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 KATHUPUR, TEHSIL & DISTT.GURGOAN.(HARYANA)

FOR THE PURPOSE OF RULE 28 (2)(a) AND (b) AND (c) OF THE PUNJAB APARTMENTS (REGULATION OF PROMOTION, CONSTRUCTION OF MAINTENANCE AND DEVELOPMENT RULES, 1995.

1. SHAPE AND SIZE OF THE SITE

The shape and size of the proposed township named as "Ambience Island", hereinafter referred to as the "the Site" is in accordance with the demarcation plan annexed as Annexure-I to the LOI dated 10/2/2005 were measuring in all to 524447 sq. mtrs. as certified by DTP Gurgaon vide his Endt No. 7270 dt. 25/10/2004.

2. AMOUNT OF LAND USE

Mixed land use is permitted on the Site for development of Group Housing Colony on 78.10 Acres of land and Commercial Colony on 53.940 acres of land.

3. MIX OF BUILDING DEMARCATION.

3.1 The type of buildings permissible in Group Housing Colony on 78.10 acres of land shown as Group Housing Colony on the zoning plan are the buildings designed to the type of hotel development for residential purpose or similar type houses, semi houses, semi/fully detached houses) and flats, Nursery School, Community Building, Religious Buildings for different communities and educational, commercial, health facility, public amenity and public utility. It may be permitted and allowed to be constructed in the Group Housing Colony. The Commercial Colony shall be developed for the following purposes, namely:- residential buildings and flats, hotels, motels, service apartments, nursery school, community building, religious buildings, educational, commercial, health facility, public amenity and public utility. The number of parking to be provided in the Group Housing Colony and Commercial Colony shall conform to the provided given below at rates as approved by the DTCP.

i) Residence
ii) Retail shops and restaurants.
iii) Public and semi public offices and banks
iv) Educational buildings
v) Social community, cultural, amusement/land recreational buildings
vi) Health institutions
vii) Places of public
viii) Cinemas, theatres, assembly like theatres, club, dramatic club etc. run on commercial basis.
ix) Local service industry, e.g. laundry, dry cleaning, bakery, atta chakki with power etc.
x) Public utility buildings.
xi) Bus and taxi stands, terminus and filling/service stand.
xii) Petrol filling stations and
xiii) any other minor mode ancillary to residential use as approved by DTCP.

NOTE: The shopping/commercial buildings permitted in every housing complex as mentioned in clause 3.1 (iii) above shall be subject to the condition that the total covered area of these 20 shall form part of the FAR permitted for residential purposes.

3.2 The following uses are permissible for Commercial Colony on 53.940 acres of land shown as "Ambience Island" Integrated Township on the zoning plan and allowed in Hotel form for Commercial purposes and/or any other use as may be permitted by the Director from time to time.

i) Residence, commercial, community, educational and public and public utility, as may be prescribed and approved by the Director, Town and Country Planning, Haryana. Nursery/Primary buildings shall also be permitted/allowed to be constructed in the Commercial Colony. Religious buildings shall also be permitted in the Commercial Colony in the form of temples or part of any other buildings and conform to the provisions given below at rates as approved by DTCP.

ii) Retail/domestic trade and restaurants.
iii) Commercial offices, professional establishments and banks
iv) Cinemas, theatres, assembly like other places of public assembly like theatres, club, dramatic club etc. run on commercial basis.
v) Educational buildings and other institutional Buildings
vi) Health institutions
vii) Local service industry
viii) Public utility buildings
ix) Petrol filling stations and service garages
x) Bus and taxi stands
xi) Parking spaces, lock-ups, kiosks, booths and stalls or stalls and
xii) Town halls
xiii) any other use which the Director in public interest may allow.

3.3 The site can be developed and buildings to be constructed thereon are detailed as under and shown on the zoning plan.

Symbol	Type of Building permitted
	Land Use Zone
	Land Use Zone
	Open parking, lawn, approach roads, cycle/foot tracks and green belts, sports/play grounds, public utilities, public buildings and other allied uses as may be permitted by the Director, Haryana
	Subsidiary Use Zone

Note: Commercial Colony shall be developed in phases as per zoning plan. Phase wise development shall be allowed by the Director. Phase wise boundary wall and area permissible in the main green zone.

4. SITE PLANNING AND FAR

4.1 Building shall only be permitted within the portion of the site marked as buildable area and no where else.

4.2 The maximum coverage on ground floor for Group Housing Colony shall be 40 % of the permissible area of the site. Rest part to be left as open area. Basement shall not be counted in the coverage. In the case of Group Housing Colony, however, it shall not exceed 10% of the area of Group Housing Colony. However, it shall not exceed 10% of the area of Commercial Colony. However, it shall not exceed 10% of the area of Commercial Colony. However, it shall not exceed 10% of the area of Commercial