

ZONING PLAN OF ADDITIONAL LICENCED AREA MEASURING 2.8375 ACI DATED 14/8/2014 ADJOINING TO ALREADY LICENCED GRANTED ARE MEASURING 14.59375 ACRES (LICENCE NO. 47 OF 2013 DATED 06.06.2013 SECTOR-79, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY LTD. AND OTHERS. Lc. 2435 UOI ET

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

1. SHAPE & SIZE OF SITE

The shape and size of the Group Housing Colony is in accordance with the demarcation plan shown as A to Z and AA to AR as confirmed by DTP Gurgaon vide Endst. No. 3330 Dated 05.08.2014.

2. TYPE OF BUILDING PERMITTED

The type of building permitted on this site shall be buildings designated in the form of Ratted development for residential 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

- Building shall only be permitted with in the portion of the site marked as build able zone and no where else.
- The maximum coverage on ground floor shall be 35% and that on subsequent floors shall be 30% on the area of 17,43125 acres.
- The maximum FAR shall not exceed 175 on the area of 17,43125 acres. However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. 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:-

- The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
- 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 this height to a depth of 24M, along the narrow street.
- Building/Structures which rise to 30 metres or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
- 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.	16	6
4.	21	7
5.	24	8
6.	27	9
7.	30	10
8.	33	11
9.	40	12
10.	45	13
11.	50	14
12.	55 & above	15

- 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.

5. SUB-DIVISION OF SITE

- The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
- The site shall not be further sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL

Such boundary wall, railings or other construction, hedges or fences along with gates, and gate posts shall be constructed as per design approved by DCTCP, Haryana, 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 shall be allowed to open on the sector road/public open space.

7. DENSITY

- The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of 17,43125 acres.
- For computing the density, the occupancy per main 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.

8. ACCOMMODATION FOR SERVICE POPULATION

Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq. ft. in addition 15% of the total number of dwelling units having a minimum area of 200 sq. ft shall be earmarked for E.W.S category.

9. PARKING

- Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:-
 - Basement. 35 sqm.
 - Stbls. 30 sqm.
 - Open. 25 sqm.
- At least 75% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available to the EWS category flats.
- 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. Other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.4mtr. below the hanging beam.

10. LIFTS AND RAMPS

- In building having more than switchover is mandatory along minimum size of 1.80 M X 3.00
- In building upto four stories, if not provided then ramp conforming Building Code-2005 shall be provided.

11. OPEN SPACES

While all the open spaces including the and landscaped according to the plan developed as organized open spaces.

12. APPROVAL OF BUILDING PLANS

The building plans of the buildings to Haryana under section 8(2) of the Development Act No 41 of 1963, before

13. BUILDING BYE-LAWS

The construction of the building/building Scheduled Roads Controlled Areas, Res No. 4963-1987 regarding provisions provisions of Section 46 of The Peru Participation) Act, 1995 which include chair user, Braille symbols and audiotape where such rules are silent and stipulation Standard, and as given in the National Haryana.

14. CONVENIENT SHOPPING

- 0.5% of the area of 17.43125 acres as following conditions.
 - The ground coverage of 100% permissible ground coverage a
 - The size of Kiosk/Shops shall not
 - The height of Kiosk/Shops/Dro

15. PROVISION OF COMMUNITY BUILDINGS

The community buildings shall be prov

16. BASEMENT

- Four level basements within its property/landscaped, may be a room, lift room, fire fighting (Amenity) utilities, if they satisfy (only for parking) and basement storage/commercial purposes. partitions of basement will be 1
- The clear width of the ramp is steeper than 1:10. The entry a ends

17. APPROACH TO SITE

The vehicular approach to the site and junctions of and the junctions with the

18. FIRE SAFETY MEASURES

- The owner will ensure the pro to the provisions of Punjab SD Rules, 1967, National Building authority.
- Electric Sub Stations / generator ground floor or in upper basem should be got approved from D To ensure the fire fighting SD or any person authorized by th prior to starting the construction

19. SOLAR WATER HEATING SYSTEM

The provision of solar water heating operational in each building block bef

20. RAIN WATER HARVESTING SYSTEM

The rain water harvesting system shall notification as applicable.

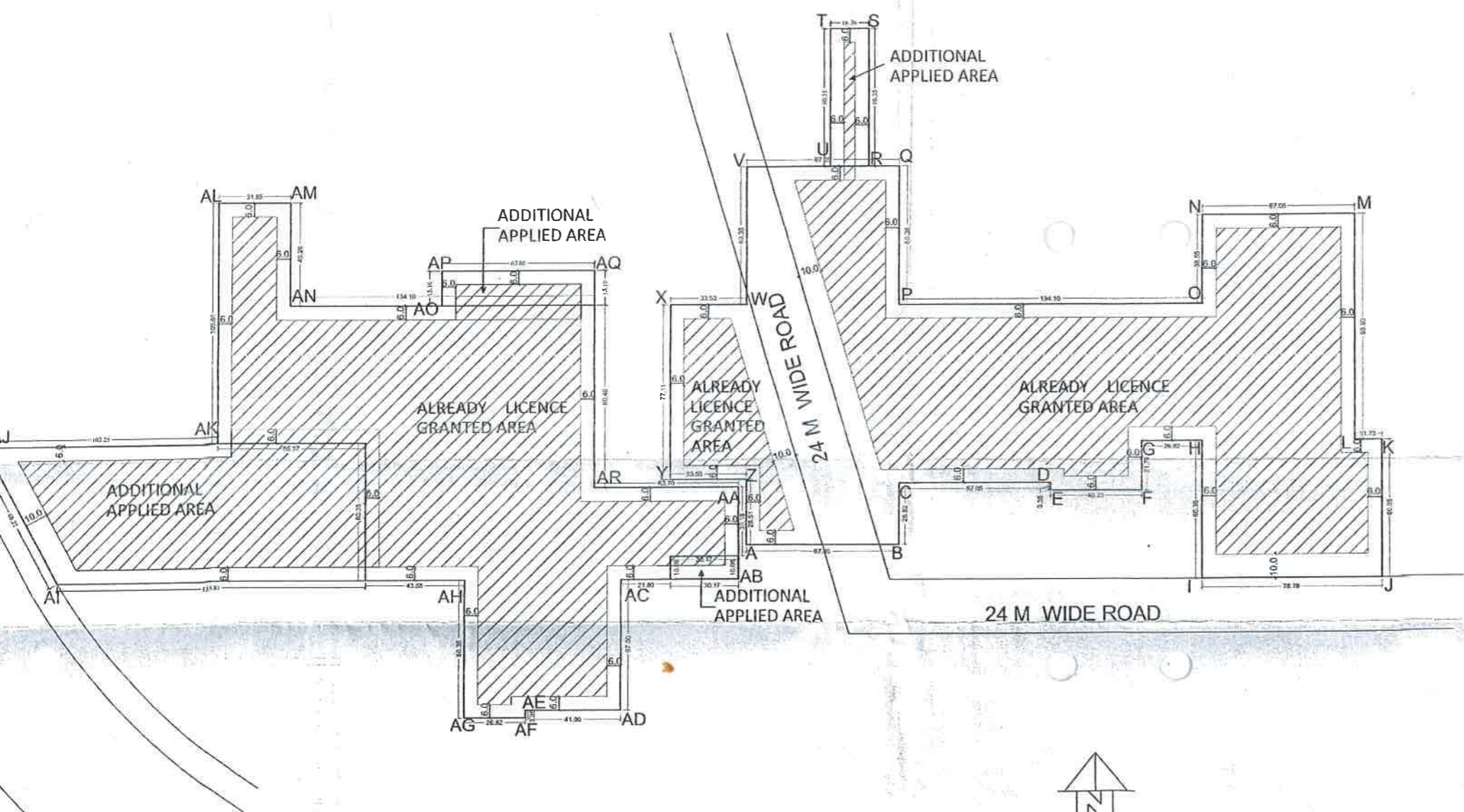
The coloniser shall obtain the clearn 14.9.2006 issued by Ministry of Centro execution of development works at sit

The coloniser/owner shall use only Cc lighting.

That no separate zoning plan is appro community building/buildings shall be Development and Regulation of Urban site shall vest with the Govt.

That you shall abide by the policies iss

The coloniser shall convey the "Utility with a copy to the Director, within two in your land for Transformers/Switchgear utility at the time of approval of build



ALL DIMENSIONS ARE IN METERS
ZONED AREA = 12.4188 ACRES

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD(HQ) (SAVITA JINDAL) ATP(HQ) (KARAMVEER SINGH) DTP (HQ) (JITENDER SINGH) STP (E&V)

