

REVISED ZONING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 34.0 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 LICENSE NO. 66 OF 2012 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, DATED 16.06.2014 AND LICENSE NO. 44 OF 2014 DATED 16.06.2014) IN SECTOR-104, GUR COMPLEX BEING DEVELOPED BY JUVENTUS ESTATE LTD. AND OTHERS

1. For purpose of Code 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 site is in accordance with the demarcation plan shown as A to Z and AA to AT as confirmed by DTP, Gurugram vide Endst No. 2612 dated 07.04.2017.

3. TYPE OF BUILDING PERMITTED AND LAND USES.

- (a). 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 Town and Country Planning, Haryana. (b). 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 structure
	Open Space Zone	Open parking , garden , 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 maximum coverage on ground floor shall be 35 % and that on subsequent floors shall be on the area of 33.9593 Acres as per Code 6.3(3)(i)(b).
- (c) Maximum Permissible FAR shall be 175 on the area of 33.9593 Acres as per Code 6.3 (3)(i)(b). 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.

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

- (a) The maximum height of the buildings shall be as per Code 6.3 (3)(i)(b).
- (b) The plinth height of building shall be as per Code 7.3.
- (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)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS.(in meters)
1.	10	3
2.	15	5
5.	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

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site as per Code 7.1.
- (b) In no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.

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.
- (c) Entry and Exit shall be permitted as indicated/ marked on the 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 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 Code 7.5.

- (a) The minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA on the area
- (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 7.5 square metres of living area, whichever is more.

10. 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 13 square metres. In addition 15% of the total number of dwelling units having a minimum area of 20 square metres shall be earmarked for E.W.S category.

11. OPEN SPACES

(BALWANT SINGH)

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 33.9593 Acre area shall be developed as organized open space i.e. tot-lots and play ground.

12. CONVENIENT SHOPPING

0.5% of the area of 33.9593 Acres shall be reserved to cate

- (a) The ground coverage of 100% with FAR of 100 will be
- ground coverage and FAR of the Group Housing Color (b) The size of Kiosk/Shops shall not be more than 2.75 m

(c) The height of Kiosk/Shops/Departmental Store shall r PROVISIONS OF COMMUNITY BUILDINGS

The community buildings shall be provided as per the com-

BAR ON SUB-DIVISION OF SITE

- (a) The site of the Group Housing Colony shall be govern
- (b) Sub-division of the site shall not be permitted, in any
- 15. APPROVAL OF BUILDING PLANS

The building plans of the building to be constructed at site Country Planning, Haryana/ any other persons or the com-Scheduled Roads and Controlled Areas Restriction of the U

BASEMENT

(a) The number of basement storeys in Group Housing sh

(b) The construction of basement shall be executed as pe PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and urinals provided in the buildings shall confor Code, 2016.

EXTERNAL FINISHES

- (a) The external wall finishes, so far as possible shall be concrete, terracotta, grits, marble, chips, class metals
- (b) All sign boards and names shall be written on the s
- specifically for this purpose and at no other places, wh (c) For building services, plumbing services, construction Course Chapter 10 of the Haryana Building Code, 2017

LIFTS AND RAMPS

- (a) Lift and Ramps in building shall be provided as per Coo
- (b) Lift shall be provided with 100% standby generator
- (c) Ramps shall also be provided as per the provisions 2016, as applicable.

BUILDING BYE-LAWS

The construction of the building /buildings shall be govern points where Haryana Building Code, 2017 is silent the Nat

FIRE SAFETY MEASURES

(a) The owner will ensure the provision of proper fire saf

- provisions of The Haryana Building Code, 2017/ Natio
- certified form the Competent Authority. (b) Electric Sub Station/ generator room if provided should be sho
- floor or in upper basement and it should be located
- approved form the Competent Authority. (c) To ensure fire fighting scheme shall be got approved to authorized by the Director, Urban Local Bodies, Har
- construction work at site.
- That the coloniser/owner shall obtain the clearance/NOC a Dated 14.9.2006 issued by Ministry of Environment and Fo That the rain water harvesting system shall be provided as
- notification as applicable. That the coloniser/owner shall use only Light-Emitting Dioc
- That the coloniser/owner shall strictly comply with the dire
- 31.03.2016 issued by Haryana Government Renewable Ene That coloniser/owner shall ensure the installation of Solar 2016 issued by Haryana Government Renewable Energy De
- That the coloniser/owner shall ensure the installation of So

No. 22/52/2005-5Power dated 21.03.2016 issued by Harya GENERAL

- (a) Among other plans and papers detailed elevations of drawn according to scale as mentioned in the Haryana (b) The water storage tanks and other plumbing works etc. be suitably encased.
- (c) No applied decoration like inscription, crosses, names the building. (e) Garbage collection center of appropriate size shall be p

(f) Color trade emblem and other symbols shall be subject

(KAMAL KUI