be parked outside the plot area.
- 7. APPROACH TO SITE**
 - 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.
 - The approach to the site shall be shown on the zoning plan.
- 8. GATE POST AND BOUNDARY WALL**
 - 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.
 - The boundary wall shall be constructed as per the Haryana Building Code, 2017.
- 9. DENSITY**
 - The minimum/maximum population density shall be 600 (±10%) persons per acre (PPA) on the area of 32.5224 acres and 430(±10%) PPA on the area of 1.437 acres residential component read with TOD policy dated 09.02.2016.
 - 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 IWS. 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 units if attached to the main units shall not be less than 10 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for I.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 net planned area of the site shall be reserved to cater for essential convenient shopping with the following conditions:
 - The ground coverage of 100% with FAR of 350 on area 32.5224 acres in intense zone and 250 on the area 0.1437 acres in transition zone will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 - 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.
 - 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 as per the provision of the TOD policy dated 09.02.2016.
- 14. BAR ON SUB-DIVISION OF SITE**
 - The site of the Group Housing Colony 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.
- 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 General, Town & Country Planning, Haryana/ any other persons or the committee authorized by him, under section 8 (f) of the Punjab Scheduled Roads, and Controlled Areas Restriction of the Unregulated Development Act, 1963, before starting up the construction.
- 16. BASEMENT**
 - The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
 - The construction of basement shall be executed as per the Haryana Building Code, 2017.
- 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**
 - 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, glass metals or any other finish which may be allowed by the Competent Authority.
 - 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 as per the Haryana Building Code, 2017 shall be followed.
- 19. LIFTS AND RAMP**
 - Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
 - Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.
- 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**
 - 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 from the Competent Authority.
 - Electric Sub Station/ generator room if provided shall 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 Competent Authority.
 - To ensure fire fighting scheme shall be got approved from the Director General, Urban Local Bodies, Haryana or any person authorized by the Director General, 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 14.8.2016 issued by Ministry of Environment and Forest, Government of India before starting the construction.
- 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-SP 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. 22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- 28. 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 exposed to view each face of building but shall be suitably enclosed.
 - No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
 - Garbage collection center of appropriate size shall be provided within the site.
 - Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. DG.TCP - 6415 Dated 14.01.2018

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