



ZONING PLAN OF COMMERCIAL COLONY MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND COMBINED ZONING PLAN OF 9.99 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007, LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) IN SECTOR-62, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

FOR THE PURPOSE OF RULE 38 (4)(b) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE
 i) The shape and size of site is in accordance with the approved demarcation plan shown as E1 to E30. As confirmed by DTP Gurgaon vide Encl. No. 977 Dated 14.02.2008.
 ii) The shape and size of site is in accordance with the approved zoning plan shown as B1 to B8.

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 'B' to the Final Development Plan of Gurgaon Manesar Urban Complex, as amended from time to time, as applicable.

3. TYPE OF BUILDING PERMITTED & LAND USE ZONES

NO./CATEGORY	LAND USE ZONE	TYPE OF BUILDING PERMITTED/PERMISSIBLE STRUCTURES
1	Open space Zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
2	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone.

4. SITE COVERAGE AND FAR
 A. The building or building shall be constructed only within the portion of the site marked as Building zone as explained above, and no vehicle etc.
 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%.
 C. Maximum permissible FAR shall be 175.

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:-
 a) The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (one and a half times) the width of the road 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) Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
 d) All building blocks shall be constructed so as to maintain an inter-stance 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	3
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

e) If such interior or exterior open space is intended to be used for the benefit of more than one building, belonging to the same owner, then the width of such open space shall be the one specified for the tallest building as specified above.

6. SUB-DIVISIONS OF SITE
 a. The site of the Commercial Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
 b. 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 and the junctions with the surrounding roads to the satisfaction of the DG, T.C.P., Haryana.

8. PARKING
 Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
 a. At least 15% of the parking shall be at the street level.
 b. The parking spaces for commercial building shall not be less than 11sq.m for 30 sq.m of covered area on all floors. The area for parking per car shall be as under:
 (i) Basement = 35 sq.m
 (ii) Stairs = 30 sq.m
 (iii) Open = 25 sq.m
 c. 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 ground level the foot print of separate parking building blocks shall be counted towards ground coverage. In case of provision of mechanical parking in the basement/upper stories, the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.
 d. Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom accommodation space have been allotted. No parking space shall be allotted, leased out, sold or transferred in any manner to any third party.

9. LIFT AND RAMP
 a. In building having more than four stories, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
 b. In building upto four stories, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

10. PLANNING NORMS
 The buildings/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG, T.C.P., 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 1963 and rules framed there under.

12. WIDTH OF COVERED PUBLIC CORRIDOR
 A covered public corridor should have a minimum clear width of 3' 3" However, in case of offices on subsequent floor, the width of the corridor would be governed by Rule 52 of the Rules, 1965.

13. EXTERNAL FINISHES
 a) The external wall finishes, so far as possible shall be in natural or permanent type or materials like bricks, stone, concrete, terrazzo, glass, marble, chips, glass, metals or any other finish which may be allowed by the DG, T.C.P., Haryana.
 b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable 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 other places, whatsoever.

14. APPROVAL OF BUILDING PLANS
 The building plans of the buildings to be constructed at site shall have to be got approved from the DG, T.C.P., Haryana, under section 8(2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.

15. BUILDING BYE-LAWS
 The construction of the buildings/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions 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, addition of toilets 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 stipulate no condition or norm, the model building bye-law issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG, T.C.P., Haryana.

16. BASEMENT
 i. Four level basements within the building zone of the site, provided, it is flushes with the ground and is properly landscaped, may be allowed. The basement in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilet utilities, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) 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 partitions in basement will be permissible for uses other than specified above.
 ii. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends.

17. FIRE SAFETY MEASURES
 a) The owner will ensure the provision of proper fire safety measures in the multi storied 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.L.I. Control panelry 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.
 c) To ensure the Fire fighting Scheme 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 before applying for an occupation certificate.

19. RAIN WATER HARVESTING SYSTEM
 The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.

20. COLONIZER
 The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(C) Dated 14.8.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

21. The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

22. That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the co-owner/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Govt.

23. That you shall abide by the policies issued by the Department from time to time regarding allotment of EWS flats.

ZONING PLAN OF GROUP HOUSING COLONY MEASURING 24.59375 ACRES (LICENCE NO. 242 OF 2007 DATED 25.10.2007) IN SECTOR-R-1 & 24.006 ACRES (LICENCE NO. 208 OF 2007 DATED 3.12.2007) IN SECTOR-62, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

FOR THE PURPOSE OF RULE 38 (4)(b) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

1. SHAPE & SIZE OF SITE
 i) The shape and size of site is in accordance with the approved demarcation plan shown as A1 to A19. As confirmed by DTP Gurgaon vide Encl. No. 1071 Dated 16.02.2008.
 ii) The shape and size of site is in accordance with the approved demarcation plan shown as D1 to D22. As confirmed by DTP Gurgaon vide Encl. No. 896 Dated 13.02.2008.

2. TYPE OF BUILDING PERMITTED
 The type of building permitted on this site shall be buildings designated in the form of flat/development for residential purpose or any ancillary or appurtenant building including community facilities, public amenities and public utility as may be prescribed and approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR
 a. Building shall only be permitted within the portion of the site marked as [] build able zone and no where else.
 b. The maximum coverage on ground floor shall be 50% and on subsequent floors shall be 30%.
 c. The maximum FAR shall not exceed 175. However, it shall not include community buildings, which shall be as per the prescribed norms, the building plan of which shall have to be got approved from the Director General, Town and Country Planning, Haryana.

4. 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:-
 a. The maximum height of the buildings shall not be more than as allowed by National Airport Authority of India and shall not exceed 1.5 times (one and a half times) the width of the road 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. Building/Structures which rise to 30 meters or more in height shall be constructed only if no objection certificate has been obtained from the National Airport Authority of India.
 d. All building blocks shall be constructed so as to maintain an inter-stance 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	3
3.	18	6
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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

e) If such interior or exterior open space is intended to be used for the benefit of more than one building, belonging to the same owner, then the width of such open space shall be the one specified for the tallest building as specified above.

5. SUB-DIVISIONS OF SITE
 a. The site of the Group Housing Colony shall be governed by the Haryana Apartment Ownership Act-1983 and Rules framed thereunder.
 b. The site shall not be further sub divided or fragmented in any manner whatsoever.

6. GATE POST AND BOUNDARY WALL
 Each Boundary wall, railings or their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG, T.C.P., Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meters width may be allowed in the front and side boundary wall provided that no main gate shall be allowed to open on the vector road/public open space.

7. DENSITY
 a. The minimum density of the population provided in the colony shall be 100 PPA and the maximum be 300 PPA on the area of site.
 b. For computing the density, the occupancy per main dwelling unit shall be taken as five persons and for service dwelling unit two persons per room or one person per 80 sq. feet of living area, whichever is more.

8. ACCOMMODATION FOR SERVICE POPULATION
 Adequate accommodation shall be provided for domestic servants and other service population of EWS. The number of such dwelling units for the domestic servants shall not be less than 10% of the number of main dwelling units and the carpet area of such a unit if attached to the main units shall not be less than 140 sq.ft. In addition 15% of the total number of dwelling units having a minimum area of 200 sq.ft. shall be earmarked for EWS category.

9. PARKING
 a. Parking space shall be provided @ 1.5 Equivalent Car Space for each dwelling unit. These parking spaces shall be allotted only to the flat holders and shall not be allotted, leased, sold or transferred in any manner to the third party. The area for parking per car shall be as under:
 i) Basement = 35 sq.m
 ii) Stairs = 30 sq.m
 iii) Open = 25 sq.m
 b. At least 15% of the equivalent car spaces shall be provided in the form of covered parking. Further minimum 5% of the total parking will be made available in the PPA category flats.
 c. 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 ground level the foot print of separate parking building block shall be counted towards ground coverage. In case of provision of mechanical parking in the basement/upper stories, the floor to ceiling height in upper floor shall not be more than 2.4 mtr. below the hanging beam.

10. LIFT AND RAMP
 a. In building having more than four stories, lift with 100% standby generators alongwith automatic switchover is mandatory alongwith staircase of requisite width and number. At least one lift with minimum size of 1.80 M X 3.00 M shall be provided.
 b. In building upto four stories, if lifts with 100% standby generators along with automatic switchover are not provided then ramps conforming to the requirement of clause D-3 of Annexure-D of Part 3 of National building Code-2005 shall be provided.

11. OPEN SPACES
 While all the open spaces including those between the blocks and wings of buildings shall be developed, equipped and landscaped according to the plan approved by the DG, T.C.P., Haryana. At least 15% of the total site area shall be developed as open green space (not for play ground).

12. APPROVAL OF BUILDING PLANS
 The building plans of the buildings to be constructed at site shall have to be got approved from the DG, T.C.P., Haryana under section 8(2) of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Act No.41 of 1963, before starting the construction.

13. BUILDING BYE-LAWS
 The construction of the buildings/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads Controlled Areas, Restriction of Unregulated Development Rules, 1965 and Indian Standard Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. The owner shall also follow the provisions 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, addition of toilets 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 stipulate no condition or norm, the model building bye-law issued by the Indian Standard, and as given in the National Building Code of India shall be followed as may be approved by DG, T.C.P., Haryana.

14. CONVEYANCE SHOPPING
 5% of the area of site shall be reserved to cater for essential convenient shopping with the following conditions.
 a. The ground coverage of 100% with FAR of 100 will be permissible. However this will be a part of the permissible ground coverage and FAR of the Group Housing Colony.
 b. The size of Kiosk/Shop shall not be more than 2.75 meter x 2.75 meter and 2.75 meter x 8.25 meter.
 c. The height of Kiosk/Shop/Departmental Store shall not exceed 4.00 meter.

15. PROVISION OF COMMUNITY BUILDINGS
 The community buildings shall be provided as per the composite norms in the Group Housing Colony.

16. BASEMENT
 i. Four level basements within the building zone of the site, provided, it is flushes with the ground and is properly landscaped, may be allowed. The basement in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air-conditioning plants and toilet utilities, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) 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 partitions in basement will be permissible for uses other than specified above.
 ii. The clear width of the ramp leading to the basement shall be 4.00 meters with an adequate slope not steeper than 1:10. The entry and exit of the ramp in basement shall be separate preferably at opposite ends.

17. APPROACH TO SITE
 The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions and the junctions with the surrounding roads to the satisfaction of the DG, T.C.P., Haryana.

18. FIRE SAFETY MEASURES
 a. The owner will ensure the provision of proper fire safety measures in the multi storied 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.L.I. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building, the same should be got approved from the competent authority.
 c. To ensure the Fire fighting Scheme 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.

19. 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 before applying for an occupation certificate.

20. RAIN WATER HARVESTING SYSTEM
 The rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.

21. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533(C) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.

22. The colonizer/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as campus lighting.

23. That no separate zoning plan is approved for community sites earmarked within a Group Housing Colony. The community building/buildings shall be constructed by the co-owner/owner as per provision of the Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said site shall vest with the Govt.

24. That you shall abide by the policies issued by the Department from time to time regarding allotment of EWS flats.

DRG. NO. DG.TCP. 5199 DATED 25.09.2015

(RAM AVTAR BASSI) AD (HQ)
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