ZONING PLAN OF COMMERCIAL AREA MEASURING 3.34 ACRES FORMING MANESAR HARYANA. - LICENCED NO. 113 OF 2008. BEING DEVELOPED BY: M/s VATIKA LAND BASE PVT. LTD. ZONING CLAUSES FOR COMMERCIAL SITE: FOR THE PURPOSE OF RULE 38(xiii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965. 1. SHAPE & SIZE OF SITE: The Shape and size of site is in accordance with the approved demarcation plan shown as 'A' to' F' as confirmed by DTP Gurgaon vide a) Adequate parting spaces, covered, open or in the basement shall be provided for vehicles of users and occupiers, within the site. Endst. No. 7102 Dated 13 - 10 - 2008 OTHER'S LAND 2. LAND USE b) Atleast 20% of the parking shall be at the street level. The type of buildings permissible in this site shall conform to the provisions of residential zone as provided in Appendix 'B' to the Development Plan of of covered area on all floors. The area for parking per car shall be as Gurgaon Manesar Urban Complex, Not less than 50% of the permissible FAR should be used for neighbourhood shooping needs. = 30eq.mtrs. 3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES: d) The covered parking in the besement or in the form of multi level parking above ground level shall not be counted towards FAR. However in case of The site shall be developed and building constructed thereon as indicated in and explained in the table below: multi-level parking above the 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 floor/upper sixtles, the floor to calling height of the basement/upper floor may be maximum of 4.5 Land use zone Type of building permitted/permiss mtr. 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. e) 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 Open space zone Open parking lots, approach roads roadside furniture, parks and play grounds, landscaping features, under persons to whom shops/commercial space have been allotted. No parking ground services etc. space shall be allotted, leased out, sold or transferred in any manner to any third party. Building as per permissible land use in clause-2 above and uses 9. WIDTH / SLOPE OF RAMP: The clear width of the ramp leading to the basement floor shall be 4 mtrs. permissible in the open space zone. OTHER'S LAND with an adequate slope not steeper than 1:10. The entery and exit shall be seperate perferably at opposite ends. 4. SITE COVERAGE AND FAR: a) 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 building/buildings to be constructed shall be planned and designed to b) The proportion up to which the site can be covered with building or the norms and standards as approved by DTCP, Haryana. buildings on the ground floor and subsequent floors shall not exceed 50% of the area of 3.34 Acres. c) Maximum permissible FAR shall be 175 of the area of 3.34 Acres. 11.PROVISIONS OF PUBLIC HEALTH FACILITIES: The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1963 and rules framed there under. 5. HEIGHT OF BUILDING: The height of the building block, subject of course to the provisions of the 12. SUB DIVISION OF SITE: site coverage and FAR, shall be governed by the following:-No sub-division of the Commercial site shall be permitted. a) The maximum height of the building shall not be more thanas allowed by National Airport Authority and shall not exceed 1.5 times (the width of the roads abutting) plus the front open space. 13.WIDTH OF COVERED PUBLIC CORRIDOR: b) If a building abuts on two or more streets of different widths, the buildings A covered public corridor should have a minimum clear width of 8'-3". shall be deemed to face upon the street that has the greater width and the However in case of offices on subsequent floor, the width of the corridor height of the buildings shall be regulated by the width of that street and may would be governed by Rule 82 of the Rules, 1965. 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 14.EXTERNAL FINISHES: constructed if no objection certificate has been obtained from the National a) The external wall finishes, so far as possible shall be in natural or Airport Authority. permanent type of materials like bricks, stone, concrete, terracotta, grits, d) All building block (s) shall be constructed so as to maintain an interse marble, chips, class metals or any other finish which may be allowed by the distance not less than the set back required for each building according to the table Below:b) The water storage tanks and plumbing works shall not be visible on any OTHER'S LAND SR No. HEIGHT OF BUILDING SETBACK/OPEN SPACE TO face of the building and shall be suitabally encased. BE LEFT AROUND BUILDING c)All sign boards and names shall be written on the spaces provided on (in meters) buildings as per approved buildings plans specifically for this purpose and at (in meters). no other places, whatsoever. 15.APPROVAL OF BUILDING PLANS: The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana(under section 8(2) of the Act No.41 of 1963), before taking up the construction. 16.BUILDING BYE-LAWS: The construction of the building/buildings shall be governed by the building rules provided in the part VIII of the Punjab Scheduled Roads and Controlled Ares, restriction of Unregulated Development Rules, 1965 and IS Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. On 55 & above the points where such rules are slient and stipulate no condition or norm, the model building byelaws issued by the ISI, and as given in the NBC shall be followed as may be approved by the DTCP, Haryana. e.) To ensure fire safety and structural stability of the buildings of more than COMMERCIAL 60 meters in height, the developer shall submit the structural drawings duly 17. FIRE SAFETY MEASURES: vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigaith or SITE-2 a) The owner will ensure the provision of proper fire safety measures in the NIT Kurukshetra etc. Fire safety plans needs to be vetted by the institute multi storeyed buildings conforming to the provisions of Rules 1965/NBC of Fire Engineers at Nagpur. These certifications are to be obtained prior to SCALE :- 1:500 and the same should be got certified form the competent authority. starting the construction work at site. b) Electric Sub Station/generator room if provided should be on solid ground NOTE: ALL DIMENSIONS ARE IN METERS F) If such interior or exterior open space is intended to be used for the near DG/LT. Control panel on ground floor or in upper basement and it benefit of more than one building belonging to the same owner, then the should be located on outer periphery of the building, the same should be got width of such open air space shall be the one specified for the tallest approved from the Chief Electrical inspector Haryana. building as specified above. 18. SOLAR WATER HEATING SYSTEM 6. APPROACH TO SITE: The provision of solar water heating system shall be as per norms specified The vehicular approach to the site and parking lots shall be planned and by HAREDA and shall be made operational in each building block before provided giving due consideration to the junctions of and the junctions with applying for an occupation certificate. the surrounding roads to the satisfaction of the DTCP, Haryana. 19. RAIN WATER HARVESTING SYSTEM 7. BASEMENT The rain water harvesting system shall be provided as per Central Four level basements within the building zone of the site, provided it flushes Ground Water Authority norms / Haryana Govt, notification as with the ground and is for properly landscaped may be allowed. The applicable. basement may in addition to parking could be utilized for generator room. 20. The colonizer shall obtain the clearance/NOC as per the provisions of lift room, fire fighting pumps, water reservoir, electric sub-station, air the notification No. S. O. 1533(E) dated 14.09.2006 issued by Ministry of conditioning plants and toilets/utilities, if they satisfy the public health Environment & Forest Govt, of India before starting the construction / requirements and for no other purposes. Area under stilts (only for parking) execution of development works at site. and basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and 21. The Colonizer/ Owner shall use only Compact Fluorescent Lamps ancillary services of the main building and it is further stipulated that no fittings for internal lighting as well as campus lighting. other partitions of basement will be permissible for uses other than those specified above. DRG. NO. D.T.C.P. 1739 DATED 11-11-08

PART OF RESIDENTIAL PLOTTED COLONY IN SECTOR 81,82,82 A, 83 & 85, (COMMERCIAL AREA LICENCED IN FAVOUR OF M/s MARK BUILDTECH PVT. LTD.)

c) The parking spaces for buildings shall not be less than 1ECS for 50 sq.mt.

(S.S.Dhillon)