

REVISED DEMARCATION CUM ZONING PLAN OF I.T. PARK COLONY FOR AN AREA MEASURING 8.3125 ACRES (LICENCE NO. 97 OF 2008 DATED 12.05.2008) IN SECTOR-67, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s LANDMARK APARTMENTS PVT. LTD.

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

2. SHAPE & SIZE OF SITE.

The shape and size of site is in accordance with the demarcation plan shown as A1 to A16 as confirmed by DTP, Gurugram vide Endst No. 8001 dated 18.11.2008.

3. TYPE OF BUILDING PERMITTED AND LAND USES.

- (a) The type of buildings permissible in the I.T. Park shall be used exclusively for the software development activities and IT Enabled services as per the provision of Notification No. CCP (NCR)/GDP-II/ 2001/1555 dated 30.7.2001, as amended from time to time, wherein no manufacturing of any kind (including assembling activities) shall be permitted. Only incidental activities like banks, restaurants, insurance offices etc. will be permitted subject to the restriction of 4% of the of 8.28775 acres, i.e; 0.33151 ACRES.
- (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
	Open Space Zone	Open parking , garden , landscaping features, underground services etc.
	Building Zone	Building as per permissible land use in clause-a above and uses permissible in the open space zone as per table above.

4. 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 proportion up to which the site can be covered with building or buildings of the Colony on the ground floor and subsequent floors shall not exceed overall 40% of the area of 8.28775 acres.
- (c) Maximum permissible FAR shall be 1.50 for commercial component as explained above in clause 3(a) on the area of 8.28775 acres. The maximum permissible FAR shall be 2.50 for IT Units in the balance area (96% i.e; 7.95624 acres).

5. HEIGHT OF BUILDING.

The height of the building block, subject of course to 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 plinth 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-se 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.

6. PARKING

- (a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site.
- (b) The parking spaces for IT/Cyber Park Building shall not be less than 1 ECS for every 75 Sqm. of the covered area on all floors as per HBC-2017 and for commercial areas the norms of 1.00 ECS for each 50 sq.mt. carpet area shall be followed. The area for parking per car shall be as under:-
(i) Basement = 32 sqm.
(ii) Stilt = 28 sqm.
(iii) Open = 23 sqm.
- (c) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, in no circumstance, the vehicle(s) belonging/ related to the plot/premises shall be parked outside the plot area.
- (d) Minimum 10% of the car parking space shall be made available for the visitors having commercial vehicles like Taxis, Buses used for ferrying the employees of the IT companies. This car parking space can be provided in the form of multi-storeyed building along with a facility like canteen, toilet and rest room for the drivers subject to the limit of maximum 75 sqm. within the zoned area. The parking structure shall also be planned in such a manner that it will maintain the intense distance from the main building and the building of adjoining properties. The above facility shall be free of user charge.
- (e) The car parking space shall be provided to the allottee/owners of the IT spaces as per their actual requirement assessed at the time of sale purchase agreement.
- (f) 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 floor/ upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 meter.

7. APPROACH TO SITE

- (i) 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.
- (ii) The approach to the site shall be shown on the zoning plan.

8. 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 on the sector road/public open space.
- (b) The boundary wall shall be constructed as per the Haryana Building Code , 2017.

9. BAR ON SUB-DIVISION OF SITE

The site shall not be sub-divided in any manner what so ever.

10. APPROVAL OF BUILDING PLANS

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

11. BASEMENT

- (a) The number of basement storeys shall be as per the Haryana Building Code, 2017.
- (b) The construction of basement shall be executed as per the Haryana Building Code, 2017.

12. PROVISIONS OF PUBLIC HEALTH FACILITIES

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

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, class metals or any other finish which may be allowed by the Competent Authority.
- (b) All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.
- (c) For building services, plumbing services, construction practice, building material, foundation and Damp Proof Course as per the Haryana Building Code, 2017 shall be followed.

14. LIFTS AND RAMPS.

- (a) Lift and Ramps in building shall be provided as per Haryana Building Code, 2017.
- (b) Lift shall be provided with 100% standby generators along with automatic switchover along with staircase of required width and number.

15. BUILDING BYE-LAWS

The construction of the building /buildings shall be governed by provisions of the Haryana Building Code, 2017. On the points where Haryana Building Code, 2017 is silent the National Building Code of India, 2016 shall be followed.

16. FIRE SAFETY MEASURES

- (a) The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of the Haryana Building 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 near DG/ LT. Control panel on ground floor or in upper basement and 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 construction work at site.

17. That the coloniser/owner 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 constructed.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

22. GENERAL

- (a) Among other plans and papers detailed elevations of buildings along all sides exposed to public view shall be drawn according to scale as mentioned in the Haryana Building Code-2017.
- (b) The water storage tanks and other plumbing works etc. shall not be exposed to view each face of building but shall be suitably encased.
- (c) No applied decoration like inscription, crosses, names of persons or buildings are permitted on any external face of the building.
- (d) Garbage collection center of appropriate size shall be provided within the site.
- (e) Color trade emblem and other symbols shall be subject to the approval of the Competent Authority.

DRG. No. DTCP-.....

DATED.....

ALL DIMENSIONS ARE IN MM
Zoned Area = 21859.616 Sqmt
(5.40164 acres)

(ARCHITECT)

(OWNER)

(DINESH KUMAR)
PA (HQ)

(VIKAS)
ATP (HQ)

(NARENDER KUMAR)
DTP(HQ)

(HITESH SHARMA)
STP(M)/HQ

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP(HR)