



ZONED AREA 1.716 ACRES
ALL DIMENSIONS ARE IN METERS

ZONING PLAN OF COMMERCIAL COLONY MEASURING 2.71875 ACRES (LICENCE NO. 72. OF 2013 DATED 27/7/2013) IN SECTOR-92, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SPAZE TOWERS PVT. LTD.

LC 2678

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 site is in accordance with the demarcation plan verified by DTP, Gurgaon vide Endst. No.1807 Dated 03.04.2013 shown as A to L on the zoning plan.
- 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 Development Plan of Gurgaon as amended from time to time, as applicable.
- 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.
	Open Space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone.

- SITE COVERAGE AND FAR :-**
a) 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.
b) 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 2.71875 acres.
c) Maximum permissible FAR shall be 175 on the area of 2.71875 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:-
a) The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the roads abutting to the site) plus the front open space.
b) 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.
c) Buildings/structures which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
d) All building block(s) shall be constructed so as to maintain an inter-site 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

- 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.
- BASEMENT :-**
Four level basements within the building zone of the site provided it abuts with the ground and its property landscaped may be allowed. The basement may 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 stairs (only for parking) 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 for uses other than those specified above.
- PARKING :-**
a) Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
b) At least 15% of the parking shall be at the street level.
- 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, gills, marble, chips, glass, metals or any other finish which may be allowed by the DG, TCP, Haryana.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitably encased.
c) 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 8(2) of the Act No.41 of 1963), before taking up the construction.
- BUILDING BYE-LAWS :-**
The construction of the buildings shall be governed by the building rules provided in part-VI of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and 1966 vide No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provision 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 for hospitals, primary health centres and other medical care and rehabilitation units. On the points where such rules are silent and stipulate no condition or norm, the model building bylaw issued by the ISI, and as given in the NBC shall be followed as may be approved by DG, TCP, Haryana.
- FIRE SAFETY MEASURES :-**
a) 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.
b) Electric Sub Station/generator room if provided should be on solid ground near DG/LT. 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. 1533 (E) dated 14.9.2006 issued by Ministry of Environment and Forests, 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 colonizer shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station/electric sub-station as per the norms prescribed by the power utility in your project site at the time of approval of building plans.

DRG. NO. DG, TCP 4020 DATED 29/7/2013.

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