

ZONING PLAN OF PROPOSED COMMERCIAL COLONY MEASURING 12.13125 ACRES (LICENCE NO. 05 OF 2015 DATED 6-8-2015) IN SECTOR-16, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. KESHAV DUTT AND OTHERS IN COLLABORATION WITH CALDER DEVELOPERS PVT LTD. (LC-2895)

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



NOTE:- IN ACCORDANCE WITH THE LICENCE CONDITION AT SR. NO. 1(aq), 25% OF THE BUILT-UP AREA AGAINST THE PERMITTED FAR OF 1.75 IN THE COLONY SHALL BE "FROZEN" AT THE TIME OF APPROVAL OF BUILDING PLAN. NO THIRD PARTY RIGHTS SHALL BE CREATED IN SUCH "FROZEN AREA" AS MARKED BY THE DIRECTOR/BPAC. AT THE TIME OF APPROVAL OF BUILDING PLANS, SUCH FROZEN AREA SHALL BE RELEASED IN FIVE EQUAL INSTALLMENTS OF NOT MORE THAN 5% EACH AFTER RECEIPT OF PROPORTIONATE EDC FROM THE COLONIZER IN TERMS OF THE UNDERTAKING SUBMITTED BY IT ON 01.10.2014 IN COMPLIANCE OF THE CONDITION OF LOI DATED 14.08.2014.

ZONED AREA = 10.45 ACRES
ALL DIMENSIONS ARE IN METERS

1. SHAPE & SIZE OF SITE

The Shape and size of site is in accordance with the demarcation plan verified by DTP, Gurgaon vide Endst. No.3738 dated 25.08.2014 shown as A to P on the zoning plan.

2. LAND USE

The type of commercial buildings permissible in this site shall conform to the provisions of the Residential zone as provided in Appendix 'B' to the Final Development Plan of Gurgaon Manesar Urban Complex, as amended from time to time, as applicable.

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES

The site shall be developed and 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 lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
[Hatched Box]	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone.

4. 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 no 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 12.13125 acres.
- Maximum permissible FAR shall be 175 on the area of 12.13125 acres.

5. 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 roads abutting to the site) 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 meters 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 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

- 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.

2. SUB DIVISIONS OF SITE

- The site of the Commercial 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.

7. APPROACH TO SITE

The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG,TCP, Haryana.

8. PARKING

- Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers 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 1ECS for 50 sqm. of covered area on all floors. The area for parking per car shall be as under:
 - Basement = 35 sq. mtrs.
 - Stilts = 30 sq. mtrs.
 - Open = 25 sq. mtrs.
- 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 stores, 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 with 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.

9. LIFT AND RAMP

- In building having more than four storeys, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
- In building upto four storeys, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

10. PLANNING NORMS

The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG,TCP, Haryana.

11. PROVISIONS OF PUBLIC HEALTH FACILITIES

The W.C. and urinals provided in the buildings shall conform to the National Building Code/Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1963 and rules framed there under.

12. 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.

13. EXTERNAL FINISHES

- The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grills, marble, chips, 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 encased.
- 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.

14. 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 8(2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No 41 of 1963, before starting the construction.

15. BUILDING BYE-LAWS

The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standards Code No. 4963- 1967 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 46 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 which includes construction of ramps in public buildings, adaptation of toilets for wheel chair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the Indian Standards, and as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.

16. BASEMENT

- Four level basements within the building zone of the site, provided, it is flushes with the ground and is properly landscaped, may be allowed. The basement in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilets/ utilities, if they satisfy the public health requirements and for no other purposes. Area under stilts (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. It is further stipulated that no other partitions of basement will be permissible for uses other than specified above.
- The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends.

17. FIRE SAFETY MEASURES

- The owner will ensure the provision of proper fire safety measures in the multi storeyed 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 solid ground near DGILT. 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.
- To ensure the 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. These approvals shall be obtained prior to starting the construction work at site.

18. 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.

19. 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. 1533(E) 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.

The owner shall ensure the installation of solar photovoltaic power plant as per provision of Notification No. 22/ 52 / 2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department

DRG. No. DG, TCP, 5276 DATED 7-08-2015

(RAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD(HQ) (RAJESH KRUSHIK) ATP(HQ) (P.P. SINGH) DTP(HQ) (JASWANT SINGH) STP(M) HQ (DILBAG SINGH SIHAG) CTP (HR) (ARUN KUMAR GURTA, IAS) DG, TCP (HR)