



ZONED AREA - 110766 SQM (27.371 ACRES)
ALL DIMENSIONS ARE IN METERS



REVISED ZONING PLAN OF GROUP HOUSING COLONY FOR AN AREA MEASURING 34.0229 ACRES (LICENSE NO. 246 OF 2007 DATED 29.10.2007, LICENSE NO. 56 OF 2011 DATED 23.06.2011, LICENSE NO. 37 OF 2012 DATED 22.04.2012, LICENSE NO. 66 OF 2012 DATED 21.06.2012, LICENSE NO. 67 OF 2012 DATED 21.06.2012, LICENSE NO. 43 OF 2014 DATED 16.06.2014 AND LICENSE NO. 44 OF 2014 DATED 16.06.2014) IN SECTOR-104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY JUVENIUS ESTATE LTD. AND OTHERS

1. For purpose of Code 1.2 (kxii) & 6.1(i) of the Haryana Building Code, 2017, amended from time to time.
2. SHAPE & SIZE OF SITE
The shape and size of site is in accordance with the summarized data shown in A to Z and A to W as confirmed by DTI, Gurugram vide Order No. 2012 dated 07.04.2017.
3. TYPE OF BUILDING PERMITTED AND LAND USES
(a) The type of building permitted on this site shall be building designed in the form of Group Housing Colony for residential purpose or any activity or appropriate building including community facilities, public amenities and commercial buildings, which shall be as per the provisions of the Haryana Building Code, 2017, amended from time to time. The site shall be developed and building constructed in accordance with the approved 10% building plan.
4. SITE COVERAGE AND FLOOR AREA (M2)
(a) The building or buildings shall be constructed only within the portion of the site marked as building zone as explained in the Haryana Building Code, 2017, amended from time to time.
(b) The minimum coverage of ground floor shall be 35% and first or subsequent floor shall be as per the area of 33.9593 Acres as per Code 6.3.10(10).
(c) The maximum height of the building shall be 17.5 m or the area of 33.9593 Acres as per Code 6.3.10(10). However, it shall not include community buildings, which shall be as per the specified norms. The building height shall not be more than 17.5 m as approved from the Director Town and Country Planning, Haryana.
5. HEIGHT OF BUILDING
The height of the building shall be governed by the provisions of the Haryana Building Code, 2017, amended from time to time. The height of building shall be as per Code 6.3.10(10).
(a) The height of building shall be as per Code 6.3.10(10).
(b) The height of building shall be as per Code 6.3.10(10).
(c) The height of building shall be as per Code 6.3.10(10).
(d) The height of building shall be as per Code 6.3.10(10).
6. PARKING
(a) Adequate parking spaces, covered, open or in the basement shall be provided by vehicles of cars and scooters. The parking shall be as per Code 7.1.1.
(b) The parking spaces shall be provided by vehicles of cars and scooters. The parking shall be as per Code 7.1.1.
(c) The parking spaces shall be provided by vehicles of cars and scooters. The parking shall be as per Code 7.1.1.
7. APPROACH TO SITE
(a) The vehicular approach to the site shall be planned and provided giving due consideration to the junction with the main road. The approach shall be as per Code 7.1.1.
(b) The approach to the site shall be as per Code 7.1.1.
(c) The approach to the site shall be as per Code 7.1.1.
8. GATE POST AND BOUNDARY WALL
(a) Each boundary wall, gate post or any other structure, height or fence shall be as per Code 7.1.1.
(b) The boundary wall shall be constructed as per Code 7.1.1.
(c) The boundary wall shall be constructed as per Code 7.1.1.
9. DENSITY
(a) The maximum density of the population provided in the Colony shall be 100 PPA and maximum be 300 PPA as the area of 33.9593 Acres.
(b) The maximum density of the population provided in the Colony shall be 100 PPA and maximum be 300 PPA as the area of 33.9593 Acres.
(c) The maximum density of the population provided in the Colony shall be 100 PPA and maximum be 300 PPA as the area of 33.9593 Acres.
10. ACCOMMODATION FOR SERVICE POPULATION
(a) The minimum accommodation shall be provided for domestic servants and other service population of 0.5%. The number of area of each unit of each building shall be as per Code 7.1.1.
(b) The minimum accommodation shall be provided for domestic servants and other service population of 0.5%. The number of area of each unit of each building shall be as per Code 7.1.1.
(c) The minimum accommodation shall be provided for domestic servants and other service population of 0.5%. The number of area of each unit of each building shall be as per Code 7.1.1.
11. OPEN SPACES
(a) While all the open spaces including those between the blocks and wings of building shall be developed, equipped and be developed as open space for the use of the residents of the Colony.
(b) While all the open spaces including those between the blocks and wings of building shall be developed, equipped and be developed as open space for the use of the residents of the Colony.
(c) While all the open spaces including those between the blocks and wings of building shall be developed, equipped and be developed as open space for the use of the residents of the Colony.
12. COMMONWEALTH SHOPPING
(a) 0.5% of the area of 33.9593 Acres shall be reserved to cater for essential common shopping with the following:
(b) The ground coverage of 100% with 100% shall be permitted. However the site shall be a part of the permissible ground coverage and that of the Group Housing Colony.
(c) The height of the building shall be as per Code 7.1.1.
(d) The height of the building shall be as per Code 7.1.1.
13. PROVISIONS OF COMMUNITY BUILDINGS
(a) The community building shall be provided as per the corporate norms in the Group Housing Colony.
(b) The community building shall be provided as per the corporate norms in the Group Housing Colony.
(c) The community building shall be provided as per the corporate norms in the Group Housing Colony.
14. SAN ON SUB-DIVISION OF SITE
(a) The size of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1988 and Rules thereunder.
(b) The size of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1988 and Rules thereunder.
(c) The size of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1988 and Rules thereunder.
15. APPROVAL OF BUILDING PLANS
(a) The building plan shall be submitted to the Director Town and Country Planning, Haryana for approval. The building plan shall be as per Code 7.1.1.
(b) The building plan shall be submitted to the Director Town and Country Planning, Haryana for approval. The building plan shall be as per Code 7.1.1.
(c) The building plan shall be submitted to the Director Town and Country Planning, Haryana for approval. The building plan shall be as per Code 7.1.1.
16. BASEMENT
(a) The number of basement levels in Group Housing shall be as per Code 6.3.10(10).
(b) The number of basement levels in Group Housing shall be as per Code 6.3.10(10).
(c) The number of basement levels in Group Housing shall be as per Code 6.3.10(10).
17. PROVISIONS OF PUBLIC HEALTH FACILITIES
(a) The W.C. and urinal provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
(b) The W.C. and urinal provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
(c) The W.C. and urinal provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016.
18. EXTERNAL FINISHES
(a) The external wall and ceiling shall be as per Code 7.1.1.
(b) The external wall and ceiling shall be as per Code 7.1.1.
(c) The external wall and ceiling shall be as per Code 7.1.1.
19. LIFTS AND RAMP
(a) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(b) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(c) Lift and Ramps in building shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
20. BUILDING DETAILS
(a) The construction of the building shall be governed by the provisions of the Haryana Building Code, 2017. On the points where the Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
(b) The construction of the building shall be governed by the provisions of the Haryana Building Code, 2017. On the points where the Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
(c) The construction of the building shall be governed by the provisions of the Haryana Building Code, 2017. On the points where the Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.
21. FIRE SAFETY MEASURES
(a) The fire safety measures shall be as per Code 7.1.1.
(b) The fire safety measures shall be as per Code 7.1.1.
(c) The fire safety measures shall be as per Code 7.1.1.
22. WATER SUPPLY
(a) The water supply system shall be as per Code 7.1.1.
(b) The water supply system shall be as per Code 7.1.1.
(c) The water supply system shall be as per Code 7.1.1.
23. SEWAGE DISPOSAL
(a) The sewage disposal system shall be as per Code 7.1.1.
(b) The sewage disposal system shall be as per Code 7.1.1.
(c) The sewage disposal system shall be as per Code 7.1.1.
24. ELECTRICAL SUPPLY
(a) The electrical supply system shall be as per Code 7.1.1.
(b) The electrical supply system shall be as per Code 7.1.1.
(c) The electrical supply system shall be as per Code 7.1.1.
25. TELEPHONE SUPPLY
(a) The telephone supply system shall be as per Code 7.1.1.
(b) The telephone supply system shall be as per Code 7.1.1.
(c) The telephone supply system shall be as per Code 7.1.1.
26. GAS SUPPLY
(a) The gas supply system shall be as per Code 7.1.1.
(b) The gas supply system shall be as per Code 7.1.1.
(c) The gas supply system shall be as per Code 7.1.1.
27. GENERAL
(a) Among other things and matters, detailed description of building shall be as per Code 7.1.1.
(b) Among other things and matters, detailed description of building shall be as per Code 7.1.1.
(c) Among other things and matters, detailed description of building shall be as per Code 7.1.1.
28. GENERAL
(a) Among other things and matters, detailed description of building shall be as per Code 7.1.1.
(b) Among other things and matters, detailed description of building shall be as per Code 7.1.1.
(c) Among other things and matters, detailed description of building shall be as per Code 7.1.1.

DWG NO. DTCP-58858 DATA 26-05-2017

(BALAJI KISHOR) SD (HO) (RAVISHANKAR) DT (HO) (DEVENDRA KUMAR) SP (HO) (KAMAL KUMAR) CP (HR) (T.L. SATHYAKUMAR) JAS) DTCP (HR)