



ZONING PLAN FOR RESIDENTIAL COLONY UNDER NILP POLICY -2016 ON THE AREA MEASURING 10.30 (AFTER FREEZING OF AN AREA MEASURING 5.8125 ACRES (46K-10M) FALLING UNDER NCZ AND NON COMPACT POCKET DUE TO NCZ) (LICENCE NO. 1066 OF 2022, DATED 18/02/2022 AT SECTOR-113 DISTRICT GURUGRAM, HARYANA BEING DEVELOPED NOURISH DEVELOPERS PVT. LTD

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 as confirmed by DTP, Gurugram vide Endst. No. 7718 Dated 29.06.2022.
- 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.
- 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.
	Residential Building zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.
	Commercial 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 or 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 9.84528 acres.
 - The maximum FAR shall be 1.25 on the area of 9.84528 acres.
- 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)(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 block(s) shall be constructed so as to maintain an inter-se distance as per Code 7.11 (5) of the Haryana Building Code, 2017.
 - 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 (c) above.
- PARKING :-**
 - The parking space shall be provided at the rate of half equivalent car space (ECS) for each dwelling unit.
 - Only one two-wheeler parking site shall be earmarked for each flat, which shall be allotted only to the flat-owners. the parking bay of two-wheelers shall be 0.8 x 2.5 m.
 - No car parking shall be allotted to any apartment owner in such projects.
 - The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can be earmarked as free-visitor-car-parking space
 - The area for parking per car shall be as under :-
 - Basement 32 Sqm.
 - Stills 28 Sqm.
 - Open 23 Sqm.
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, in no circumstance, the vehicle(s) belonging/ related to the plot/ premises shall be parked outside the plot area.
 - 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 2.4 mtr. below the hanging beam.
- APPROACH TO SITE :-**
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions off and the junctions with the surrounding road to the satisfaction of the DTCP, Haryana.
- BAR ON SUB-DIVISIONS OF SITE :-**
 - The site of the Residential Colony under New Integrated Licensing Policy - 2016 (NILP) shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
 - Sub-division of the site shall not be permitted, in any circumstances.
- DENSITY :-**
The maximum density of the population provided in the residential colony shall be 400 ppa on the area of 10.2555 acres.
For computing the density, the occupancy per dwelling unit shall be taken as five persons.
- ACCOMMODATION FOR EWS / AFFORDABLE HOUSING :-**
The colonizer shall transfer the 10% area of the license earmarked in the zoning plan free of cost to the Government in revenue records for development of EWS/ Affordable Housing.
- 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 committee authorized by him, as per provision of Haryana Building Code-2017(as amended time to time) before starting up the construction.
- BASEMENT :-**
 - The number of basement storeys in Group Housing shall be as per the Haryana Building Code, 2017.
 - The construction of basement shall be executed as per Haryana Building Code, 2017.
- PLANNING NORMS.**
The building/buildings to be constructed shall be planned and designed to the norms and standards as per Chapter-7 of The Haryana Building Code, 2017, and as approved by DTCP, Haryana.
- PROVISIONS OF PUBLIC HEALTH FACILITIES.**
The W.C. and urinals provided in the buildings shall conform to Chapter-11 of The Haryana Building Code, 2017 and the National Building Code, 2005.
- EXTERNAL FINISHES.**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, gris, marble, chips, class metals or any other finish which may be allowed by the DTCP, Haryana.
 - The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
 - 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.
 - For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course Chapter-10 of The Haryana Building Code, 2017 shall be followed.
- LIFTS AND RAMPS:-**
 - Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
 - Lift shall be with 100% standby generators along with automatic switchover along with staircase of required width and number.
 - If lift cannot be provided as per (b) above, ramps shall be provided conforming to the requirement of clause-3 of Annexure D-3 of Part-3 of National Building Code, 2016.
- 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, 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 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 DTCP, Haryana.
- FIRE SAFETY MEASURES :-**
 - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Code 7.17 the Haryana Building Code, 2017, National Building Code of India and the same should be got certified from the competent authority.
 - Electric Sub Station/ generator room if provided should be on solid ground near DGLT. 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 Chief Electrical Inspector, Haryana.
 - To ensure 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 approval shall be obtained prior to starting the construction work at site.
- BOUNDARY WALL/ GATE AND GATE POSTS, HEDGES AND FENCES :-**
The boundary wall/Gate and Gate posts, Hedges and Fences permitted as per the provision in the Code 7.5 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 colonizer shall transfer the 10% area of the licensed area as earmarked in the zoning plan free of cost to the Government for development of community sites before obtaining the completion certificate.
- 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.
 - That the rain water harvesting system shall be provided as per Code 8.1 of the Haryana Building Code, 2017.
 - That 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-SP 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 you shall transfer the 10% land earmarked for EWS/ Affordable Housing free of cost to the Government for utilization for EWS/ Affordable housing before obtaining the completion certificate as per policy dated 09.02.2016.

DRG. NO. DTCP 8501 DATED 05-08-2022

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