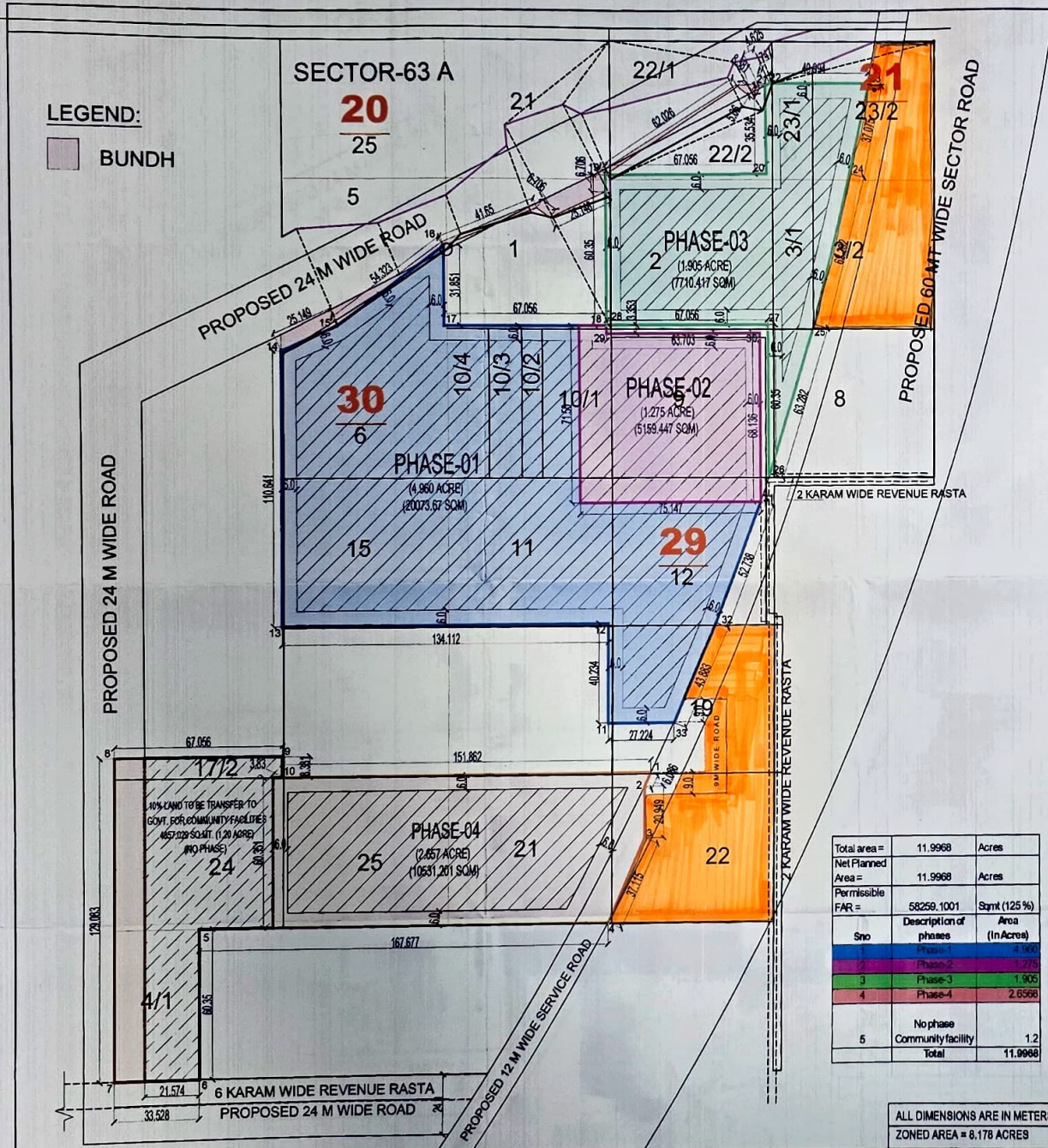
REVISED DEMARCATION-CUM-ZONING AND PHASING PLAN OF RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022) OVER AN AREA MEASURING 11.9968 ACRES (LICENCE NO. 57 OF 2025 DATED: 17/04/2025) SECTOR - 63A, GURUGRAM BEING DEVELOPED BY SOBHA LIMITED.

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



Total area =	11.9968	Acres
Net Planned Area =	11.9968	Acres
Permissible FAR =	58259.1001	Sqmt (125 %)

Sno	Description of phases	Area (In Acres)
1	Phase-1	4.960
2	Phase-2	1.275
3	Phase-3	1.905
4	Phase-4	2.6568
5	No phase Community facility	1.2
	Total	11.9968

ALL DIMENSIONS ARE IN METERS

ZONED AREA = 8.178 ACRES

1. **SHAPE & SIZE OF SITE :-**
The shape and size of the Residential Colony under New Integrated Licencing Policy - 2016 (NILP) is in accordance with the demarcation plan shown as 1 to 33 as confirmed by DTP, Gurugram vide Endst. No.1614 Dated 23.02.2024.

2. **LAND USE :-**
The type of buildings use permissible Residential Colony under New Integrated Licencing Policy - 2016 (NILP) in accordance to permission granted by Competent Authority and under no circumstance, the use of building shall be changed. The category of the building is "Residential" (Refer Code 1.2 xxii(i)).

3. **TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
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 structures.
	Open space zone	Open parking, garden, landscaping features, underground services etc.
	Building zone	Building as per permissible land use in clause-2 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 ground coverage for residential component shall be 35% on the area of 11.516928 acres with 1.25 FAR.
c) The maximum coverage on ground floor for commercial component shall be 50% on the area of 0.479872 acres with 1.75 FAR. Not less than 50% of permissible FAR of commercial component should be utilized for the provision of retail shopping for local needs.

5. **HEIGHT OF BUILDING :-**
Unrestricted height of the building block shall be allowed subject to the following:-
a) The height of the buildings shall be unrestricted as provided in Code 6.3(3)(i) (b) and further subject to clearance as prescribed in Code 6.3(3)(viii) of the Haryana Building Code, 2017.
b) The plinth height of building shall be minimum 0.45 mtrs and maximum 1.5 mtrs as prescribed Code 7.3 of the Haryana Building Code, 2017.
c) All building block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.

S.No	HEIGHT OF BUILDING (in meters) UPTO	EXTERIOR OPEN SPACES TO BE LEFT ON ALL SIDES (in meters) (FRONT, REAR AND SIDES IN EACH PLOT)
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 & above	15

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 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 of and 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-DIVISIONS OF SITE :-**
a) The site of the Residential Colony under New Integrated Licensing Policy - 2016 (NILP) 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.

9. **DENSITY :-**
The maximum density of the population provided in the Residential Colony shall be 400 PPA on the area of 11.516928 acres.
For computing the density, the occupancy per dwelling unit shall be taken as five persons.

10. **ACCOMMODATION FOR EWS / AFFORDABLE HOUSING: -**
In lieu of 10% land to be surrendered in favour of Government for affordable group housing, the colonizer /developer has deposited an amount at the rate three times the applicable collector rate.

11. **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.

12. **BASEMENT :-**
(a) The number of basement storeys within building zone of site shall be as per Code 6.3 (3) (i) (b) as per The Haryana Building Code, 2017.
(b) The basement shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

13. **PLANNING NORMS.**
The building/buildings 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 DTCP, Haryana.

14. **PROVISIONS OF PUBLIC HEALTH FACILITIES.**
The W.C and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.

15. **EXTERNAL FINISHES.**
a). The external wall finishes, so far as possible shall be as 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 D.TCP, Haryana.
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.

16. **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 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, 2016.

17. **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.

18. **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 Code 7.17 the Haryana Building Code, 2017. National Building Code of India and the same should be got certified from 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 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. These approval shall be obtained prior to starting the construction work at site.

19. **BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-**
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5 of the Haryana Building Code, 2017.

20. **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 DG,TCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.

21. **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 shown on any face of the building but shall be suitably encased.
c). No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
d). That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
e). That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
f). That the 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.
g). That the 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 for enlovement of the Energy Conservation Building Codes.
h). Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
i). Garbage collection center of appropriate size shall be provided within the site.
j). That the colonizer/ owner shall transfer the 10% land earmarked for community site free of cost to the Government for development for community site before obtaining the completion certificate.

DRG. NO. DTCP 11614 DATED 13-4-25

(DINESH KUMAR) PA(HQ)	(VIKAS) ATP (HQ)	(NARENDER KUMAR) DTP(HQ)	(HITESH SHARMA) STP(HQ)	(BHUVNESH KUMAR) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)