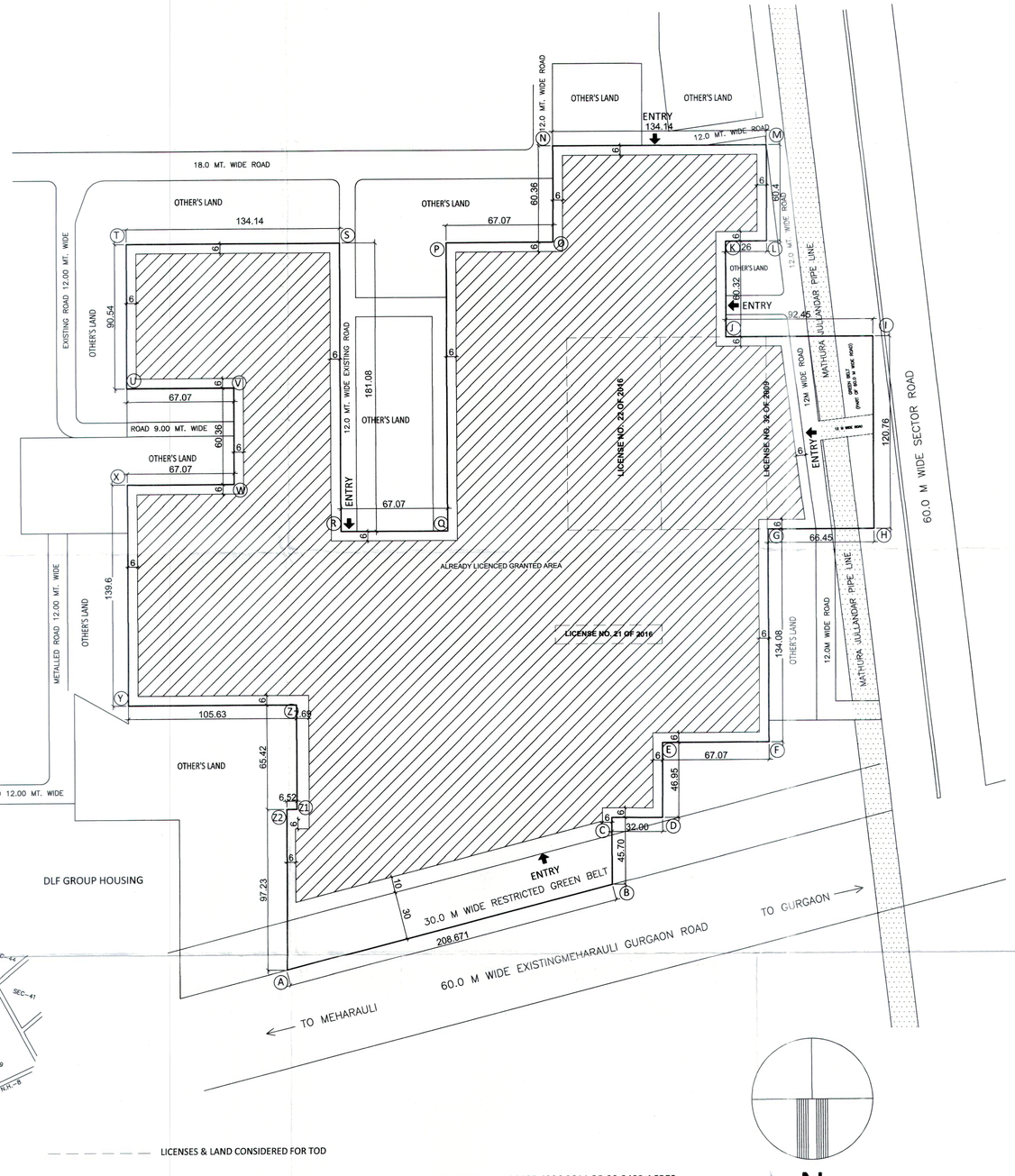
REVISED ZONING PLAN OF GROUP HOUSING COLONY MEASURING 36.51875 ACRES (LICENSE NO. 48 OF 1995, DATED 20.12.1995, LICENSE NO. 61 OF 2004, DATED 01.06.2004 , LICENSE NO. 32 & 33 OF 2009, DATED 11.07.2009 AND LICENSE NO. 21 & 22 OF 2016, DATED 17.11.2016) WITH RESPECT TO TOD PERMISSION GRANTED FOR 3.94375 ACRES IN RESPECT OF LICENSE NO. 32 OF 2009 DATED 11.07.2009 (2.00 ACRES) & LICENSE NO. 21 & 22 OF 2016, DATED 17.11.2016 (1.94375 ACRES) IN SECTOR-28, GURUGRAM-MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. RANBIR SINGH & SH. AJAY AND MOONLIGHT CONTINENTAL PVT. LTD. IN COLLABORATION WITH ESSEL HOUSING PROJECTS (P) LTD.

FOR THE PURPOSE OF CODE 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE,2017, amended from time to time.



1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as A to Z and Z1 to Z2 as verified by DTP, Gurgaon vide endst. no. 4507 Dated 30.09.2016.

2. TYPE OF BUILDING PERMITTED

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.

3. GROUND COVERAGE AND FAR

Building shall only be permitted with in the portion of the site marked as ▨ buildable zone and no where else.

a. The maximum coverage on ground floor shall be 35% on the area of 32.33 Acres and 40% on the TOD area i.e. 3.94375 acres as per the TOD policy dated 09.02.2016
b. The maximum FAR shall not exceed 175 on the area of 32.33 acres and 350 on the TOD area i.e. 3.94375 acres.

4. HEIGHT OF BUILDING

(a) The maximum height of the building shall be as per the Haryana Building Code ,2017.
(b) The plinth height of building shall be as per the Haryana Building Code , 2017.
(c) 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)	OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters)
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	16

(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.

5. 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 DG,TCP, Haryana. 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 HBC 2017.

6. DENSITY

a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 32.33 acres and further population density shall be minimum/maximum 398.5 (± 10%) PPA on the TOD area i.e. 3.94375 acres as per TOD policy dated 09.02.2016
b. 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 80 sq. feet of living area, whichever is more.

7 ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS.The number of such dwelling units for domestic servants shall not be less then 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for E.W.S category.

8. PARKING

a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit provided in 32.33 acres and for the remaining TOD area i.e. 3.94375 acres. it shall be calculated on the rationale of carpet area of each dwelling unit as per the TOD policy dated 09.02.2016, 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 vechiles of users and occupiers, within the site.
b. In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

9. 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 DG,TCP, Haryana. At least 15% of the total site area shall be developed as organized open space i.e tot lots and play ground.

10. LIFTS AND RAMPS

a) Lifts & Ramps shall be provided as per Haryana Building Code, 2017.
b) Lifts shall be provided with 100% standby generators along with automatic switchover along with staircase of required width & number.

11. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana under section 8(2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.

12. 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.

13. CONVENIENT SHOPPING

0.5% of the area of 36.27375 acres area shall be reserved to cater for essential convenient shopping with the following conditions.
i) The ground coverage of 100% with FAR of 100 for 32.33 acres and FAR of 350 for TOD area i.e. 3.94375 acres will be permissible. However, this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
ii) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

14. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony and as per the provisions of the TOD policy dated 09.02.2016.

15. BASEMENT

a. The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
b. The construction of basement shall be executed as per the Haryana Building Code, 2017.

16. APPROACH TO SITE

a. 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.
b. The approach to the site shall be shown on the zoning plan.

17. FIRE SAFETY MEASURES

i. The owner will ensure the provision of proper fire safety measures in the multi storeyed 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
ii. 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.
iii. To ensure the 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 approvals shall be obtained prior to starting the construction work at site.

18. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

19. GENERAL

a. The colonizer 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.
b. That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its campus as well as building.
c. 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 enforcement of the Energy Conservation Building Codes.
d. That the 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.
e. 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.
f. That the rain water harvesting shall be provided as per Central Ground Water Authority norms/ Haryana GOvt. notification as applicable.
g. That you shall abide by the policies issued by the Department time to time regarding allotment of EWS flats .
h. Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentaioned in the Haryana Building Code-2017.
i. The water storage tanks and other plumbing works etc. shall not be exposed to view each face of buildings but shall be suitably encased.
j. Garbage collection center of appropriate size shall be provided within the site.

DRG. NO. DTCP 7164 DATED:- 10-09-19

(NEHA CHANDEL JD)	(DINESH KUMAR)	(BINESH KUMAR)	(NARENDER KUMAR)	(D.N. NIMBOKAR)	(JITENDER SIHAG)	(K. MAKRAND PANDURANG, IAS)
JD	SD (HQ)	ATP (HQ)	DTP (HQ)	STP (HQ) M	CTP (HR)	DTCP (HR)