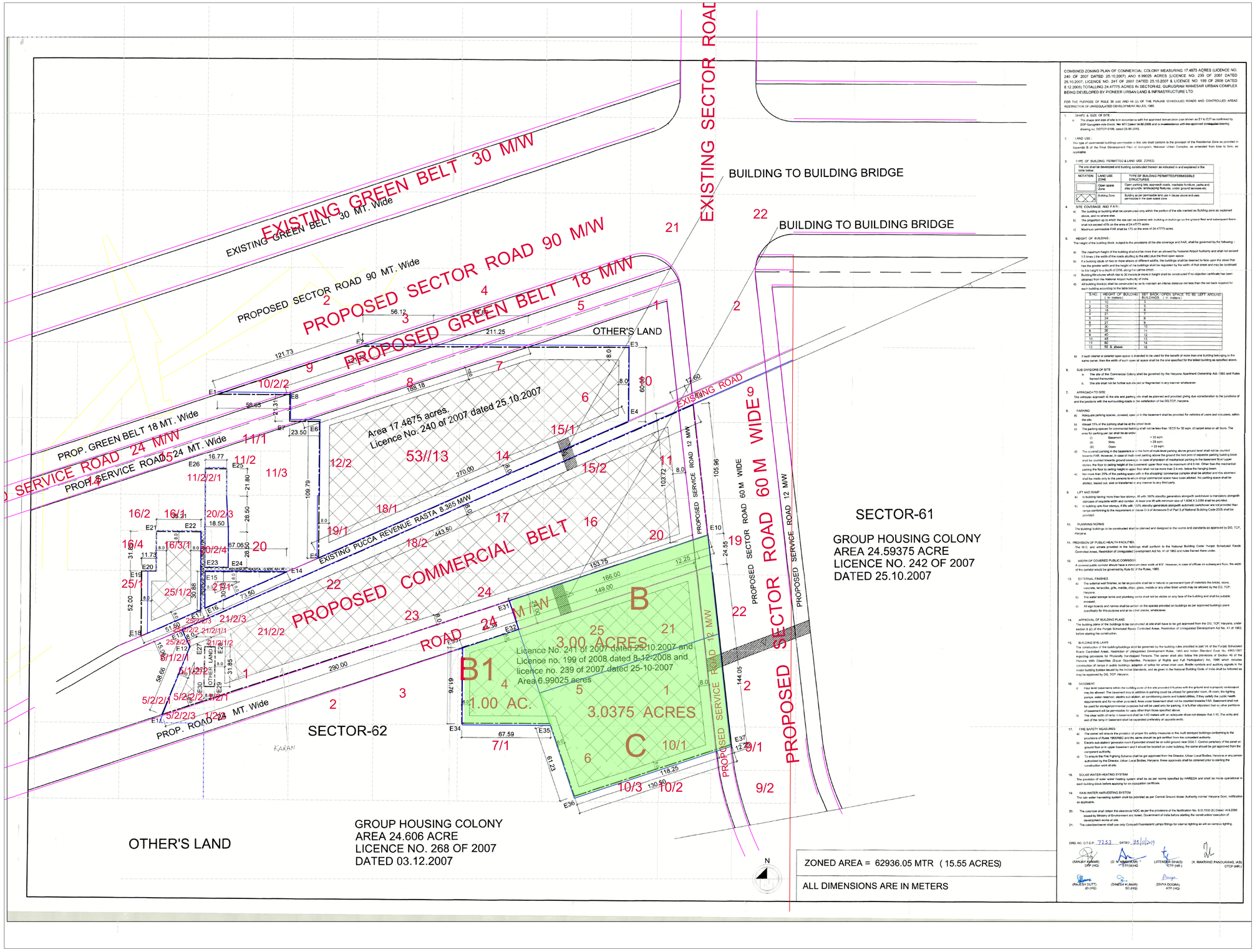


COMBINED ZONING PLAN OF COMMERCIAL COLONY MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.99025 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007, LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALLING 24.47775 ACRES IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

FOR THE PURPOSE OF RULE 36 (xii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE :
   i) The shape and size of site is in accordance with the approved demarcation plan shown as E1 to E37 as confirmed by DTP Gurugram vide Endst. No. 977 Dated 14.02.2008 and is in accordance with the approved zoning plan bearing drawing no. DOTCP-5199, dated 25-06-2015.

2. LAND USE :
   The type of commercial buildings permissible in this site shall conform to the provision of the Residential Zone as provided in Appendix B of the Final Development Plan of Gurugram Manesar Urban Complex, as amended from time to time, as applicable.

3. TYPE OF BUILDING PERMITTED & LAND USE ZONES:
   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 lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc
	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone

4. SITE COVERAGE AND F.A.R :
   a) The building or building shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.
   b) The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 40% on the area of 24.47775 acres.
   c) Maximum permissible FAR shall be 175 on the area of 24.47775 acres.

5. HEIGHT OF BUILDING :
   The height of the building block, subject to the provisions of the site coverage and FAR, shall be governed by the following: -
   a) The maximum height of the building shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the roads abutting to the site) plus the front open space.
   b) If a building abuts on two or more streets of different widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to the height to a depth of 27M, along the narrow street.
   c) Building/structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority of India.
   d) All building block(s) shall be constructed so as to maintain an interse 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	33	11
9	36	12
10	39	13
11	42	14
12	55 & above	18

   e) 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 above.

6. SUB DIVISION OF SITE
   a. The site of the Commercial Colony shall be governed by the Haryana Apartment Ownership Act, 1983 and Rules framed thereunder.
   b. The site shall not be further sub-divided or fragmented in any manner whatsoever.

7. APPROACH TO SITE
   The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG,TCP, Haryana.

8. PARKING
   a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
   b) Atleast 15% of the parking shall be at the street level.
   c) The parking spaces for commercial building shall not be less than 1ECS for 50 sqm. of carpet area on all floors. The area for parking per car shall be as under:
      (i) Basement = 32 sqm.
      (ii) Stilts = 28 sqm.
      (iii) Open = 23 sqm.
   d) 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 the ford point 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 6.0 mtr. 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.
   e) Not more than 25% of the parking space with in the shopping/ commercial complex shall be allotted and this allotment shall be made only to the persons to which shop/ commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

9. LIFT AND RAMP
   a) In building having more than four storeys, lift with 100% standby generators alongwith switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.8mM X 2.00M shall be provided.
   b) In building upto four storeys, if lifts with 100% standby generators alongwith automatic switchover are not provided then ramps conforming to the requirement of clause D.3 of Annexure-D of Part 3 of National Building Code-2005 shall be provided.

10. PLANNING NORMS
    The buildings/ buildings to be constructed shall be planned and designed to the norms and standards as approved by DG, TCP, Haryana.

11. PROVISION OF PUBLIC HEALTH FACILITIES.
    The W.C. and urinals provided in the buildings shall conform to the National Building Code/ Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963 and rules framed there under.

12. WIDTH OF COVERED PUBLIC CORRIDOR
    A covered public corridor should have a minimum clear width of 6'0". However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 62 of the Rules, 1965.

13. EXTERNAL FINISHES
    a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass, metals or any other finish which may be allowed by the DG, TCP, Haryana.
    b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable encased.
    c) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and as no other places, whatsoever.

14. APPROVAL OF BUILDING PLANS
    The building plans of the buildings to be constructed at site shall have to be got approved from the DG, TCP, Haryana, under section 8 (2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963, before starting the construction.

15. BUILDING BYE-LAWS
    The constructions of the building/buildings shall be governed by the building rules prevailed in part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 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 the model building bylaws issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.

16. BASEMENT
    i) Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toilets/utilities, if they satisfy the public health requirements and for no other purposes. Area under basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking. It is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.
    ii) The clear width of ramp in basement shall be 7.00 meters with an antecedent slope not steeper that 1:10. The entry and exit of the ramp in basement shall be separated preferably at opposite ends.

17. FIRE SAFETY MEASURES:
    a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/NBC and the same should be got certified from the competent authority.
    b) Electric sub-station/ generator room if provided should be on solid ground near DG& T. Control periphery of the panel on ground floor or in upper basement and it should be located on outer building, the same should be got approved from the competent authority.
    c) To ensure the Fire Fighting Scheme shall be get approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. these approvals shall be obtained prior to starting the construction work at site.

18. SOLAR WATER HEATING SYSTEM
    The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

19. RAIN WATER HARVESTING SYSTEM
    The rain water harvesting system shall be provided as per Central Ground Water Authority normal Haryana Govt. notification as applicable.

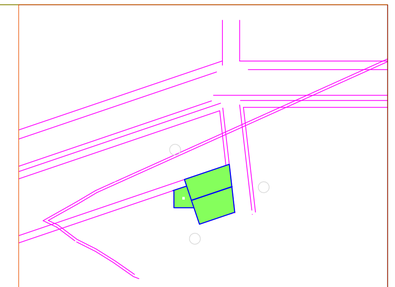
20. The colonizer shall obtain the clearance NOC as per the provisions of the Notification No. S.O.1533 (E) Dated 14.9.2006 issued by Ministry of Environment and forest, Government of India before starting the construction/ execution of development works at site.

21. The colonizer/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as will as campus lighting.

DRG. NO. D.T.C.P. 7253 DATED 25/11/2019

(SANJAY KUMAR) DTP (HQ) | (D. K. KHANDELWAL) STP(HQ) | (JITENDER SHAO) CTP (HR.) | (K. MAKRAND PANDURANG, IAS) DTCP (HR.)

(RAJESH DUTT) JD (HQ) | (DINESH KUMAR) SO (HQ) | (DIVYA DOGRA) ATP (HQ)



SITE PLAN

AREA OF GROUP HOUSING

A1 6.99 Acres

DEMARCATION PLAN

PROPOSED DEMARCATION PLAN OF SERVICE APARTMENT IN SECTOR - 62 , GURUGRAM
Village:- GHATA, TEHSIL SOHNA ,

PIONEER URBAN LAND AND INFRASTRUCTURE
PIONEER SQUARE, 2ND FLOOR, GOLF COURSE EXT. ROAD
SECTOR - 62, GURUGRAM, HARYANA

DATE : 21.08.2025	SCALE : 1 : 10
OWNER'S SIGNATURE	DRAWING NO.
	DRAWN BY :
	CHECKED BY :
ARCHITECT'S SIGNATURE	