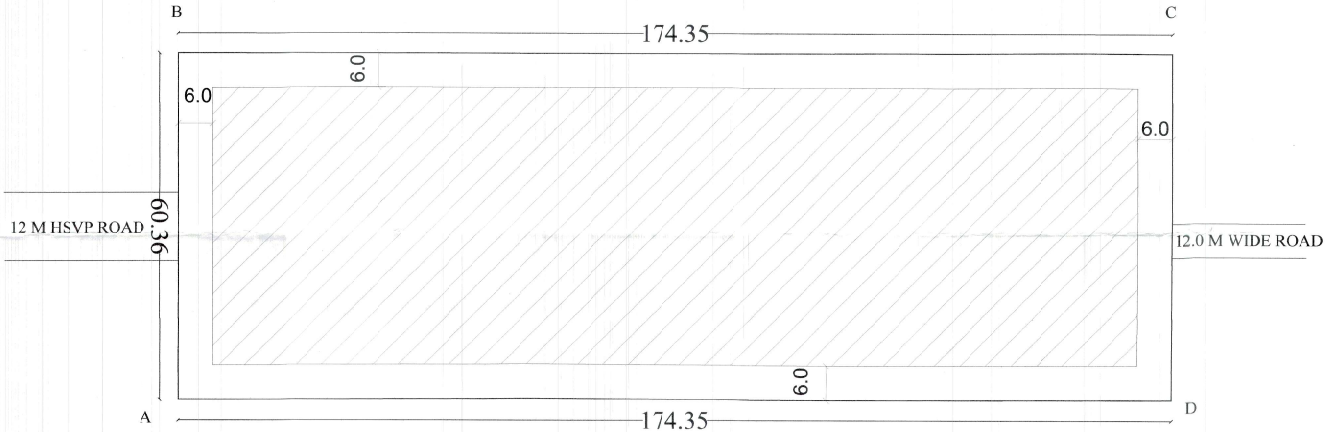
LC-4714

ZONING PLAN OF RETIREMENT HOUSING COLONY (UNDER RETIREMENT HOUSING POLICY DATED 17.08.2021) AREA MEASURING 2.60 ACRES (LICENSE NO. 181 OF 2022 DATED 07/10/2022) IN SECTOR-50, GURUGRAM BEING DEVELOPED BY PIONEER J.K. SENIOR LIVING LLP.

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.



ZONED AREA 7854.7597 SQ.M. (1.9409 ACRES)
ALL DIMENSIONS ARE IN METRES

1. **SHAPE & USE OF SITE**

The shape and size of the Retirement Housing Colony (Under Retirement Housing Policy dated 17.08.2021) is in accordance with the demarcation plan as verified by DTP, Gurugram vide endst. no. 9116 dated 05.08.2022 shown as A to D on the Zoning Plan.

2. **TYPE OF BUILDING PERMITTED**

The type of building permitted on this site shall be buildings designated in the form of latest development formulated or purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. **GROUND COVERAGE AND FAR**
a. Total Area of the site under reference with in the portion of the site marked as RHC built able zone and no where else.
b. Maximum Ground Coverage allowed: 40 %.
c. Maximum FAR allowed 2.2/2.5.
d. Max area under Commercial Shops (946.98/29 Sqm) - 1% of permitted FAR. (Shops abutting to daily needs only shall be allowed).
e. Area under retirement homes: Min 75% of permitted FAR.
f. Area under Dormitory/Hostel: Max 25% of permitted FAR.
g. Dormitory/ Hostel for staff / service persons: 150% of permitted FAR (Dormitory/Hostel development as per norms applicable for Working Women Housing).
h. Area under Mess/ common dining: 100 to 500 Sqm
i. Medical Room: Min. 15 sqm/25 IDU or part thereof
j. Other Amenities: Gymnasium/ Gymnasium- 2 sets/persons or 500 sqm whichever more.
k. Other miscellaneous facilities viz. laundry etc: 20 to 500 sq.m.

4. **HEIGHT OF BUILDING**

The height of the building block, subject of courses to the provisions of the site coverage and FAR, shall be governed by the following:
a. The height of building shall be as per Code 7.1 of the Haryana Building Code, 2017. (Code 7.1.1 (iii) of the Haryana Building Code, 2017.
b. The plinth height of building shall be as per Code 7.1. of the Haryana Building Code, 2017.
c. All building block(s) shall be constructed so as to maintain an inter-se distance set 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 TOBE LEFT AROUND BUILDINGS (in meters)
1.	10	3
2.	15	6
3.	18	8
4.	21	"
5.	24	9
6.	27	9
7.	30	10
8.	36	11
9.	40	12
10.	45	13
11.	50	14
12.	54 & above	15

d. If such interior or external 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 above.

5. **APPROACH TO SITE**
a. No vehicular approach to the site and peripherals shall be allowed and provides giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP/Haryana.
b. No approach to the site shall be shown on the zoning plan.

6. **GATE POST AND BOUNDARY WALL**
(a) Each Boundary wall, railings or like/ 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 1.5 meters width may be allowed in the front and side boundary wall provided that no main gate or wicket gate shall so allowed to times on the sector road/public open space.
(b) The Boundary wall shall be constructed as per Code 7.5 of the Haryana Building Code, 2017.

7. **DENSITY**
a. The maximum density of the population provided in the colony shall be 250 PPA and the maximum be 980 PPA on he area of net planning.
b. for computing the density, the occupancy per each dwelling unit shall be taken as three persons and for service dwelling unit one person as per last Re-Dormitory/ Hostel.

8. **PARKING**
(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 of the Haryana Building Code, 2017.
(b) In no circumstances, the vehicle(s) belonging/ visited for the plot/ premises shall be parked outside the plot area.
(c) The area for parking per car shall be as under:-
i) Basement = 23 sq.mtrs.
ii) Stilt = 18 sq.mtrs.
iii) Open = 23 sq.mtrs.

9. **COMMERCIAL SHOPPING**
Maximum 1% of the permitted FAR shall be reserved to cater for essential commercial shopping.

10. **OPEN SPACES**
While all the open spaces including those between the blocks and wings of buildings shall be developed, required and landscapes according to the plan approved by the Competent Authority. At least 15% of the total site area shall be developed as organized open space i.e. tot-lots and play ground.

11. **PROVISIONS OF COMMUNITY BUILDINGS**
The community buildings shall be provided as per the composite norms in the Retirement Housing Policy dated 17.08.2021.

12. **BAR ON SUB-DIVISION OF SITE**
(a) No site of the Retirement Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rera Transfer thereunder.
(b) Sub-division of the site shall not be permitted, n any circumstance

13. **APPROVAL OF BUILDING PLANS**
The building plans of the building to be constructed at site shall have to be got approved from the Director General, Town & Country Planning, Haryana/ any other person or the committee authorized as him, under section 8 (2) of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, before starting up the construction.

14. **BASEMENT**
(a) No number of basement storeys in Group Housing shall be as per Code 4.3(2)(b) of the Haryana Building code, 2017
(b) No construction of basement shall be execute as per Code 7.3A of the Haryana Building code, 2017.

15. **PROVISIONS OF PUBLIC HEALTH FACILITIES**
The W.C. and urinals provided in the buildings shall confirm to the Haryana Building Code, 2017 and National Building Code, 2016.

16. **EXTERNAL FINISHES**
(a) The external wall finishes, as far as possible not be in natural or permanent type of materials like bricks, stones/concrete, glass, steel, tiles, marble/kota, tiles metals or any other finish which may be allowed by the Competent Authority.
(b) All roof finishes shall be of such attributes on be spaces provided on buildings as per approved building plans specifically for this purpose and no other roof finishes shall be allowed.
(c) 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

17. **MIXED PLANNING PRINCIPLES :**
(i) Common services, viz., Medical Rooms, community facilities and convenience store are conceived by the mother unit distribution of the dwelling units. Location of such rooms is to be reserved at Stilt/ground floor and is proximity to for vertical movement core of building blocks.
(ii) Attendants/staff accommodation may be promised on site as per norms.

18. **BUILDING DESIGN PRINCIPLES:**
a. Retirement housing projects shall conform to the Principles/ Guidelines/ Norms approved/laid under 'Haryana Building Code' as well as the 'Harmonized Guideline and Space Standards for Barrier Free Built Environment for persons with Disability and Elderly Persons' notified by Ministry of Urban Development, Government of India.
b. All building blocks of more than one floor be provided with lifts that are suitable equipped to accommodate users requiring assistance and using wheels chairs and similar equipment/mobility tools.
c. All the external and internal design of building blocks should consider the free movement of wheelchairs.
d. Door openings (between jambs) should not be less than 900 mm in width.
e. Door handles should be lever operated.
f. Easy to grip door knobs and lever type handles of large size to be used.
g. Ergonomic design of furniture specific to the requirements if senior citizens.
h. Furniture should be lightweight, sturdy and without sharp edges.

19. **LIFTS AND RAMPS**
(a) Provision of tactile, audio and visual signage and signalling systems and to accommodate users requiring assistance and using wheelchairs or similar equipment/mobility tools.
(b) Mandatory ramps to be provided throughout the building to provide for wheelchair access.
(c) Lift shall be provided with 100% standby generators along with automatic switchover along with minimum of required width and number.
(d) Ramps shall also be provided as per the provisions of Haryana Building Code, 2017 and National Building Code, 2016, as applicable.

20. **STAIRCASE:**
a. Provision of risers width not less than 1500 mm.
b. Handrails should be fitted on both sides of each flight.
c. Treads and Risers should be as per the standard prescribed in Harmonized Guidelines applicable to senior citizens.
d. Tread shall be provided with nosing projecting more than 12 treads in a single flight.
e. Projecting nosing and open risers should not be provided to minimize the risk of stumbling. Spiral stairs should be avoided.
f. Illuminated/ fluorescent/ colours stripe should be installed on all stairs to act as guides, especially in low light and night-time conditions.
g. Specifications of lighting and ventilation of staircases as per NBC/BEE.
h. Handrails should be extended 12 inch at top and bottom of staircase and ramps. Ends of handrails should be rounded

21. **CORRIDORS:**
a. Steps should not be introduced in the corridors. If change in level is unavoidable, then ramp may be provided.
b. Where there is difference in the floor level the steps must be distinguishable with contrasting strips on the edges.
c. It is essential to provide handrails along the walls in either side of the corridor, at suitable heights above the floor level

22. **KITCHEN:**
Mandatory gas leak detection system shall be installed in all kitchen and rooms with attached kitchen.

23. **BATHROOMS:**
a. Water heaters should be provided with provision of grab rails.
b. Toilet paper rollholderstars shall be able to withstand heavy loads.
c. Bath rooms must have anti-skid tiles.
d. bath rooms should be provided with outward opening doors so bathrooms can be accessed in an emergency when the senior citizen is inside the bathroom.

24. **LIGHTING AND VENTILATION:**
a. Proper backup facilities are to be provided in each apartment of Retirement home and with mandatory connection in bathroom and kitchen.
b. Adequate lighting and ventilation in the common areas including corridors, lobby and lifts to be supplied uninterrupted electricity with power backup facility.

25. **BASIC SERVICES:**
a. Adequate security and housekeeping services.
b. Consolidate Facilities for those residents' washing assistance
c. Opportunities for residents to provide community services to their peers and other residents.
d. Transport and mobility assistance including pick up and drop facility for routine locations and electric vehicles such as ecarts for internal movements within the Retirement Home complex.

26. **MEDICAL SERVICES (MANDATORY)**
a. 24x7 on-site ambulance service with oxygen support facility, tied up with nearest hospital.
b. Basic first aid medical facility with nurse and physiotherapy services / Geriatric Care centres. The emergency contact numbers for the medical facilities and ambulance services shall be displayed outside the common area of the colonies.
c. Mandatory tie-ups with the emergency facilities with the nearest hospital/ multi Super speciality Hospitals).
d. Emergency room with provision for accommodating one or two patients and an attendant, attached toilet, medicines and medical equipment for the first aid and primary care treatment, with a check on expiry dates, appropriate storage facilities for equipment and drugs, oxygen cylinders and kidney-trays etc. as per the services prescribed by the Medical Council of India or any appropriate institutions.
e. Regular medicine check-up and follow-up for the residents as required.
f. Pre-tracy tie-up for medicine with door-step delivery.
g. Wheelchair facility to be provided, minimum one in each block of all the towers of Retirement Home premises.

27. **FITNESS FACILITIES**
a. Jogging and walking tracks with non-slippery and non-skid surfaces.
b. Efficient signage and clearly marked bridges and boundaries to avoid collision.
c. Yoga, Physiotherapy, Exercise Centres to be provided as feasible.

28. **SAFETY AND SECURITY**
a. Incorporate alarm system in the premises especially with separate switches in main entry doors, bathroom, bedroom are common areas.
b. Emergency door and lights controls of switchable and well-accommodate toilet seat.
c. Fire/smoke safety features in all the residential units.
d. Fire intercom facilities to be provided in all apartments with the single click dialing facility to the emergency contact numbers i.e. secu ity, medical ambulance, local police.
e. Properly trained and skilled security personnel at -8 required locations to be deployed. Security guard(s) shall be deployed with access to intercom facilities and basic telephone facilities.
f. Security personnel to restrict trespassers in society entry passes for all visitors including service providers to be issued.
g. CCTV cameras to be installed on each floor of the premises near lift area and in all the common areas, lobbies/receptios, all the gates, parks, etc for surveillance of these CCTV footag to be monitored on regular basis by the security personnel(s).
h. Emergency fire-fighting services, disaster preparedness for evacuation to be provided.
i. Fire safety measures and evacuation in timely intervals will due intimation to the NOC.
j. Emergency and important contact numbers should e provide to all residents and displayed in all common areas i.e outside lifts.

29. **BUILDING BYELAWS**
The construction of the building /buildings shal be governed by provisions of the Haryana building Code, 2017 and as per Retirement Housing Policy dated 17.08.2021. On for points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 nall be followed.

30. **FIRE SAFETY MASURES**
(a) The owner/ adminsion the provision of proper fire safety measures in its multi storied building conforming to the provisions of The Haryana Bilding Code, 2017/ National Building Code of India, 2016 and the same should be got certified form the Competent Authority.
(b) Electric Sub-Station/ generator room if provided should be on solid ground/ over DG/ 7. Control panel on ground floor c in upper basement and it should be located on outer periphery of the building, the same could be got approved form the Competent Authority.
(c) To ensure fire fighting scheme shall be got approved form the Director, Urban Local bodies, Haryana or any person authorized by the Director, Urban Local bodies, Haryana. This approval shall be obtained prior to starting the construction work at site.

31. That the colonizer/owner shall obtain tie clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction.

32. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

33. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.

34. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/A/2016-GP dated 01.03.2016 issued by Haryana Government Renewable Energy Department.

35. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 23/07/2005-5Power dated 11.03.2016 issued by Haryana Government Renewable Energy Department.

36. **GENERAL**
(i) Among other plans and papers detailed elevation of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code 2017.
(ii) Water tanks, sewerage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall b suitably screened.
(iii) No applied decoration like inscription, renoses, names of persons or buildings are permitted on any external face of the building.
(iv) Garbage collection center if appropriate area shuldbe provided within the site.
(v) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG No. 16/TCP- 8666 Dated 10-10-2022

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