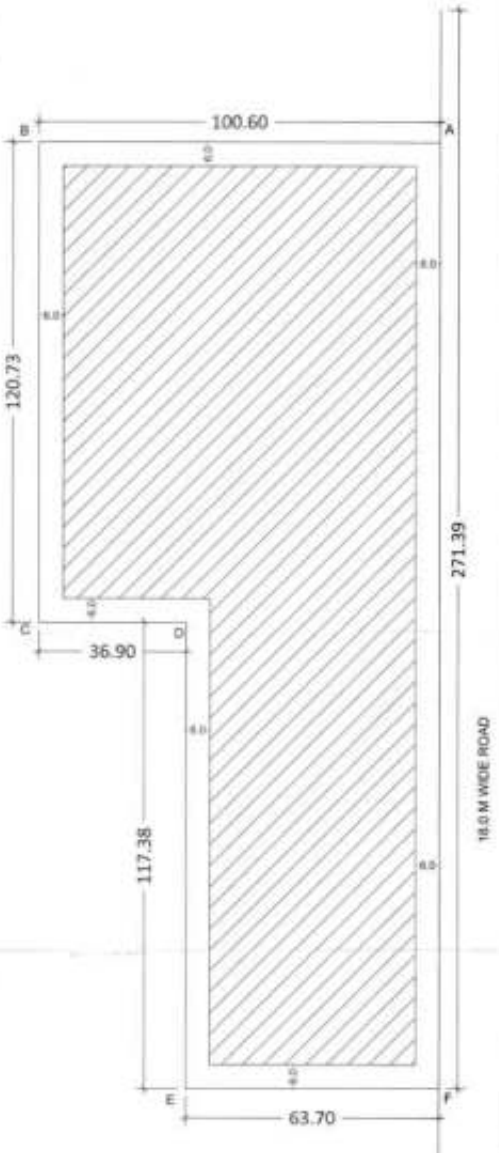
# REVISED ZONING PLAN UNDER TRANSIT ORIENTED DEVELOPMENT (TOD) POLICY FOR MIX LAND USE COLONY (70% RESIDENTIAL GH + 30% COMMERCIAL) FOR AN AREA MEASURING 4.85 ACRES (LICENCE NO. 110 OF 2013 DATED 27.12.2013) IN SECTOR-28, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SILVERGLADES INFRASTURUCTURE PVT. LTD.




ZONED AREA = 19706.4540 MTR (3.8811 ACRES)
ALL DIMENSIONS ARE IN METERS

**1. For purpose of Code 1.2 (xxii) & 4.1 (1) of the Haryana Building Code, 2017, amended from time to time.**

**2. SHAPE & SIZE OF SITE**

The shape and size of the site is in accordance with the demarcation plan shown as A to F as verified by HTA Gurugram vide its office Endst. No. 2440 dated 12.12.2013.

**3. TYPE OF BUILDING PERMITTED AND LAND USES**

(a) The type of building of Information Technology / commercial buildings permissible in the site shall conform to provisions of the industrial zone and commercial zone as provided in the Appendix 'B' to the Final Development Plan of Gurugram Manesar Urban Complex, and Haryana Building Code 2017, as amended from time to time, as applicable.

(b) The site shall be developed and buildings erected thereon as indicated in and explained in the table below :

| Notation | Land use Zone | Type of Building permitted / permissible structure |
|---|---|---|
| | Open Space Zone | Open parking , gardens , landscaping features , underground services etc. |
| | Building Zone | Building as per permissible land use in clause - a above and uses permissible in the open space zone |

**4. SITE COVERAGE AND FLOOR AREA RATIO (FAR)**

(a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and nowhere else.

(b) The proportion up to which the site can be covered with building or buildings of the Site Land Use Zones on the ground floor and subsequent floors shall not exceed sixty(60% of the area of 6.01 acres as per TOD Policy dated 05.02.2018 & its subsequent amendments thereofter.

(c) Maximum permissible FAR shall be 350 i.e. 70% under Residential Group Housing & 30% under Commercial on the area of 6.01 acres.

**5. 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 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:-

| Code | Height of building (in meters) | To leave a side space of one set back (in meters) |
|---|---|---|
| 1 | 12 | 3 |
| 2 | 15 | 3 |
| 3 | 18 | 3 |
| 4 | 21 | 3 |
| 5 | 24 | 3 |
| 6 | 27 | 3 |
| 7 | 30 | 3 |
| 8 | 33 | 3 |
| 9 | 36 | 3 |
| 10 | 39 | 4 |
| 11 | 42 | 4 |
| 12 | 45 | 4 |
| 13 | More than 45 | 5 |

(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 or space shall be the one specified for the taller building as specified in (c) above.

**6. PARKING**

(a) The parking shall be calculated on the rationale of a unit area of each dwelling unit, which is as under :-

| | |
|---|---|
| Up to 100 sqm | 0.5 ECS |
| Between 100 and 150 sqm | 1.0 ECS |
| More than 150 sqm | 1.5 ECS |

Further, for commercial area the norms of 1.0 ECS for each 50 sqm. carpet area shall be followed.

The area for parking per car shall be as under:-

(i) Reservoir - 32 sqm.
(ii) Park - 23 sqm
(iii) Open - 23 sqm.

(iv) Adequate parking spaces, external open or in the basement shall be provided for vehicles of users and occupants. In no circumstances, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the site area.

(v) The required 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 residential planning the floor to ceiling height in upper floor shall not be more than 3.6meter below the hanging beam.

**7. 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.

**8. 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 sunken gate not exceeding 1.20 meters width may be allowed in the front and side boundary wall provided that no main gate or sunken gate shall be allowed to open on the sector road/public open space.
(b) The boundary wall shall be constructed as per the Haryana Building Code , 2017.

**9. DENSITY**

(a) The minimum maximum density of the population provided in the Colony shall be 3000 DPH PPA (persons per hectare on the area of Residential Component) as per TOD Policy dated 05.02.2018.
(b) For computing the density, the occupancy per room dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 7.5 square meters of living area, whichever is more.

**10. ACCOMMODATION FOR SERVICE POPULATION**

Adequate accommodation shall be provided for domestic servants and other service population (10%).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 maximum area of 200 sq.ft shall be earmarked for EWS category.

**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 Competent Authority. At least 15% of the total site area shall be developed as important open space i.e. for lawn and playground.

**12. PROVISIONS OF COMMUNITY BUILDINGS**

The community buildings shall be provided as per the composite norms in the Group Housing Colony as per the provision of the TOD policy dated 05.02.2018.

**13. BAR ON 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) Sub-division of the site shall not be permitted, in any circumstances.

**14. APPROVAL OF BUILDING PLANS**

The building plans of the building to be constructed at site shall have to be got approved from the Director, Town & Country Planning, Haryana/ any other persons or the committees authorised by him, under section 9 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before starting up the construction.

**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. PROVISIONS OF PUBLIC HEALTH FACILITIES**

The W.C. and urinals provided in the building shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.

**17. EXTERNAL FINISHES**

(a) The external wall finishes, as far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, glass, cross metals or any other finish 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 buildings 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 as per the Haryana Building Code, 2017 shall be followed.

**18. LIFTS AND RAMPS**

(a) Lift and ramps in building shall be provided as per Haryana Building Code, 2017.
(b) Lift shall be provided with 100% standby generators along with automatic switchover along with provision of required width and number.

**19. 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.

**20. FIRE SAFETY MEASURES**

(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building Code, 2017/ National Building Code of India, 2016 and the same should be get certified from the Competent Authority.
(b) Electric fuel stations/ generator room if provided should be on solid ground near MLV (T. Control panel) or ground floor or in upper basement and it should be located on outer periphery of the building, the same should be get approved from the Competent Authority.
(c) To ensure the lighting scheme shall be got approved from the Director General, Urban Local Bodies, Haryana or any person authorized by the Director General, Urban Local Bodies, Haryana. This approval shall be obtained prior to starting the construction work on site.

(d) That the owner/owner 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.
(e) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
(f) That the owner/owner shall use only light emitting diode lamp (LED fitting) for internal lighting as well as outside lighting.
(g) That the owner/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 11/12/2005-SPower dated 23.03.2018 issued by Haryana Government Renewable Energy Department.
(h) That the owner/owner shall strictly comply with the directions issued vide Notification No. 1992/ENA-KF dated 31.03.2016 issued by Haryana Government Renewable Energy Department.

**21. GENERAL**

(a) Among other areas and spaces adjacent structures of buildings along all sides exposed to public view shall be drawn according to India as mentioned in the Haryana Building Code, 2017.
(b) The water storage tanks and other plumbing works etc. shall not be exposed to view such form of building but shall be suitably concealed.
(c) No applied decorative like inscription, mottoes, names of persons or buildings are permitted on any exterior face of the building.
(d) Garbage collection center of appropriate size shall be provided within the site.
(f) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

**ERS No. 3170** Dated 26-10-2018

(RAKESH GUPTA) JD (HQ) | (DINESH KUMAR) SDO(C) | (MINISH KUMAR) ATO(C) | (NARENDER KUMAR) DTP(HQ) | (JAI SHANKAR) STP(M) (HQ) | (JITENDER GARG) CTP (HR) | (R. MARIANE PRAVEEN ANG, IAS) DTCP(HR)