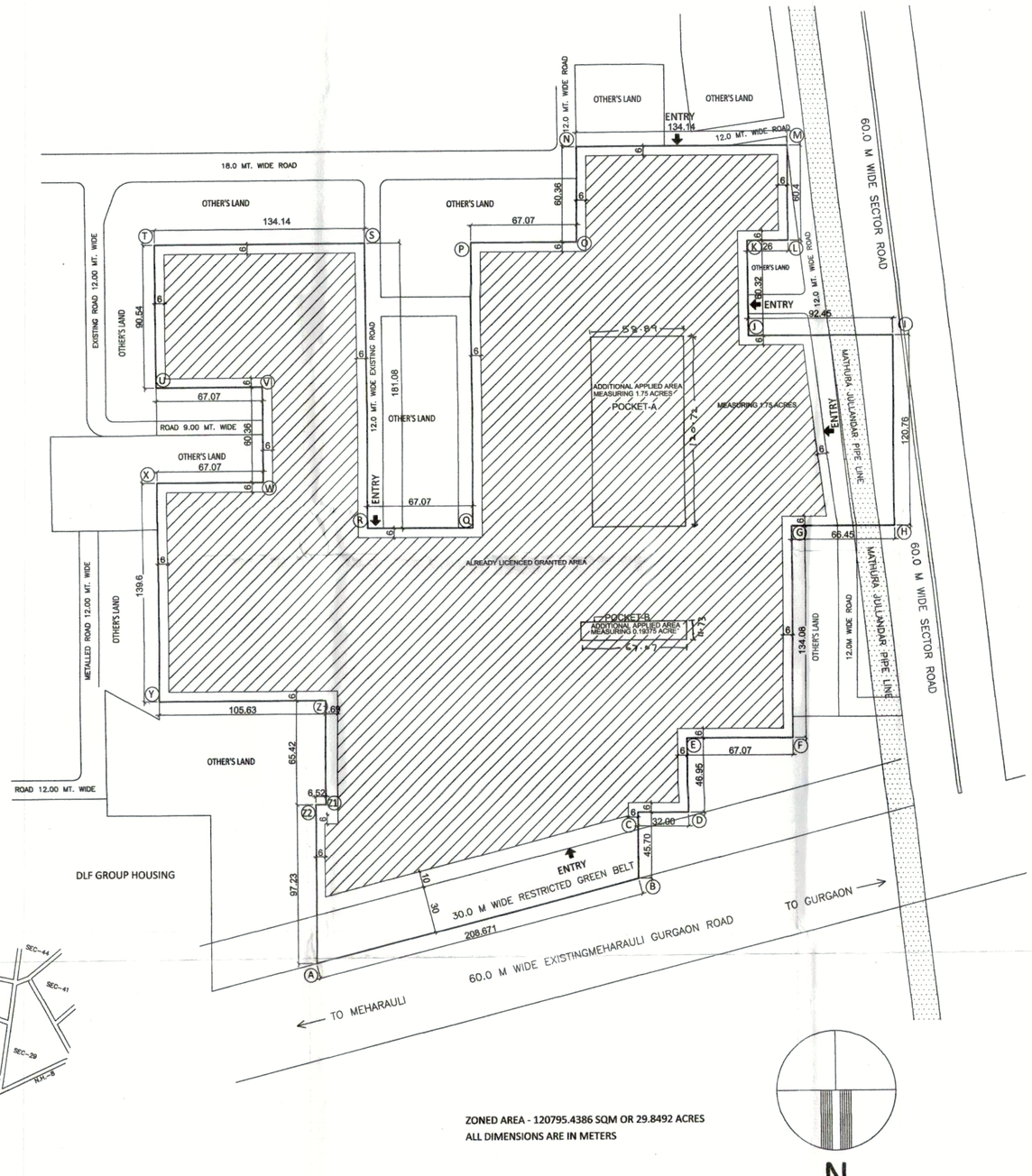
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ZONING PLAN OF GROUP HOUSING COLONY FOR AN ADDITIONAL AREA MEASURING 1.75 ACRES (LICENCE NO. 22 OF 2016 DATED 17/11/16) AND ADDITIONAL AREA MEASURING 0.19375 ACRE (LICENCE NO. 21 OF 2016 DATED 17/11/2016) IN ALREADY LICENCE GRANTED GROUP HOUSING COLONY MEASURING 34.575 ACRES (LICENSE NO. 48 OF 1995, DATED 20.12.1995, LICENSE NO. 61 OF 2004, DATED 01.06.2004 AND LICENSE NO.32 & 33 OF 2009, DATED 11.07.2009), TOTAL AREA 36.51875 ACRES IN SECTOR-28, GURGAON-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 2 (xciii) OF THE HARYANA BUILDING CODE,2016

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 ▨ build able zone and no where else.

a. The maximum coverage on ground floor shall be 35% on the area of 36.27375 Acres.
b. The maximum FAR shall not exceed 175 on the area of 36.27375 acres. However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following:-

a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
b. If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to a depth of 24M, along the narrow street.
c. All Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
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 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

e. The plinth height of the building shall not be less than 45 cm from center of the finished level of the road abutting the boundary wall.

5. SUB-DIVISION OF SITE

a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
b. The site shall not be further sub divided or fragmented in any manner whatsoever.

6. 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 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.

7. 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 36.27375 Acres.

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.

8. 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.

9. PARKING

a. Parking space shall be provided @ 2.0 Equivalent Car Space(ECS) for each dwelling unit for an additional area. These parking spaces shall be allotted only to the flat holder and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
   i) Basement. 32 sqm.
   ii) Stilts. 28 sqm.
   iii) Open. 23 sqm.
b. At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.
c. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.75 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

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 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.

11. LIFTS AND RAMPS

a) Lifts & Ramps shall be constructed as specified in Code 37 of the Haryana Building Code,2016
b) In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
c) In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

12. 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.

13. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the Haryana Building Code ,2016 and Indian Standard Code No. 4963- 1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of The Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaption of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG,TCP, Haryana.

14. 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 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Grpup Housing Colony.
ii) 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.
iii) The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meter.

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT

Four level basements within the building zone of the site provided, it is flushed with the ground and is properly landscaped may be allowed. Basement shall be constructed, used and maintained as per the provisions of the Code-46 of Haryana Building Code,2016.

17. APPROACH TO SITE

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 DG,TCP, Haryana.

18. 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 2016/ National Building Code of India 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.

19. RAIN WATER HARVESTING SYSTEM

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

20. GENERAL

(I) The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(E) Dated14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

(II) That the owner shall ensure the installation of Light-Emitting Diode lamps (LED) for its campus as well as building.

(III) 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.

(IV) 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.

(V) 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.

(VI) That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the coloniser/owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Govt.

(VII). That you shall abide by the policies issued by the Department time to time regarding allotment of EWS flats .

DRG. NO. DG,TCP 5662 DATED:- 18-11-2016.

(RAM AVTAR BASSI) AD (HQ)	(BALWANT SINGH) SD (HQ)	(BABITA GUPTA) ATP (HQ)	(SANJAY KUMAR) DTP (HQ)	(DEVENDRA NIMBOKAR) STP (M) HQ	(KAMAL KUMAR) CTP (HR)	(ARUN KUMAR GUPTA, IAS) DG,TCP (HR)

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