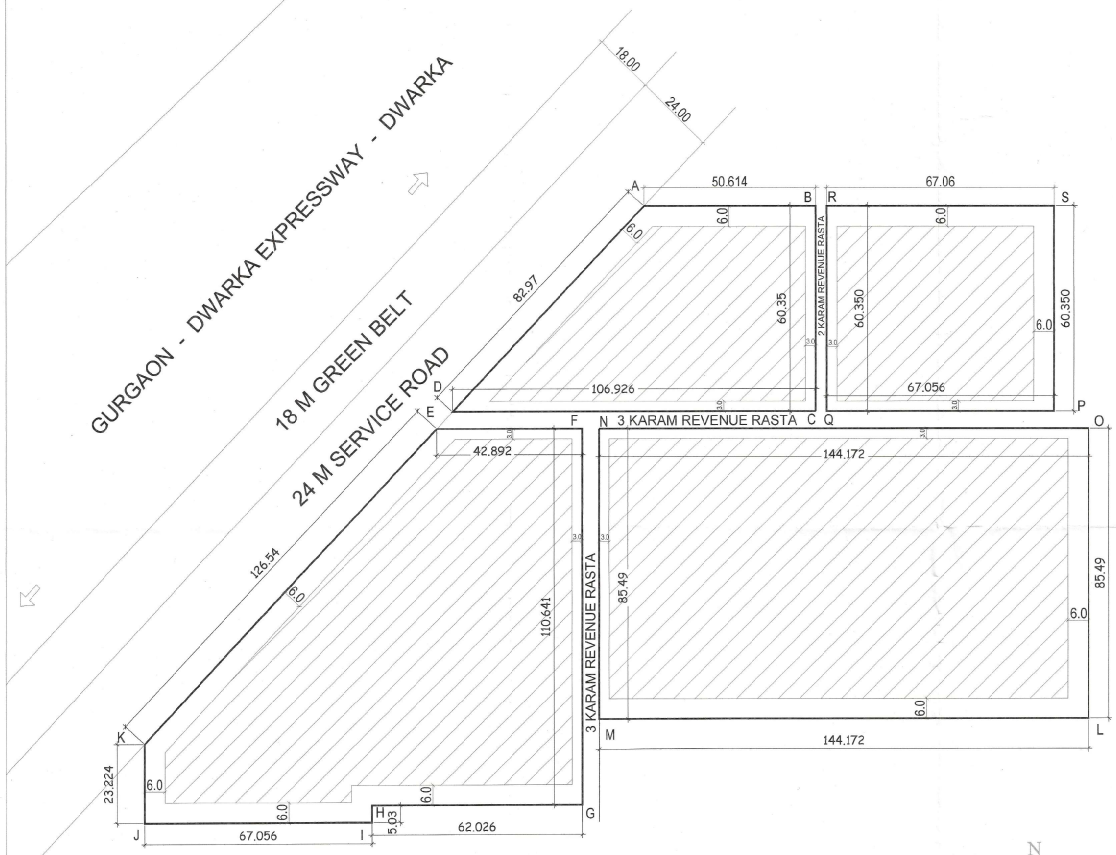

TOTAL ZONED AREA= 6.28 ACRES

ALL DIMENSIONS IN METERS

DEMARCATION -CUM- ZONING PLAN OF MIXED LAND USE COLONY (97% RESIDENTIAL COMPONENT & 3% COMMERCIAL COMPONENT) UNDER TOD POLICY DATED 09.02.2016 FOR THE AREA MEASURING 7.8507 ACRES (LICENSE NO.186 OF 2024 DATED 16-12-2024) IN SECTOR- 104, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY F.S.I. INFRAPROJECTS AND REALTORS PVT.LTD. IN COLLABORATION WITH ST. NICHOLAS ESTATE DEVELOPMENT PVT. LTD.

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

1. SHAPE & SIZE OF SITE:-

The shape and size of site is in accordance with the demarcation plan show as A to S as confirmed by DTP,Gurugram vide memo no.5491 dated 20.06.2014 as shown in the zoning plan.

2. TYPE OF BUILDING PERMITTED AND LAND USES:-

(a) The type of Residential/ Commercial buildings permissible in this site shall confirm to provisions of the Residential Zone as provided in the Appendix 'B' to the Final Development Plan of GurugramManesar Urban Complex, and the Haryana Building Code 2017, as amended from time to time, as applicable.
(b) The site shall be developed and building constructed thereon as indicated in and explained in the table below :

Notation	Landuse Zone	Type of Building permitted / permissible structure
	Open Space Zone	Open parking , garden , landscaping features underground services etc.
	Building Zone	Building as per permissible land use is clause-a above and uses permissible in the open space zone as per table above.

3. GROUNDCOVERAGE AND FLOOR AREA RATIO (FAR) :-

(a) The building or buildings shall beconstructed only within theportion of thesite marked as Building zone as explained above, and nowhere else.
(b) The maximum ground coverage shall be 60% on the area of 7.8507 acres as per the TOD policy dated 09.02.2016 & its subsequent amendments thereafter.
(c) Maximum permissible FAR shall be 3.50 on the area of 7.8507 acres (with in Intense Zone) as per the TOD policy dated 09.02.2016
(d) The maximum FAR underCommercial Component shall not exceed 3% of the permissible FAR andremaining 97% shall be utilized for residential use.

4. HEGHT OF BUILDING :-

The height of the building block subject of course to the provisions of the site coverageand FAR, shallbe governed by the folbwing:
(b) Themaximum height of the buildings shall be as per the Haryana Building Code, 2017.
(c) Theplinth height of building shal be as per the Haryana Building Code, 2017.
(d) All buildingblock(s) shall be constructed so as to maintain aminter-se distance not less than the set backrequired for each building according to the table below:-

S.No.	HEIGHT OF BUILDING (in meters)	SET BACK /OPEN SPACE TO BE LEFT AROUNDBUILDINGS.(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

(e) If, sch interior orexterior openspace is intended to be user for the beneft of more than one buildingbelonging to the same owner, then the widthof such open air space shallbe theone specified for thetallest building as specified in (d) above.

5. PARKING:-

(a) Theparking spacefor each dwelling unit shall be calculated on the rational of carpet areaof each dwelling unitas per the TOD policy dated 09.02.2016, which is as under:-
Up to 100 sqm = 05 ECS
Between 101 sqm to 150 sqm = 10 ECS
More than 150 sqm = 15 ECS
For commercial areas thenormsof 1.0 ECS for each 50 sqm carpet area shall be folowed.
(b) Adequate parkingspace,overes,open or in the basement shall be provided for vehicles of user and occupiers, with in the site.
(c) In no circumstance , the vehicle(s)belonging /related to the pot/premises shall be parkedoutside the plot area
(d) Thecovered parking in the basement or in the form of multi level parkingaboveground level shall not be counted towards FAR. However, in case of multi leve parking above the groundlevel the floor print of seperate parking building block shal be counted twardsground coverage. In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceilingheight of the basement / upper floor may be maximum of 4.75 meter. Other than the mechanical paning the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

6. APPROACH TO SITE :-

Thevehicular approach to the site shallbe planned and provided giving due consideration to thejunctions with the surrounding roads to thesatisfaction ofthe Competent Authority.

7. GATE POST AND BOUNDARY WALL:-

(a) Such boundary wall, railings 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 onthe sector road/public openspace.
(b) Theboundry wal shall be constructedas per the Haryana Building Code - 2017.

8. BAR ON SUB-DIVISION OF SITE :-

(a) Thesite of the Group Housing Colony shall begoverned by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
(b) Sub division of the site shall not be permitted, in any circumstances.

9. OPEN SPACES :-

While all theopen spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped 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-lotsand play ground.

10. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall beprovided for domestic servants and other service population of EWS.The number of such dwelling units for domestic servants shall not be less than 10% ofthe number ofmain dwelling units and the carpet area of such unit thattached to the main units shall not be lessthan 14.0 sq.ft.In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft shall be earmarked for EWS category.

11. DENSITY:-

The minimum/maximum density of the population provided in the colony shall be 600 (± 10%) PPA on the areaof 7.6152 acres i.e. 97% of 7.8507 acres falling within intense Zone) as per TOD policy dated 09.02.2016 & its subsequent amendments thereafter. For computing the density, the occupancy per male 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.

12. PROVISIONS OF COMMUNITY BUILDINGS :

The community buildings shall be provided as per the composite norms in the Group Housing Colony.

13. APPROVAL OF BUILDING PLANS :-

The building plans of the building to be construced at site shal have to be got approved from the Director Town & Country Planning, Haryana/ any other persons or the committee authorisedby him,as perprovision of Haryana Building Code -2017 (as amended time to time before starting up the construction.

14. BASEMENT:-

(a) The number of basement in Group Housing Colony shall be asper the Haryana Building Code, 2017.
(b) The construction of basement shal be executed as per the Haryana Building Code, 2017.

15. PROVISIONS OF PUBLIC HEALTH FACILITIES :-

The W.C. and urinas provided in the buildings shall conform to the Haryana Building Code, 2017 and National Building Code, 2016

16. EXTERNAL FINISHES :-

(a) The external wall finishes, so far as possible shallbe in natural or permanent type ofmaterials like bricks, stone, concrete, terracotta, grits, marble, chips, glass metals or any other finish which may be allowed by the Competent Authority.
(b) All sign boards and names shall bewritten on the spaces provided on buildings as per approved buildings plans specifically for this purposeand atno other places, whatsoever.
(c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Hryana Building Code, 2017 shall be followed.

17. LIFTS AND RAMPS :-

(a) Lift and Ramps in building shall be provided as per the HaryanaBuilding Code 2017.
(b) Lift shall be provided with 100% standby generators along withautomatic switchover along with staircase of required width and number.

18. BUILDING BYE-LAWS :-

The construction ofthe building /buildings shall be governed by the HaryanaBuilding Code, 2017 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 Disabilites (Equal Opportunities,Protection of Right and Full Participation)Act,1995 Which includes construction of ramp in public buildings, adoption of toilets for the wheel chair users, braille symbols and auditory signals in the elevators or lifts and other relevant measures. On the points where such rules are silentand stipulate no condition or normthe model building bylaw issued by the Indian Standards,and as given in the National Building Code ofindia shall be followed as beapproved by DGTCP, Haryana

19. FIRE SAFETY MEASURES :-

(a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions ofthe Hayana BuildingCode, 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 near DG/LT. Control panel on ground floor or in upper basementand it should be located on outer periphery of the building, the same should be got approved form the Competent Authority.
(c) To ensure fire fighting scheme shall be got approved from 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 constructionwork at site.

20. GENERAL :-

(a) That the coloniser/owner shall obtain theclearance/NOC as per the provisions of the Notification No. S.O.1533 (E) Dated14.9.2006 issued by Ministry of Environment and Forest Government of India before starting the constructed.
(b) That the rainwater harvesting system shall be providedas per CentralGround Water Authority norms/Haryana Govt. notification asapplicable.
(c) That the colonisar/owner shall use only Light-Emitting Diode lamps (LED) fitting for internallighting as well as Campus lighting.
(d) That the colonisar/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order no. 22/52/2005-Spower dated 21.08.2016issued by Haryana Government renewableenergy department.
(e) That the colonisar/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
(f) Among othe plans and paxes detailed elevations of buildingsalong all sidesexposed to public view shall be drawn according toscale as mentioned in the haryana building code-2017.
(g) The water storage tanks and other plumbing works etc. shall not be exposed to viewexcept face of buildingbut shall be suitably encased
(h) No applied decoration like inscripton, crosses, names of persons or buildingsare permittedon any external face of the building.
(i) Garbage collection center of appropriate size shall be providedwithin the site.
(j) Color trade emblem and other symbols shall be subject to the approval of the competent authority.

DRG No. DTCP 10703 Dated 17-12-24

(RAJESH DUTT) SD(HQ)	(JAHANVI) ATP (HQ)	(ASHISH SHARMA) DTP(HQ)	(VIJENDER SINGH) STP(HQ)	(JITENDER SIHAG) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)