

Phasing of the proposed project to be registered with RERA, Haryana.

License no 4 of 2016 has been recorded under Haryana Development and regulation of urban areas act for the land area measuring 3.5035 acres in the revenue estate of village Daulatabad, Sector 106, Gurgaon Manesar Urban Complex.

The permissible FAR of the total plot is 24811.743 Sq.m. out of which we are currently registering 22663.878 sq.m. of FAR area in this phase/application. Balance FAR of the plot plus any other additional FAR applicable/permissible/purchasable with the permission of DTCP/GRIHA/ other government agency shall be consumed on the land parcel mentioned as "Reserved For Future Expansion" in the Zoning Plan (attached) & Approved Sanction Plan (Attached).

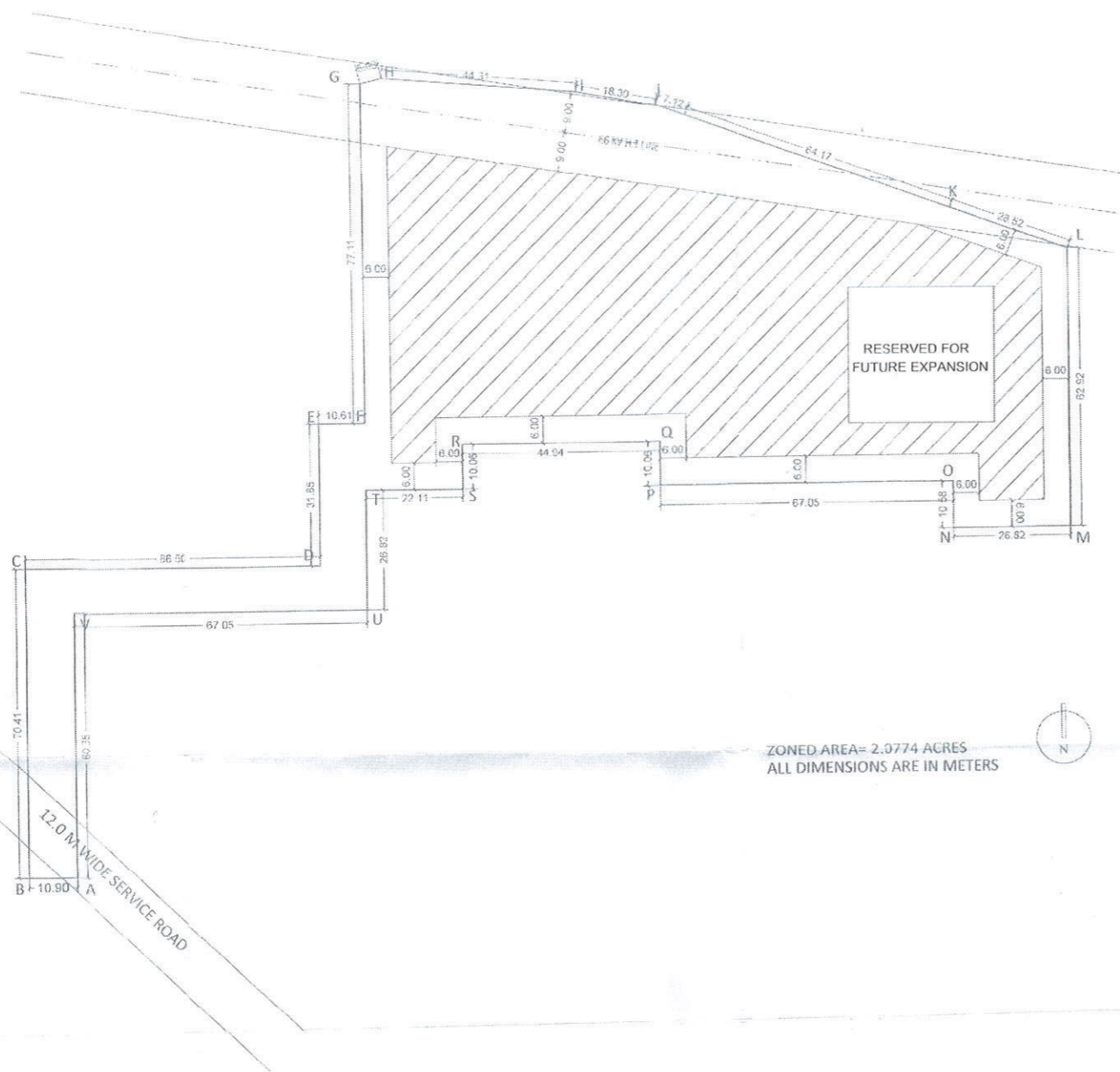
Further all the services, amenities, parking (covered/open)/green/open areas, basements proposed in the current phase are common for all phases (current & Future).

For Magic Eye Developers Pvt. Ltd.

Authorised Signatory

ZONING PLAN OF COMMERCIAL COLONY MEASURING 3.5035 ACRES (LICENSE NO. OF 2015 DATED) IN SECTOR-106, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY MAGIC EYE DEVELOPERS PVT. LTD.

FOR THE PURPOSE OF RULE 33(d)(i) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1995



- 1. SHAPE & SIZE OF SITE**
The Shape and size of site in accordance with the Demarcation plan verified by DTP, Gurgaon vide Encl. No.3213 dated 15.07.2013 shown as A to V in 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 III to the Final Development Plan for 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/possible structures
(Blank)	Open space zone	Open parking lots, approach roads, outside furniture, parks and play grounds, landscape features, and/or ground surfaces.
(Hatched)	Building zone	Building at per permissible land use in whole above and over 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 be as stated above on the area of 3.5035 acres.
 - Maximum permissible FAR shall be 175 on the area of 3.5035 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 shown by National Airport Authority of India and shall not exceed 15-meters (the width of the roads abutting to the site) plus the front open space.
 - If a building exists on two or more levels of different widths, the building 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 extended to this height to a depth of 24M, using the narrow street.
 - Building structures which rise to 70 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 blocks shall be constructed so as to maintain as far as possible set back, use 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 BUILDING (In meters)
1.	10	3
2.	15	5
3.	20	7
4.	25	9
5.	30	11
6.	35	13
7.	40	15
8.	45	17
9.	50	19
10.	55	21
11.	60	23
12.	65 & above	25
- 6. SUB DIVISIONS OF SITE**
 - The site of the Commercial Colony shall not be governed by the Housing Apartment Ownership Act-1987 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 occupants, within the site.
 - At least 16% of the parking shall be of the street level.
 - The parking spaces for commercial building shall not be less than 105sq. m for 50 cars, of covered area on all floors. The area for parking per car shall be as under:
 (a) Basement = 35 sq. m;
 (b) Built = 30 sq. m;
 (c) Open = 25 sq. m;
 (d) 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 floor area of 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 m. 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 within the shopping/commercial complex shall be allotted and the allotment shall be made only to the persons to whom shopping/commercial spaces have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

- 9. STAIR AND RAMP**
 - In building having more than four stories, lift with 100% standby generator with minimum 60 min. back-up shall be provided. The lift shall be of the type as specified in the bye-laws. At least one lift with minimum size of 1.50 M X 3.00 M shall be provided.
 - In building upto four stories, lift with 100% standby generator along with automatic stop/over and not provided in case of emergency shall be provided in the basement or on the ground floor of the building. The lift shall be of the type as specified in the bye-laws.
- 10. PLANNING NORMS**
The 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 1955 and rules framed there under.
- 12. WIDTH OF COVERED PUBLIC CORRIDOR**
A covered public corridor should have a minimum clear width of 3' 0". However, in case of offices or residential floor, the width of the corridor shall be governed by the bye-laws, 1995.
- 13. EXTERNAL FINISHES**
 - The external wall finishes, so far as possible, shall be in natural or permanent type of material like bricks, stone, concrete terrazzo, glass, marble, chips, glass, metal or any other finish which may be allowed by the DG, TCP, Haryana.
 - The water storage tanks and plumbing stacks shall not be visible on any face of the building. It shall be suitably enclosed.
 - All sign boards and notices shall be within the spaces provided on buildings as per approved building plans specifically for this purpose and in other places, wherever.
- 14. APPROVAL OF BUILDING PLANS**
The building plans of the buildings to be constructed, at the site shall have to be approved from the DG, TCP, Haryana, under section 9(2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No.41 of 1955, before starting the construction.
- 15. BUILDING BYELAWS**
The construction of the buildings shall be governed by the building rules provided in Part III of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1955 and Indian Standards Code No. FMS-103 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions of Section 43 of the Punjab Urban Code (Urban) Ordinance, 1955 which includes construction of ramps in public buildings, adoption of tactile 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 stipulations are made in the approved building bylaws 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 flush with the ground or if properly landscaped, may be allowed. The basement in addition to parking level be utilized for generator room, lift room, fire fighting pump, water reservoir, electric sub station, air-conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under lift, fire fighting pump 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 portions of basements will be permitted 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 of steeper than 1:10. The entry and exit of the ramp in basement shall be suitable, preferably at opposite ends.
- 17. 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 1955/1952 and the same shall be got certified from the competent authority.
 - Electric Sub Station / generator room if provided should be on solid ground near T.C. & Co. periphery of the plot on ground floor or at upper basement and it should be located on other building, the same should be got approved from the competent authority.
 - To ensure the Fire Fighting System 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 water is required before applying for an occupancy certificate.
- 19. RAIN WATER HARVESTING SYSTEM**
The rain water harvesting system shall be provided as per District Ground Water Authority (Haryana) Govt. notification, as applicable.
- 20.** The colonizer shall obtain the clearance/NOC as per the provisions of the provision No. 3 (3) (15) of Dated 14.0.2000 issued by Ministry of Environment and Forest, Government of India before starting the construction work of development work at site.
- 21.** The colonizer/owner shall use only LED (Energy saving) lamps (LED) fittings for interior lighting as well as exterior lighting.
- 22. SOLAR PHOTOVOLTAIC POWER PLANT**
The owner shall arrange the installation of solar photovoltaic power plant in per provision of Notification No. ZD/22/2006-5 power dated 03.03.2014 of Haryana Government Renewable Energy Department.

DRG No. DG, TCP 5545 DATED 21.04.2016

For Magic Eye Developers Pvt. Ltd.

 Authorised Signatory