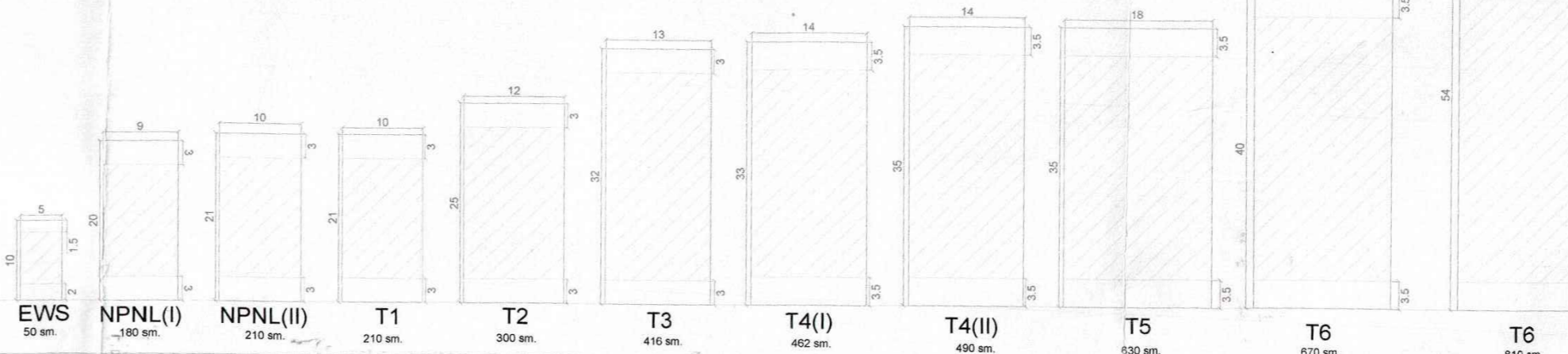


ZEPHYR AT THE WESTERLIES

DELHI STATE



LEGEND :-
NCZ AFFECTED AREA SHOWN AS PLOTS FREEZED UNDER NCZ AREA

ZONING PLAN

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 100.48125 ACRES (LICENCE NO. 57 OF 2013 DATED 11/07/2013) IN SECTOR-108, GURGAON, BEING DEVELOPED BY EXPERION DEVELOPERS PVT. LTD.

FOR THE PURPOSE OF RULE 38(iii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. USE ZONE:-

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the site marked in column 1	Type of building permissible on land marked in column 1
Road	Road furniture at approved places.	
Public open space	To be used only for landscape features.	
Residential Building Zone	Residential building	
Commercial	As per supplementary zoning plan to be approved separately for each site.	
Community buildings	As per supplementary zoning plan to be approved separately for each site.	

TYPE OF BUILDING (6 Marla and above)	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (6 Marla and above)	Shit + 3	14.5 Meters
Residential below 6 Marla (except EWS plots)	3	12 Meters

- 2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:-**
- The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard:-
- | Area of the site | Maximum permissible coverage on ground for Residential Zone | Maximum Permissible coverage on First Floor |
|--|---|---|
| a) For the first 225 sqm. of the total area of the site | 60% of each portion of site | 55% of each portion of site |
| b) For the next 225 sqm. (i.e. portion of the area between 225 sqm. and 450 sqm.) | 45% of each portion of site | 35% of each portion of site |
| c) For the remaining portion of the site (i.e. for the portion of the area exceeding 450 sqm.) | 30% of each portion of site | 25% of each portion of site |

- 3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO:-**
- The maximum permissible F.A.R. on the plot shall be as given in table below:-
- | Area of the site | Maximum permissible Floor Area Ratio |
|---|--------------------------------------|
| a) For the first 225 sqm. of the total area of the site | 1.45 |
| b) For the next 225 sqm. (i.e. portion of the area between 225 sqm. and 450 sqm.) | 1.00 |
| c) For the next 225 sqm. of the area (i.e. between 450 sqm. and 675 sqm.) | 0.95 |
| d) For remaining area beyond 675 sqm. | 0.90 |

- 4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- (a) **GENERAL AND NPML PLOTS**
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units.
- (b) **EWS PLOTS**
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.
- 5. SUB-DIVISION/COMBINATION OF PLOTS.**
- (a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPML plots, subject to the following condition:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

- 6. BUILDING SETBACK**
- Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules, 1965 shall project beyond the portion marked as residential buildable zone.
- 7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**
- The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

NOTES:-
Read this drawing in conjunction with the demarcation plan as verified by DTP, Gurgaon vide Encl. No. 5304 dated 29.11.2013.

DRG. NO. DG. TCP - 5405 DATED 28/10/2015

(RAM MEHAR) JD(HQ) (BALWANT SINGH) SD(HQ) (SAVITA JINDAL) ATP (HQ) (RAM SHAGI) DTP (HQ) (JASWANT SINGH) STP (MHQ) (DILBAG SINGH SHAGI) CTP (HR) (ARUN KUMAR GUPTA) IAS DG, TCP (HR)

