

REVISED ZONING PLAN OF GROUP HOUSING SCHEME MEASURING 25.087 ACRES (LICENCE NO.123 OF 2012 DATED 21/12/2012 IN SECTOR 63, GURUGRAM BEING DEVELOPED BY DLF HOME DEVELOPERS LTD. & OTHERS

FOR PURPOSE OF CODE 1.2 (xcvi) & 6.1 (I) OF 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 approved demarcation plan as verified by DTP, Gurugram vide Enst. no. 2598 dated 11.03.2022 shown as A1 to A20 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 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.
- The maximum coverage on ground floor shall be 35% of the area of 25.087 acres.
- The permissible FAR is 175 on the area of 25.087 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, Town and Country Planning, Haryana. However, an additional FAR of 125/90/16 Sqm. is also permitted in lieu of following granted TDR :-

S.No.	TDR Certificate No.	Area in Sqm.
1	01-600 of 2022	16682.015
2	01-1974 of 2022	56844.9346
3	01-1498 of 5/2022	41628.9799
4	01-565 of 7/2022 (Part)	13748.6135
TOTAL		126904.16

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:-

- The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon that 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 54M, along the narrow street.
- Buildings/Structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
- All building block(s) shall be constructed so as to maintain an interse 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 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

- 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. SUB-DIVISION OF SITE:

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
- The site shall not be 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 DGTCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 metres width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the sector road/ public open space.

7. DENSITY:

The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 25.087 acres and Maximum density (PPA) with TDR is Existing-200.

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 than 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 EWS category.

9. PARKING:

Parking will be as per clause No. 7.1 of Haryana Building Code 2017. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, the areas 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 floor, the height of the parking structure from the upper floor may be maximum of 4.5 mtr. 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. LIFTS AND RAMPS:

Ramps would be optional in Group Housing building in case of 100% stand by generators along with automatic switchover are provided for running of lifts along with stairs. However, in case of buildings having more than four storeys lifts with 100% stand by generators along with automatic switchover would be essential. At least one lift shall be provided with minimum size of 1.80 M X 3.00 M. The clear width of the ramp leading to the basement shall be 4.00 metres with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

11. 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 DGTCP Haryana. At least 15% of the total site area shall be developed as organised open space i.e. tot lots and play ground.

12. APPROVAL OF BUILDING PLANS:

The building plans of the buildings 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.

13. BUILDING BYE- LAWS:

The construction of building/buildings shall be governed by the Haryana Building Code -2017 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, adoption 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 norms, the model building bylaw issued by the Indian Standards and as given in the National Building Code of India shall be followed as may be approved by DGTCP, Haryana.

14. CONVENIENT SHOPPING:

0.5% of the total area shall be reserved to cater for essential convenient shopping with the following conditions:-

- 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 Group Housing Colony.
- The size of Kiosk/Shops shall not be more than 2.75 m x 2.75 m and 2.75 m x 8.25 m.
- The height of Kiosk/Shops/Departmental Store shall not exceed 4.00 meters.

15. PROVISION OF COMMUNITY BUILDINGS:

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

16. BASEMENT:

(a) The number of basement stores 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.

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 DTCP, Haryana.

18. FIRE SAFETY MEASURES:

- The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Haryana Building Code, 2016/ National Building Code of India and 1 the same should be got certified from the competent authority.
- 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.
- To ensure fire fighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorize by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.

19. SOLAR WATER HEATING SYSTEM:

The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM:

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

21. The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

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

23. The coloniser/owner shall convey the ultimate power load requirement of the project to the concerned power utility to enable the provision of site for transformers/switching stations/electric sub-station as per the norms prescribed by the power utility in the project site within 2 months from the issuance of sanction of building plans.

24. 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 & Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, falling which the said site shall vest with the Govt 1975.

25. That the coloniser/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.

26. That the coloniser/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.

27. That the coloniser/owner shall strictly comply with the policy issued vide Memo no. LC-147/2021/4830-31 dated 26.02.2021 issued by Haryana Government regarding allotment of EWS Flats.

DATED 05-01-23

DRG. NO. D.T.C.P. 35815

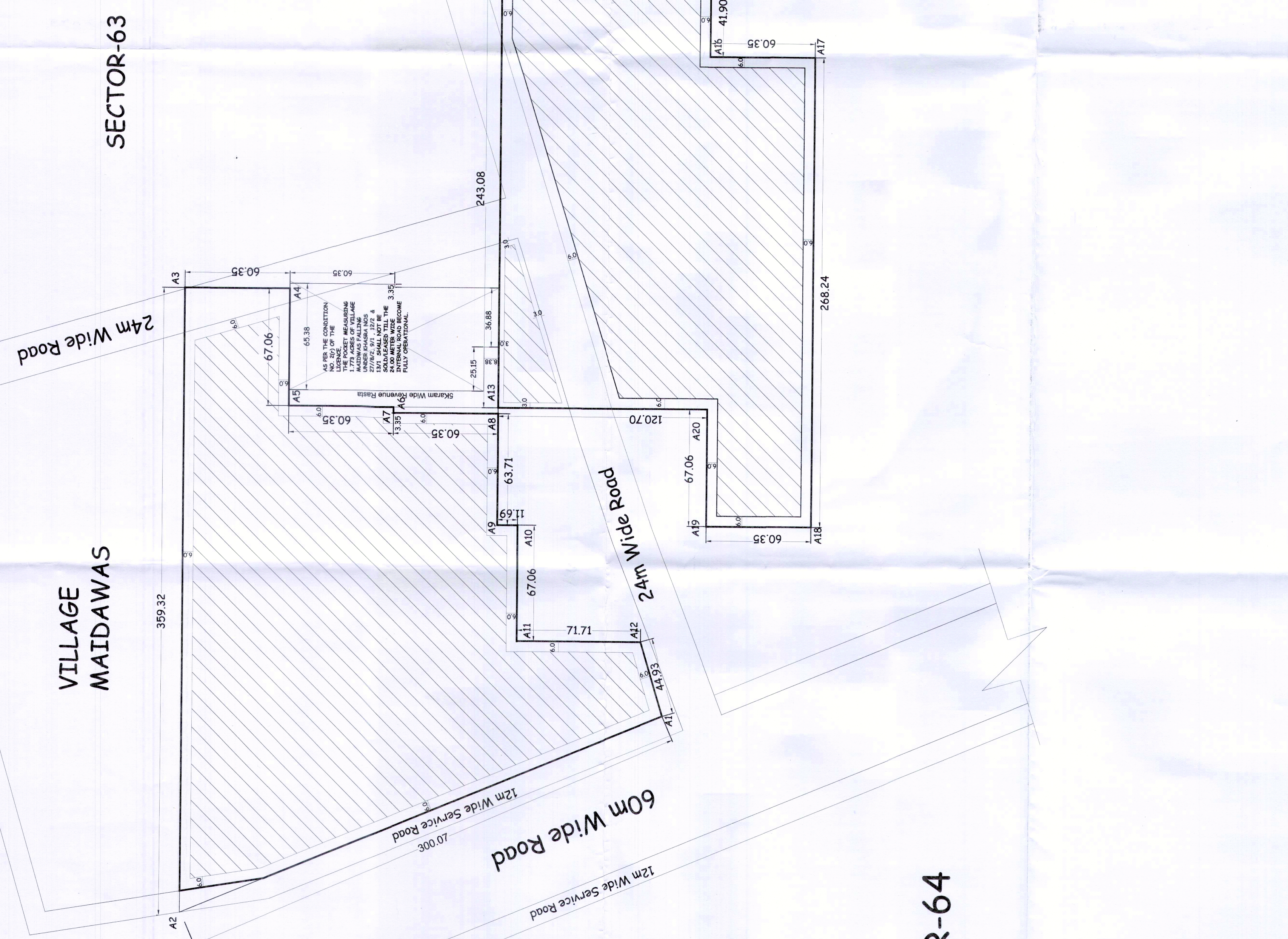
(HTESH SHARMA) STP(HQM)

(R.S. BATHI) DTP(HQ)

(SANJAY NARANG) ATP(HQ)

(RAM AVTAR BASIST) JD(HQ)

(T.L. SATYAPRAKASH) D6-TOP (HR)



SECTOR-63

VILLAGE MAIDAWAS

SECTOR-64

ZONED AREA = 20.563 ACS.
ALL DIMENSIONS ARE IN METERS.