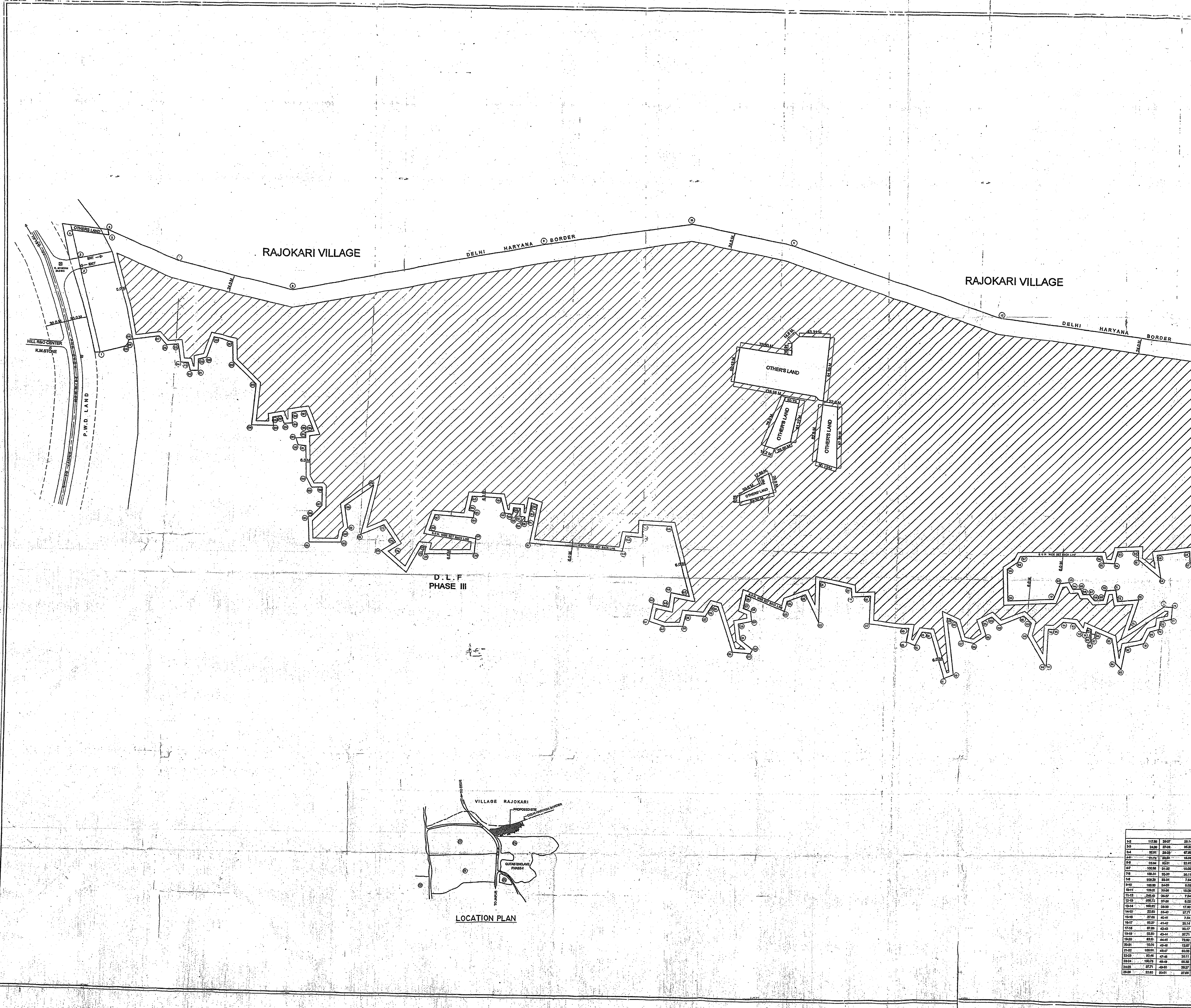

ZONING PLANS FOR INTERGRATED TOWNSHIP "AMBIENCE ISLAND", NH - 8, IN SPECIAL ZONE BEING DEVELOPED BY M/S AMBIENCE INFRASTRUCTURE PVT.LTD AND ITS ASSOCIATED COMPANIES IN THE REVENUE ESTATE OF VILLAGE NATHUPUR, TEHSIL & DISTT. GURGAON (HARYANA)

FOR THE PURPOSE OF RULE 38 ... SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE AND SIZE OF THE SITE

The shape and size ... hereinafter referred ... demarcation plan ... 132.065 acres ... vide his Endst. No. ...

2. EXTENT OF LAND USE

Mixed land use is permitted ... Colony on 79.10 acres ... land.

3. TYPE OF BUILDING PERMITTED

3.1 The type of buildings ... acres of land above ... buildings designed ... purpose or houses ... and/or any ancillary ... cultural recreational ... and public utility ... and Country Planning ... building attached to ... include buildings such ... quarters or part of ... buildings shall conform ... by the DTCP:-

i) Residence
ii) Retail trade and ...
iii) Professional establishments ...
iv) Educational buildings ...
v) Social community ...
vi) Health institutions ...
vii) Places of public ... commercial basis ...
viii) Local service industry ... with power etc.
ix) Public utility buildings ...
x) Bus stops, Taxi, ...
xi) Nurseries and green houses ...
xii) Any other minor ...

NOTE: The ancillary/appurtenant ... mentioned above ... prescribed norms in ... group housing complex.

3.2 The type of buildings ... acres of land above ... buildings designed ... ancillary or appurtenant ... recreational and amenity ... utility, as may be ... Country Planning (DTCP) ... building attached to ... include buildings such ... quarters or part of ... buildings shall conform ... by the DTCP:-

i) Retail/wholesale trade ...
ii) Commercial offices ...
iii) Cinemas, Hotels, ... theatres, club, dramatic ...
iv) Educational, Professional ...
v) Health Institutions ...
vi) Local service industry ...
vii) Public utility buildings ...
viii) Petrol filling stations ...
ix) Loading and unloading ...
x) Parking spaces, ...
xi) Town parks
xii) Any other use ...

3.3 The site shall be developed ... indicated and explained ...

4. SITE COVERAGE AND FAR

4.1 Building shall only be ... buildable zone and ...

4.2 The maximum coverage ... shall be 35 % and ... area of Group Housing ...