



ZONED AREA = 2.832 ACRES
ALL DIMENSIONS ARE IN METRES

ZONING PLAN FOR COMMERCIAL COLONY MEASURING 4.44 ACRES (LICENCE NO. 76 OF 2012 DATED 1-8-2012) IN SECTOR-68, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PERFECT CONSTECH PVT. LTD.

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

- SHAPE & SIZE OF SITE**
The shape and size of the site is in accordance with the approved demarcation plan shown as A to T as confirmed by DTP Gurgaon vide order no. 5474 dated 04.07.2012.
- LAND USE**
The type of buildings permissible in this site shall conform to the provisions of the commercial zone as provided in Appendix 'B' to the Development Plan of Gurgaon Manesar Urban Complex as amended from time to time as applicable.
- TYPE OF BUILDING PERMITTED AND LAND USE ZONES**
The site shall be developed with buildings constructed thereon as indicated in and explained in the table below:

Notation	Land use zone	Type of Building permitted/permissible structures.
(White box)	Open Space Zone	Open parking lot, approach roads, service roads and play grounds, landscaping features, underground services etc.
(Hatched box)	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone
- SITE COVERAGE AND FAR**
 - The building or buildings shall be constructed only within the portion of the site marked as building zone as explained above, and/or where else.
 - 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 4.44 acres.
 - Maximum permissible FAR shall be 1.75 on the area of 4.44 acres.
- 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:

FL No.	HEIGHT OF BUILDING (In meters)	SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (In meters)
1	3	1
2	5	2
3	7	3
4	9	4
5	11	5
6	13	6
7	15	7
8	17	8
9	19	9
10	21	10
11	23	11
12	25	12
13	27	13
14	29	14
15	31	15
16	33	16
17	35	17
18	37	18
19	39	19
20	41	20
21	43	21
22	45	22
23	47	23
24	49	24
25	51	25
26	53	26
27	55	27
28	57	28
29	59	29
30	61	30
31	63	31
32	65	32
33	67	33
34	69	34
35	71	35
36	73	36
37	75	37
38	77	38
39	79	39
40	81	40
41	83	41
42	85	42
43	87	43
44	89	44
45	91	45
46	93	46
47	95	47
48	97	48
49	99	49
50	101	50
51	103	51
52	105	52
53	107	53
54	109	54
55	111	55
56	113	56
57	115	57
58	117	58
59	119	59
60	121	60
61	123	61
62	125	62
63	127	63
64	129	64
65	131	65
66	133	66
67	135	67
68	137	68
69	139	69
70	141	70
71	143	71
72	145	72
73	147	73
74	149	74
75	151	75
76	153	76
77	155	77
78	157	78
79	159	79
80	161	80
81	163	81
82	165	82
83	167	83
84	169	84
85	171	85
86	173	86
87	175	87
88	177	88
89	179	89
90	181	90
91	183	91
92	185	92
93	187	93
94	189	94
95	191	95
96	193	96
97	195	97
98	197	98
99	199	99
100	201	100
- APPROACH TO SITE**
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junction of and the junctions with the surrounding roads to the satisfaction of the DG, TCP, Haryana. The permanent approach to the site shall be derive from the service road.
- BASEMENT**
Four level basements within the building zone of the site provided it flush with the ground and is properly landscaped may be allowed. The basement may in addition to parking (not) be utilized for generator room, lift shaft, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toilet/ utilities, if they satisfy the public health requirements and for no other purposes. Area under lifts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible by uses other than those specified above.
- PARKING**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
 - At least 15% of the parking shall be at the street level.
 - The parking spaces for commercial building shall not be less than 115 sq. m. for 50 sq. m. of covered area on all floors. The area for parking per car shall be as under:
 - Basement - 35 sq. mtrs.
 - Side - 30 sq. mtrs.
 - Open - 25 sq. mtrs.
- The covered parking in the basement or in the form of roof level parking above ground level shall not be counted towards FAR. However, in case of roof level parking above 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 / roof / upper stories, the floor to ceiling height of the basement / upper floor may be maximum of 4.5 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.
- Not more than 25% of the parking space will be in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shop/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.
- WIDTH / SLOPE OF RAMP**
The clear width of the ramp leading to the basement floor shall be minimum 4 mtrs, with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- PLANNING NORMS**
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG, TCP, Haryana.
- PROVISIONS OF PUBLIC HEALTH FACILITIES**
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1965 and all rules framed there under.
- SUB DIVISIONS OF SITE**
No sub division of the Commercial Colony shall be permitted.
- WIDTH OF COVERED PUBLIC CORRIDOR**
A covered public corridor should have a minimum clear width of 8'-3". However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 82 of the Rules, 1965.
- EXTERNAL FINISHES**
 - The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, gills, marble, ch pt, glass, metals or any other finish which may be allowed by the DG, TCP, Haryana.
 - The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable enclosed.
 - All sign boards and names shall be written on the spaces provided on buildings as per approved building plans specifically for this purpose and at no other places, whatsoever.
- 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 14) of the Act No. 41 of 1965, before taking up the construction.
- BUILDING BYE LAWS**
The construction of the building/buildings shall be governed by the building rules provided in part VI of the Punjab Scheduled Towns Control and Development Act, 1965 and the Punjab Building Bye Laws, 1965 and the Code No. 1963-1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm, the model building bylaw issued by the G.U. and as given in the NBC shall be followed as may be approved by DG, TCP, Haryana.
- FIRE SAFETY MEASURES**
 - The owner will ensure the provision of proper fire safety measures in the multi storied buildings conforming to the provisions of Rules 1965/ NBC and the same should be got certified from the competent authority.
 - Electric Sub Station / generator room if provided should be on a solid ground near DG/ET. 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.
- 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 (where hot water is required) before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1531/88 Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

DRG. No. DG.T.P. 3298 DATED 1-8-2012

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