



REVISED ZONING CUM PHASING PLAN OF RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022) ON THE AREA MEASURING 20.625 ACRES (LICENSE NO. 121 OF 2025 DATED 17.07.2025) IN SECTOR - 78, GURUGRAM BEING DEVELOPED BY DVOK BUILDCON LLP.

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

- SHAPE & SIZE OF SITE :-**  
The shape and size of the Residential Colony (under New Integrated Licensing Policy - 2016 (NILP) is in accordance with the demarcation plan shown as 1 to 41 as confirmed by DTP(P), Gurugram vide Endt. No. 5312 Dated 05.06.2025.
- LAND USE :-**  
The type of buildings use permissible Residential Colony under New Integrated Licensing 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)).
- TYPE OF BUILDING PERMITTED AND LAND USES ZONES :-**
  - 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, 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 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.
- SITE COVERAGE AND FLOOR AREA RATIO (FAR) :-**
  - The building buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
  - The maximum ground coverage for residential component shall be 35% on the area of 19.80 acres with 1.25 FAR, further, an additional FAR towards residential use is also permitted in lieu of following PDR and TDR :-

S.NO	TDR Certificate No./SPRP Licence No.	TDR / PDR Utilization Certificate No. & Date	FAR to be utilized
1.	TDR Certificate No. 1-607 of 33/2025 Dated 08.08.2025	TDR Utilization Certificate No. 116 of 2025 dated 29.09.2025	14,765.096
2.	TDR Certificate No. 1-573 of 28/2025 Dated 05.08.2025	TDR Utilization Certificate No. 117 of 2025 dated 29.09.2025	13,952.983
		Total FAR	28718.079
3.		Additional FAR (0.25 of 20.625 acres) on account of PDR	20,866.57
		Total FAR to be utilized	49,584.649

  - The maximum coverage on ground floor for commercial component shall be 50% on the area of 0.825 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.
- HEIGHT OF BUILDING :-**  
Unrestricted height of the building block shall be allowed subject to the following:-  
  - 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.
  - 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.
  - All building (s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.
- 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 DTCP, Haryana. At least 15% of the net planned area shall be developed as organized open space i.e. tot lots and play ground.
- PROVISION OF COMMUNITY BUILDINGS :-**  
The provision of community sites to be made in accordance with policy instructions dated 09.10.2018, or as amended from time to time for development of community sites in accordance with the provision of Section 3(3)(a)(iv) of Act of 1975.
- 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 shown on any face of the building but shall be suitably encased.
  - No applied decoration like inscription, crosses, names of persons are permitted on any external face of the building.
  - The rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
  - The owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its building.
  - 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.
  - 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.
  - Norms for differently abled persons shall be followed as per the Chapter-9 of the Haryana Building Code, 2017.
  - Garbage collection center of appropriate size shall be provided within the site.
  - That the coloniser / 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 11631 DATED 20-11-25

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