



REVISED DEMARCTION-CUM-ZONING PLAN FOR AN ADDITIONAL AREA MEASURING 2.15 ACRES (LICENSE NO- 24 OF 2026 DATED 09-02-2026) IN GROUP HOUSING COLONY MEASURING 17.887 ACRES (LICENSE NO-147 OF 2009 DATED 21.08.2009 GRANTED FOR 11.412 ACRES AND LICENSE NO-104 OF 2012 DATED 06.10.2012 GRANTED FOR 6.475 ACRES) THEREBY MAKING THE TOTAL SITE AREA MEASURING 20.037 ACRES IN SECTOR- 81 & 86, GURUGRAM BEING DEVELOPED BY INTERNATIONAL GREEN SCAPES LTD.

FOR PURPOSE OF CHAPTER 1.2 (xcvi) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AMENDED FROM TIME TO TIME.

- 1. SHAPE & SIZE OF SITE-**  
The shape and size of additional land measuring 2.15 acres is in accordance with the demarcation plan as verified by DTP, Gurugram vide Endt. No. 338 dated 13.01.2026.
- 2. TYPE OF BUILDING PERMITTED AND LAND USES:-**
  - (a) The type of building permitted in this site shall be buildings designated in the form of flatted development for residential purpose or any ancillary or apartment 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
<input type="checkbox"/>	Open Space Zone	Open parking, garden, landscaping features, underground services etc.
<input checked="" type="checkbox"/>	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone as per table above.
- 3. 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 ground coverage shall be 35% on the area of 19.1845 acres.
  - (c) Maximum Permissible FAR shall be 175% on the area of 19.1845 acres. 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.
- 4. HEIGHT OF BUILDING :-**

The height of the building block, subject to course of 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 pitch 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-e 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
3.	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 (c) above.
- 5. PARKING :-**
  - (a) Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under-
    - i) Basement = 32 Sqm.
    - ii) Stilts = 28 Sqm.
    - iii) Open = 23 Sqm.
  - (b) The minimum width of the total parking will be made available to the EWS category rules.
  - (c) 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/upper stories, the floor to ceiling height of the basement/upper floor may be maximum of 4.5 meter. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.40 mtr. below the hanging beam.
- 6. 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.
- 7. GATE POST AND BOUNDARY WALL :-**
  - (a) Each boundary wall, railing 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 the Haryana Building Code - 2017.
- 8. DENSITY:-**
  - (a) The minimum density of the population provided in the colony shall be 100 PPA and maximum be 300 PPA on the area of 19.1845 acres.
  - (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 80 sq. feet of living area, whichever is more.
- 9. ACCOMMODATION FOR SERVICE POPULATION :-**

Inadequate 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 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 minimum area of 200 sq.ft shall be earmarked for E.W.S category.

DRG No. DTCP 11872 Dated 10-02-26

(DINESH KUMAR)  
PA (HQ)

(VIKAS)  
ATP (HQ)

(ASHISH SHARMA)  
DTP (HQ)

(VIJENDER SINGH)  
STP (HQ)

(BHUVNESH KUMAR)  
CTP (HR)

(AMIT KHATRI, IAS)  
DTCP (HR)