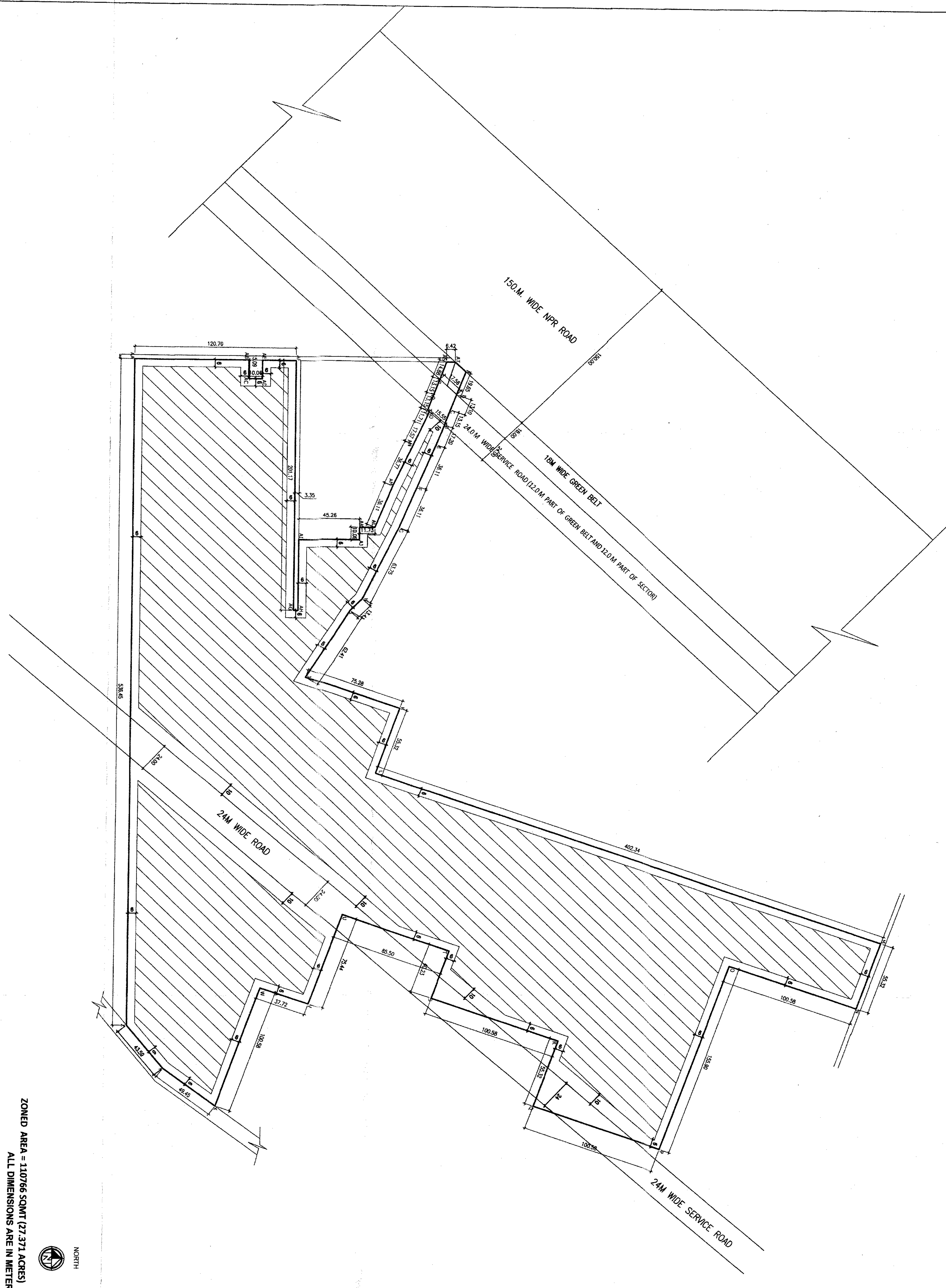




ZONED AREA - 110766 SQM (27.371 ACRES)
ALL DIMENSIONS ARE IN METERS

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 schematic plan shown as A to Z and A to W as confirmed by DTI, Gurugram vide letter 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 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 activities as permitted by the Director, Town and Country Planning, Haryana.
(b) The site shall be developed and building constructed in accordance with the approved 1:1000 scale 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 approved 1:1000 scale plan.
(b) The minimum coverage of ground floor shall be 35% and first or subsequent floor shall be on the site of 33.9593 Acres as per Code 6.3 (E)(ii)(b).
(c) The maximum height of the building shall be 17.5 m or the area of 33.9593 Acres as per Code 6.3 (E)(ii)(b).
(d) The building shall be constructed in accordance with the approved 1:1000 scale plan and shall not be approved for any other use as per the provisions of the Director, Town and Country Planning, Haryana.
5. HEIGHT OF BUILDING
The height of the building shall be governed by the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(a) The maximum height of the building shall be 17.5 m or the area of 33.9593 Acres as per Code 6.3 (E)(ii)(b).
(b) The height of building shall be as per Code 6.3 (E)(ii)(b).
(c) The height of building shall be as per Code 6.3 (E)(ii)(b).
(d) The height of building shall be as per Code 6.3 (E)(ii)(b).
6. PARKING
(a) Adequate parking spaces, covered, open or in the basement shall be provided by vehicles of cars and motorcycles.
(b) The parking spaces shall be provided in accordance with the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(c) The parking spaces shall be provided in accordance with the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
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.
(b) The approach to the site shall be planned and provided giving due consideration to the junction with the main road.
(c) The approach to the site shall be planned and provided giving due consideration to the junction with the main road.
8. GATE POST AND BOUNDARY WALL
(a) Each boundary wall, gate post or other structure, height or fence shall be planned and provided giving due consideration to the junction with the main road.
(b) The boundary wall shall be constructed as per Code 7.5.
9. DENSITY
(a) The maximum density of the population provided in the Colony shall be 100 PPA and maximum be 300 PPA on the area of 33.9593 Acres.
(b) The density of the population shall be as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
10. ACCOMMODATION FOR SERVICE POPULATION
(a) The accommodation shall be provided for domestic servants and other service population of DMS. The number of accommodation shall be as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The accommodation shall be provided for domestic servants and other service population of DMS. The number of accommodation shall be as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
11. OPEN SPACES
(a) While all the open spaces including those between the blocks and wings of building shall be developed, equipped and maintained as open spaces for the use of the residents of the Colony.
(b) The open spaces shall be developed, equipped and maintained as open spaces for the use of the residents of the Colony.
12. COMMONWEALTH SHOPPING
(a) The shopping area of 0.5% of the area of 33.9593 Acres shall be reserved to cater for essential common shopping with the following provisions:
(b) The shopping area shall be developed, equipped and maintained as open spaces for the use of the residents of the Colony.
(c) The shopping area shall be developed, equipped and maintained as open spaces for the use of the residents of the Colony.
13. PROVISIONS OF COMMUNITY BUILDINGS
(a) The community building shall be provided as per the composite norms in the Group Housing Colony.
(b) The community building shall be provided as per the composite norms in the Group Housing Colony.
14. SANITATION DIVISION OF SITE
(a) The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act, 1988 and Rules thereunder.
(b) The site 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 plans shall be submitted to the Director, Town and Country Planning, Haryana for approval.
(b) The building plans shall be submitted to the Director, Town and Country Planning, Haryana for approval.
16. BASEMENT
(a) The number of basement levels in Group Housing shall be as per Code 6.3 (E)(ii)(b).
(b) The number of basement levels in Group Housing shall be as per Code 6.3 (E)(ii)(b).
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.
18. EXTERNAL FINISHES
(a) The external wall finishes shall be as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The external wall finishes shall be as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
19. LIFTS AND RAMP
(a) Lifts and ramps shall be provided as per Code 7.7 of the Haryana Building Code, 2017.
(b) Lifts and ramps 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.
21. FIRE SAFETY MEASURES
(a) The fire safety measures shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The fire safety measures shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
22. WATER SUPPLY
(a) The water supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The water supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
23. SEWAGE DISPOSAL
(a) The sewage disposal system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The sewage disposal system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
24. ELECTRICAL SUPPLY
(a) The electrical supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The electrical supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
25. TELEPHONE SUPPLY
(a) The telephone supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The telephone supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
26. GAS SUPPLY
(a) The gas supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The gas supply system shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
27. GENERAL
(a) The general provisions shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The general provisions shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
28. GENERAL
(a) The general provisions shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.
(b) The general provisions shall be provided as per the provisions of the site marked as building zone as explained in the approved 1:1000 scale plan.

DMS NO. DTCP-58858 Dated: 26-05-2017

(BALWANT SINGH) SD (HO) (RAVISHANKAR) DT (HO) (DEVENDRA NARAYAN) SP (HO) (KAMAL KUMAR) CP (HR) (T.L. SATHYAKRISHNAN) DTCP (HR)