

REVISED DEMARCATION-CUM-ZONING PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY DATED 04.11.2024) AREA MEASURING 4.16875 ACRES (LICENCE NO. 209 OF 2025 DATED 16.10.2025) IN SECTOR 63, GURUGRAM BEING DEVELOPED BY MILDA BUILDWELL PVT. LTD. AND OTHER IN COLLABORATION WITH DLF HOME DEVELOPERS LTD.

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

1. **SHAPE & SIZE OF SITE**
The shape and size of the Retirement Housing Project (Under Retirement Housing Policy dated 17.08.2021) is in accordance with the demarcation plan as verified by DTP (P), Gurugram vide order, no. 9389 dated 04.09.2025 shown as A to S on the Zoning Plan.
2. **TYPE OF BUILDING PERMITTED**
The type of building permitted on this site shall be buildings designated in the form of flat 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.

3. **GROUND COVERAGE AND FAR**
a. Building shall only be permitted with in the portion of the site marked as buildable zone and no where else.
b. The maximum ground coverage shall be 40% on the area of 4.16875 acres as per Retirement Housing Policy dated 04.11.2024. Further, an additional FAR towards residential use is also permitted in lieu of following granted TDR:

S.No.	TDR Certificate No./SPRP Licence No.	TDR Utilization Certificate No. and Date	FAR to be utilized
1	TDR Certificate no. 451-462 of 19/02/25 dated 06.10.2025 (part of TDR Certificate No. 1-462 of 19/02/25 dated 06.10.2025)	TDR Utilization Certificate No. 92 of 2025 dated 22.05.2025	8108.71683 Sqm
2	TDR Certificate no. 1-171 of 19/02/25 dated 18.12.2025 out of 1-176 of 19/02/25 (part of TDR Certificate No. 1-384 of 19/02/25 dated 09.10.2025)	TDR Utilization Certificate No. 83 of 2025 dated 22.05.2025	3514.01917 Sqm
TOTAL			12622.702 Sqm

- c. The maximum commercial component shall be 2% of the permissible FAR (shops catering to daily needs only shall be allowed).
d. The maximum FAR shall not exceed 225% on the area of 4.16875 acres.
e. Area under retirement homes: Min 75% of permitted FAR.
f. Min area of retirement homes/DLR: 30 Sgm carpet area.
g. Dormitory/ Hostel for staff/ service persons: Maximum 10% of permitted FAR (Dormitory/ Hostel development as per norms applicable for working women housing).
h. Area under meal common dining: Minimum 100 sq m.
i. Medical room min: Minimum 100 sq m.
j. Common room/ Indoor games/ Gymnasium: 2 sqm/person or 500 sqm whichever is less.
k. Other miscellaneous facilities viz laundry etc: Minimum 100 sq m.

4. **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 9.3 (3) (b) of the Haryana Building Code, 2017.
b. The plinth height of the building shall be as per code 7.3 of the Haryana Building Code, 2017.
c. All building block(s) shall be constructed so as to maintain an inter-set 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	3
2	15	5
3	15	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 above.

5. **APPROACH TO SITE**
a. The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTPC, Haryana.
b. The approach to the site shall be shown on the zoning plan.

6. **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 of the Haryana Building Code, 2017.

7. **DENSITY**
a. The minimum density of the population provided in the colony shall be 250 PPA and the maximum be 900 PPA on the area of 4.16875 acres.
b. Maximum density (PPA) with TDR shall be Existing +175 PPA as per TDR Policy dated 16.11.2021.
c. For computing the density, the occupancy per dwelling unit shall be taken as three persons and for service dwelling unit one person per bed for Dormitory/ Hostel.

8. **PARKING**
a. Parking space shall be provided @ 1 Equivalent Car Space (ECS) per dwelling unit. The parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party.
b. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
c. The area for parking per plot shall be as under:-
i. Basement = 32 sqm.
ii. Sills = 28 sqm.
iii. Open = 23 sqm.

9. **COMMERCIAL SHOPPING**
Maximum 2% of the permitted FAR shall be reserved to cater for essential commercial shopping.

10. **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. Minimum 20% of the Net Planned shall be developed as organized Park.

11. **PROVISION OF COMMUNITY BUILDINGS**
The community building shall be provided as per the composite norms in the Retirement Housing Policy dated 04.11.2024.

12. **BAR ON SUB-DIVISION OF SITE**
a. The site of the Retirement Housing project (under Retirement Housing Policy 04.11.2024) 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.

13. **APPROVAL OF BUILDING PLANS**
The building plans of the buildings 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 as per Haryana Building Code 2017 (as amended from time to time) before starting up the construction.

14. **BASEMENT**
a. The number of basement storeys in Retirement Housing project (under Retirement Housing Policy 04.11.2024) shall be as per Code 9.3(i)(b) of the Haryana Building Code, 2017.
b. The construction of basement shall be executed as per Code 7.16 of the Haryana Building Code, 2017.

15. **PROVISION OF PUBLIC HEALTH FACILITIES**
The W.C. AND urinals provided in the buildings shall be conform to the Haryana Building Code, 2017 and National Building Code, 2016.

16. **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, grills, marble, chips, glass mosaics 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 building 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.

17. **BROAD PLANNING PRINCIPLES**
a. Common services, viz. Medical Rooms, community facilities and convenience store are conceived by the number and distribution of the dwelling units. Location of such rooms is should be in proximity to the vertical movement core of building blocks.
b. Attendants/ staff accommodation may be provided on site as per norms.

18. **BUILDING DESIGN PRINCIPLES**
a. Retirement Housing projects shall be conform to the Principles/ Guidelines/ Norms as prescribed under 'Haryana Building Code' as well as the 'Harmonized Guidelines and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons' (Harmonized Guidelines), as amended from time to time.
b. All building blocks of more than one floor be provided with lifts that are suitably equipped to accommodate users requiring assistance and using wheelchairs and similar equipment/mobility tools.
c. All the external and internal design of building spaces should consider the free movement of wheelchairs.
d. Door openings (between jambs) should not be less than 900 mm in width.
e. Preferably sliding windows should be used.
f. Easy to grip door knobs and lever type handles of large size to be used.
g. Ergonomic design of furniture specific to the requirements of senior citizens.
h. Furniture should be lightweight, sturdy and without sharp edges.

19. **LIFTS AND RAMPS**
a. All lift must have audio and visual signage and signaling system and to accommodate users requiring assistance and using wheelchairs and similar equipment/ mobility tools.
b. Mandatory ramps to be provided throughout the building to provide for wheelchair access.

20. **STAIRCASE**
a. Provision of clear width not less than 1500 mm.
b. Handrails should be fitted on both sides of stair flights.
c. Treads and risers should be as per the standards prescribed in Harmonized Guidelines applicable to senior citizens.
d. Avoid long flights of steps; in no case with more than 12 treads in a single flight.
e. Projecting nosing and open stairs should not be provided to minimize the risk of the stumbling. Spiral stair should be avoided.
f. Illuminated contrasting strips should be installed on all stairs to act as guides, especially in low light and night time condition.
g. Specifications of lighting and ventilation of staircase as per HBCNBC.
h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded.

21. **CORRIDORS**
a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
b. Where there is difference in the floor level the steps must be distinguished with contrasting strips on the edges.
c. It is essential to provide handrails along the walls on the either side of the corridor, at suitable heights above the floor level.

22. **KITCHEN**
Mandatory gas leak detection system shall be installed in all the kitchen and rooms with attached kitchen.

23. **BATHROOMS**
a. Wash basins should be provided with provision of grab rails.
b. Toilet paper roll dispensers shall be able to withstand heavy loads.
c. Bathrooms must have anti-slip tiles.
d. Bathrooms shall be provided with double swing doors for ease of access with as well as without wheelchairs.

24. **LIGHTING AND VENTILATION**
a. Power backup facilities to be provided in each apartment of Retirement Home and with mandatory connection to the bathroom and kitchen.
b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied uninterrupted electricity with power-backup facility.

25. **BASIC SERVICES**
a. Adequate security and housekeeping services.
b. Caregiving facilities for those residents requiring special care.
c. Opportunities for residents to provide community services to their peers and other residents.
d. Transport and mobility assistance including, pick up and drop facility for nearby locations and electric vehicles such as e-cars for internal movements within the Retirement Home complex.

26. **MEDICAL SERVICES (MANDATORY)**
a. 24x7 on site ambulance service with oxygen support facility, tied up with nearest hospital.
b. Basic first aid medical facility with nurse and physiotherapy services/ Geriatric Care Centers, The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common areas of the premises.
c. Mandatory tie-up with the emergency facilities with the nearest hospital/ multi Super Speciality Hospital(s).
d. Emergency rooms with provision for accommodating one or two patients and an attendant, attached toilet medicines and medical accessories that may be needed for treatment, with due checks on expiry dates/ appropriate storage facilities for equipments and drugs, oxygen cylinders and intravenous set, all other items as per prescribed by the Medical Council of India or any appropriate institution.
e. Regular medical check-up and follow-up for the residents as required.
f. Pharmacy tie-up for medicine with door-to-door delivery.
g. Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

27. **FITNESS FACILITIES**
a. Jogging and walking track with the non slippery and non skid surfaces.
b. Joggings and walking track with clearly marked hedges and boundaries to avoid collision.
c. Yoga, Physiotherapy, Exercise Centers to be provided as feasible.

28. **SAFETY AND SECURITY**
a. Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom, and common areas.
b. Emergency alarm and lights controls at bedside and bathroom near toilet seat.
c. Appropriate safety features in all electrical equipments.
d. Free intercom facilities to be provided in all the apartments with the single digit dialing facility to the emergency contact numbers i.e. security, medical ambulance, local police.
e. Properly trained and skilled security personnel at the required locations to be deployed. Security guards (a) shall be deployed with access to intercom facilities and basic telephone facilities.
f. Security personnel to restrict trespassers in society, entry passes for all the visitors including service provider to be issued.
g. CCTV cameras to be installed on the each floor of the premises near lift area and in all the common areas lobbies/reception, all the gates, parks, etc. Surveillance of these CCTV footage to be monitored on regular basis by the security personnel(s).
h. Emergency fire-fighting services, disaster preparedness for evacuation to be provided.
i. Mock drills to be conducted on the timely intervals with due intimation to the RWA.
j. Emergency and important contact numbers should be provide to all the residents and displayed in all common areas i.e. outside lifts.

29. **BUILDING BYE-LAWS**
The construction of the building/ buildings shall be governed by the provisions of the Haryana Building Codes 2017 and as per Retirement Housing Policy dated 04.11.2024. On the points where Haryana Building Code 2017 is silent the National Building Codes of India, 2016 shall be followed.

30. **FIRE SAFETY MEASURES**
a. The owner will ensure the provision of proper fire safety measures in the multi storey buildings conforming to the provisions of Haryana Building Code, 2017/ National Building Code of India, 2016 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 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.

31. That the coloniser/ owner shall obtain the clearance / NOC as per the provisions of the Notification No. S.O 1533 (4) Dated 14.06.2006 issued by Ministry of the Environment and forest, Government of the India before starting the construction.

32. That the rain water harvesting system shall be provided as per central Ground Water Authority norms/ Haryana Govt. notifications as applicable.

33. That the coloniser/ owner shall use only Light Emitting Diode lamps (LED) fitting for the internal lighting as well as Campus lighting.

34. 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 Govt. Renewable Energy Department.

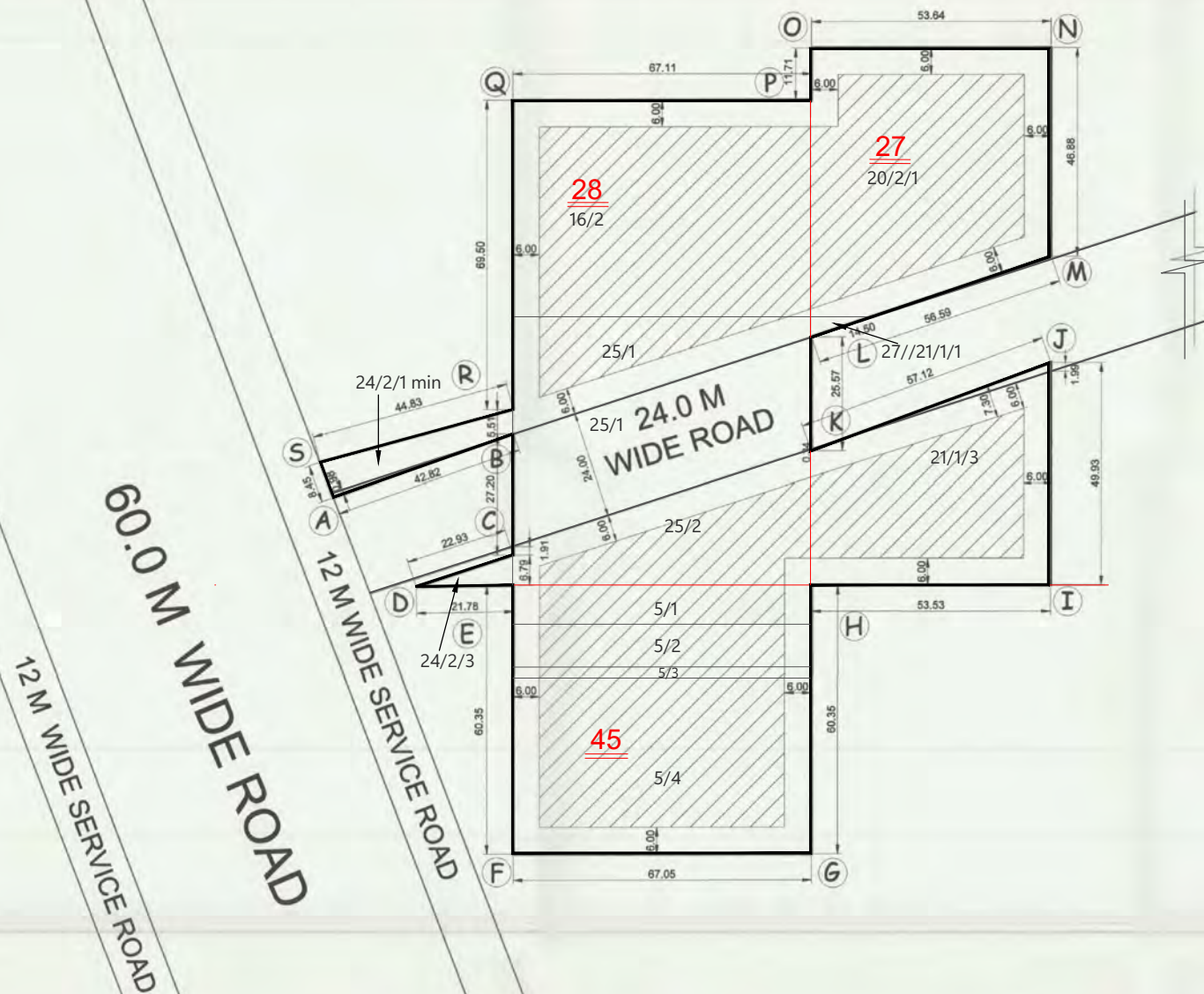
35. That the coloniser/ owner shall strictly comply with the direction issued by Notification no. 19/6/2016-5P Dated: 31.03.2016, issued by Haryana Govt. Renewable Energy Department.

36. **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 enclosed.
c. No applied decoration the inscription, crosses, names of persons or building 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.
f. That the coloniser/ owner shall construct the culvert over the Nallah to integrate the colony after obtaining NOC permission from the concerned department.

DRG. NO. D.T.C.P. 12231 dated 29-05-26

(DINESH KUMAR) PA(HQ) (VIKAS) ATP (HQ) (ASHISH SHARMA) DTP (HQ) (HITESH SHARMA) STP(HQ) M (BHUVNESH KUMAR) CTP(HR) (AMIT KHATRI, IAS) DTPC (HR)

SECTOR 63



LEGEND:-
ZONED AREA FOR RESIDENTIAL COMPONENT= 10224.84 SQM (2.53 aca)
* ALL DIMENSIONS ARE IN METERS.