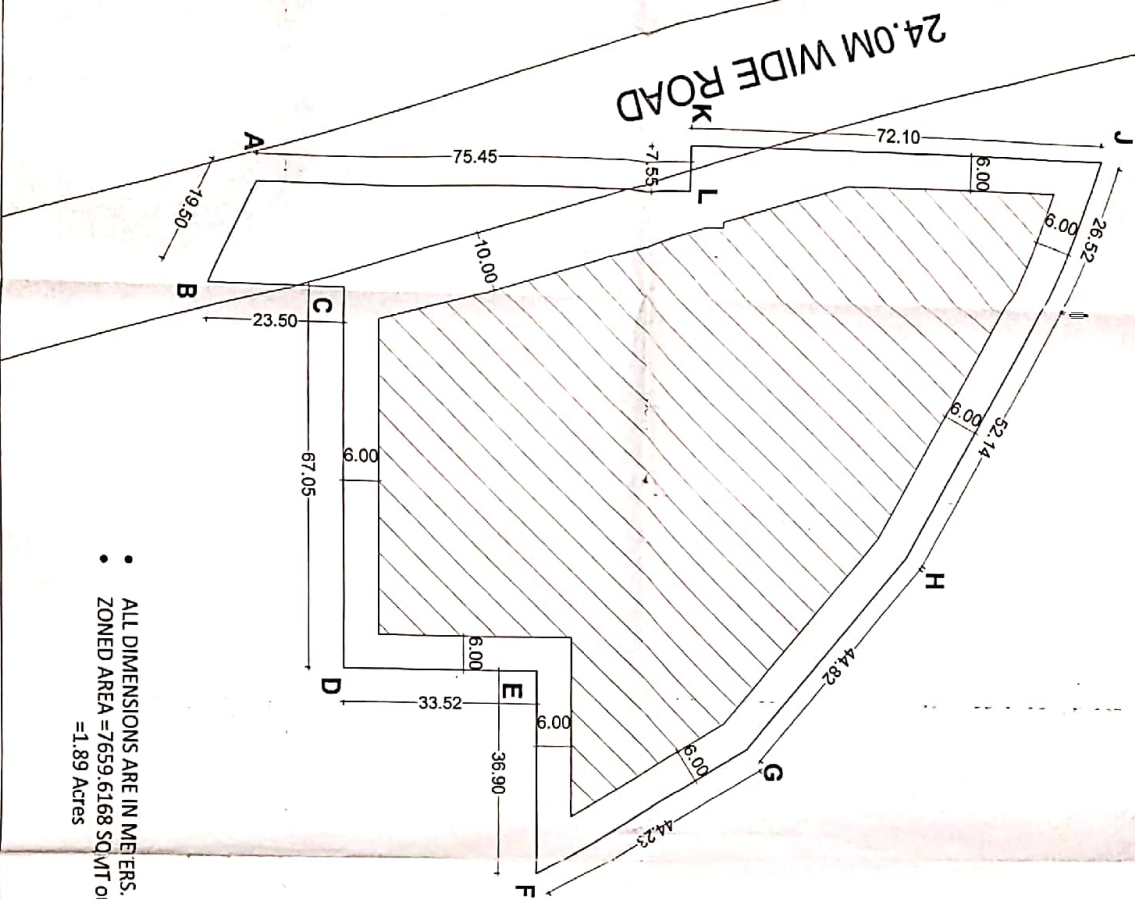


ZONING PLAN OF COMMERCIAL COLONY AREA MEASURING 2.75625 ACRES (LUCENCE NO. 07 OF 2013 DATED 02/10/2012) IN SECTOR-88, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY MAJINTUDE PROPERTIES PVT. LTD. C/O EVERLURE BUILDCON PVT.LTD. No. 2679 FOR THE PURPOSE OF RULE 38(4)(i) AND 48 (2) OF THE PUNJAB REGULATED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1985.



• ALL DIMENSIONS ARE IN METERS.
• ZONED AREA = 7659.6168 SQ.MT OF
= 1.89 ACRES

- 1. SHAPE & SIZE OF SITE**
The shape and size of the site in accordance with the approved demarcation plan shown at A-11(a) confirmed by DTCP Gurgaon vide order no. 10250 dated 23.11.2012.
 - 2. LAND USE**
The type of Commercial building permissible in this site shall conform to the provisions of the residential zone as provided in Appendix 'B' to the Development Plan of Gurgaon Manesar Urban Complex as amended from time to time, as applicable.
 - 3. TYPE OF BUILDING PERMITTED TO AND LAND USE ZONES**
The area shall be developed and building constructed in accordance and as indicated in and contained in the table below:

Location	Land use zone	Type of building permitted/permissible structures
Open Space zone	Open Space zone	Open parking lots, recreation, community, public works, etc. (including the open space zone)
Building zone	Building zone	Building as per permissible land use in clause above and land permissible in the open space zone.
 - 4. SITE COVERAGE AND F.A.**
The building or buildings shall be constructed only within the portion of the site marked as 'B' and 'C' zone as explained above, and no where else.
The portion up to 10 meters from the site boundary shall be covered with buildings on the ground. The maximum permissible F.A.I shall be 37.5% on the area of 2.75625 acres.
 - 5. HEIGHT OF BUILDING**
The height of the building block, subject of course to the provisions of the site coverage and 14, shall be governed by the following:
 - The maximum height of the building shall not be more than as shown by National A.I. for former zone.
 - If a building abuts on two or more streets of different width, the building shall be deemed to be upon the street that has the greater width and the height of the building shall be determined upon that street. The street may be extended to the height of the building.
 - Building structures which are 30 meters or more in height shall be constructed in an adjacent lot and building should not be considered as to maintain an average distance and has the set back required for each building according to the table below:

Storey	Height of building	Setback or set back to adjacent lot
1	10	5
2	12	5
3	15	5
4	21	7
5	24	7
6	27	7
7	30	10
8	33	10
9	40	12
10	45	12
11	50	14
12	55	16
- 6. APPROACH TO SITE**
The vehicular approach to the site and parking lot shall be planned and provided along the consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Manesar. The preliminary approach to the site shall be done from the service road.
- 7. SETBACK**
Four feet minimum within the building zone of the site provided it is shown with the ground. In case of a building, the setback shall be as follows:
 - For generator room, lift room, fire fighting room, water reservoir, electric sub-station, etc. other than the building zone, the setback shall be as per the provisions of the Development Plan of Gurgaon Manesar Urban Complex.
 - 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 partition or wall shall be permitted for use other than those specified above.
- 8. PARKING**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of all sizes and categories, within the site.
 - At least 15% of the parking shall be at the street level.
 - On all floors, the area for parking car shall be as under:
 - Basement = 35 sq. mtrs.
 - Open = 25 sq. mtrs.
- 9. WIDTH OF DRIVEWAY**
The clear width of the drive leading to the basement shall be minimum 4.5 mtrs. with an adequate slope and height as per the provisions of the Development Plan of Gurgaon Manesar Urban Complex.
- 10. PLANNING HEIGHTS**
The building/structure to be constructed shall be planned and designed to the norms and standards as provided in Part (C) of the plan.
- 11. PROVISIONS FOR PUBLIC HEALTH FACILITIES**
The W.C. and urinals provided in the building shall conform to the National Building Code/IS: 4103-1968 and shall be provided under:
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- 12. SUB DIVISION OF SITE**
No sub division of the Commercial Colony shall be permitted.
- 13. WIDTH OF COVERED PUBLIC CONCOURSE**
A covered public concourse should have a minimum clear width of 8' 6". However, in case of offices on adjacent floor, the width of the concourse would be governed by Rule 50 of the Rules, 1985.
- 14. EXTERNAL FINISHES**
The external wall finishing up to 1.5 mtrs. shall be in natural or prepared type of materials like brick, stone, concrete, terrazzo, etc. The external wall finishing above 1.5 mtrs. shall be in any other material as approved by the DTCP, Manesar. The external wall finishing shall be in any other material as approved by the DTCP, Manesar. The external wall finishing shall be in any other material as approved by the DTCP, Manesar.
- 15. FIRE SAFETY MEASURES**
The construction of the building/buildings shall be governed by the building rules provided in part VI of the Punjab Scheduled Areas Control laws. Notwithstanding anything contained in the Punjab Scheduled Areas Control laws, 1987 and 1988, the building shall be constructed in accordance with the provisions of the Fire Safety Measures, 1985. The building shall be constructed in accordance with the provisions of the Fire Safety Measures, 1985. The building shall be constructed in accordance with the provisions of the Fire Safety Measures, 1985.
- 16. BUILDING BYE LAWS**
The owner will ensure the provision of proper fire safety measures in the main proposed building in accordance with the provisions of the Fire Safety Measures, 1985. The building shall be constructed in accordance with the provisions of the Fire Safety Measures, 1985. The building shall be constructed in accordance with the provisions of the Fire Safety Measures, 1985.
- 17. SOAK WATER TREATING SYSTEM**
The provision of soak water treating system shall be as per norms specified by MUDA and shall be non-redundant in each building block (where not water is required) before applying for an occupation certificate.
- 18. MAIN WATER TREATING SYSTEM**
The main water treatment system shall be provided as per Central Ground Water Authority norms/other Government notification, as applicable.
- 19. SANITATION**
The sanitary shall obtain the clearance from the DTCP, Manesar as per the provisions of the Sanitation, 1985. The building shall be constructed in accordance with the provisions of the Sanitation, 1985. The building shall be constructed in accordance with the provisions of the Sanitation, 1985.
- 20. LIGHTING**
The color/finish of the building shall be as per norms specified by MUDA and shall be non-redundant in each building block (where not water is required) before applying for an occupation certificate.
- 21. POWER SUPPLY**
The owner shall ensure the ultimate power and requirement of your power utility to enable the provision of power to the project for the purpose of the project.

DATE: 08/11/2012
SIGNED: [Signature]
DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 08/11/2012