

ZONING PLAN OF GROUP HOUSING COLONY AREA MEASURING 13.759 ACRES (LICENSE N 2013 DATED 10/10/2013) IN SECTOR-88-A & 89-A, GURGAON MANESAR URBAN CO DEVELOPED BY OASIS BUILDHOME PVT. LTD.

(P. 125)

FOR THE PURPOSE OF RULE 38(2) AND 40 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION DEVELOPMENT RULES, 1965.

3. SMALL SET-OUTS

The depth and side of the Group Housing Colony is in accordance with the scheduled rules and is as shown in P & U as mentioned in G.P. Gurgaon and Manesar, 2013 dated 10/10/2013.

4. TYPE OF BUILDING RESTRICTIONS

The type of building permitted in this zone shall be building designed in the form of linked development for residential purposes in any surface or superstructure building including semi-detached houses, duplex apartments and community of flats comprising not more than 100 units (including common hall and laundry) and not more than 100 units.

5. GENERAL BUILDING RESTRICTIONS

- Buildings shall only be constructed with RCC/Concrete of the reinforced in 200mm thickness and not less than 120mm wide.
- The maximum coverage or ground floor shall be limited to an area of 100% of the plot area.
- The maximum height of buildings shall be 17m in the case of RCC/Concrete and 15m in the case of other materials.

6. HEIGHT OF BUILDING

The height of the building shall, subject to other provisions of the rules and bye-laws, shall be governed by the following:

- The maximum height of buildings shall not be more than as allowed for Group Housing Colony, and shall not exceed 17 meters in the case of RCC/Concrete and 15 meters in the case of other materials.
- In building plots of more than one block of different widths, the building shall be treated as one block and the height shall be measured at the highest point of the building and not at the lowest point.
- Buildings/structures which have a height of more than 17 meters shall be prohibited in this zone.
- No building shall be constructed in any manner or manner which is not in accordance with the provisions of the rules and bye-laws.

Lot	Area of Lot (sq. meters)	Area of Building (sq. meters)
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000
5	1000	1000
6	1000	1000
7	1000	1000
8	1000	1000
9	1000	1000
10	1000	1000
11	1000	1000
12	1000	1000

- To ensure the safety and structural stability of the building, all buildings shall be constructed with RCC/Concrete and not less than 120mm wide.
- In case of any building, the height of the building shall be measured at the highest point of the building and not at the lowest point.

7. SIDE SET-OUTS

- The side of the front of the building shall be governed by the provisions of the rules and bye-laws.
- The side set-out shall be maintained in accordance with the provisions of the rules and bye-laws.

8. SERVICE ROAD AND BOUNDARY WALL

Each boundary wall, walling or other construction, except for fence along with gate, and gate posts shall be constructed in accordance with the provisions of the rules and bye-laws. The height of the boundary wall shall not be more than 1.8 meters.

9. RESULT

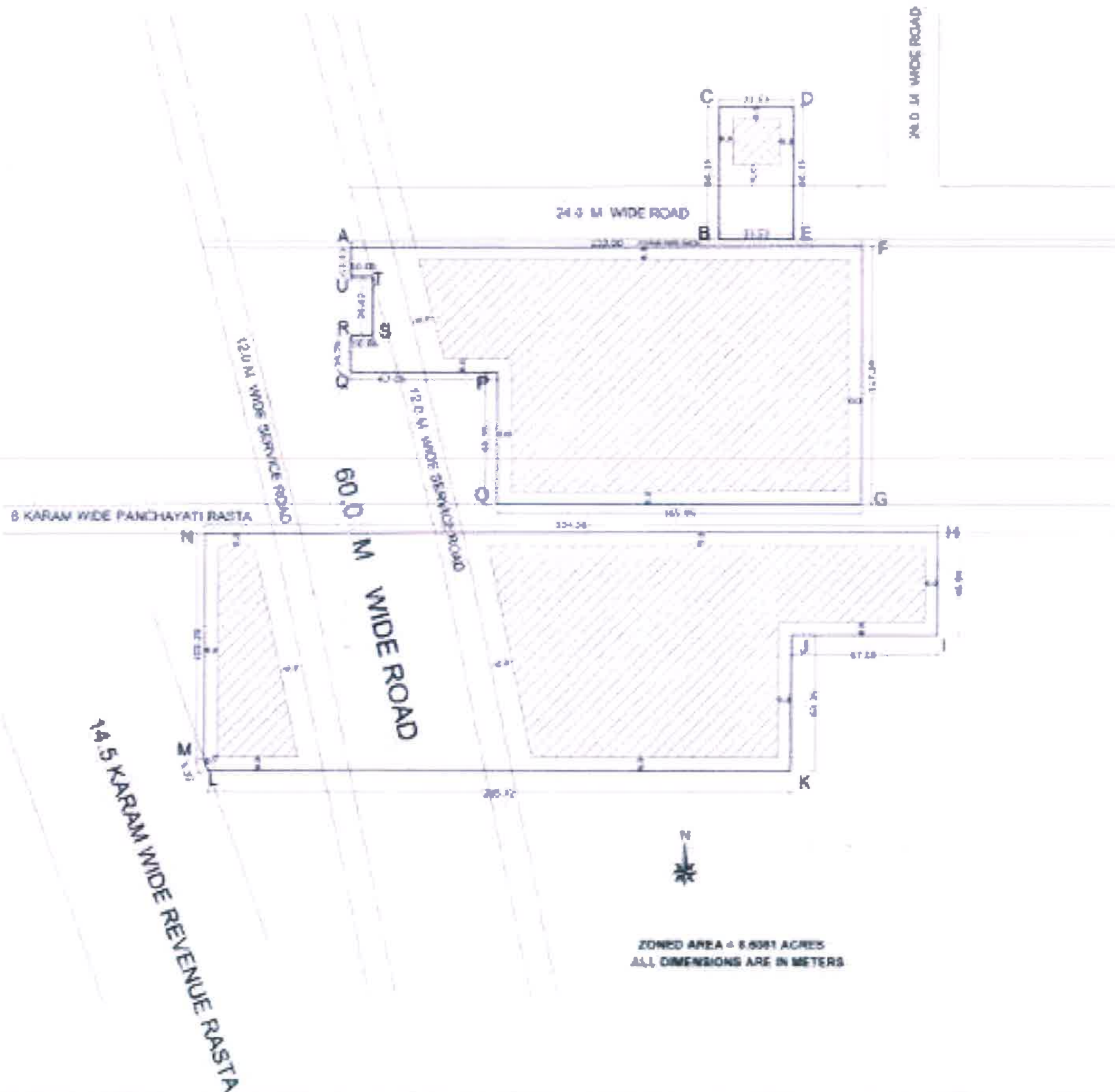
- The maximum height of buildings shall be 17 meters in the case of RCC/Concrete and 15 meters in the case of other materials.

10. ADMINISTRATION OF ZONING REGULATIONS

Notwithstanding anything contained in the provisions of the rules and bye-laws, the number of units in a building shall not be more than 100 units in any building and the height of the building shall not be more than 17 meters in the case of RCC/Concrete and 15 meters in the case of other materials.

11. PENALTIES

- Any person who contravenes the provisions of the rules and bye-laws shall be liable to be punished with imprisonment for a term not exceeding 3 months or with fine not exceeding Rs. 10,000 or with both, at the discretion of the authority.



The height of the building shall be governed by the provisions of the rules and bye-laws. The height of the building shall be measured at the highest point of the building and not at the lowest point.

12. UTILITIES

The utility of the building shall be governed by the provisions of the rules and bye-laws. The utility of the building shall be measured at the highest point of the building and not at the lowest point.

13. OPEN SPACES

The open spaces shall be governed by the provisions of the rules and bye-laws. The open spaces shall be measured at the highest point of the building and not at the lowest point.

14. APPROVAL OF BUILDING PLAN

The building plan shall be approved by the authority. The building plan shall be measured at the highest point of the building and not at the lowest point.

15. BUILDING BYE-LAWS

The construction of the building shall be governed by the provisions of the rules and bye-laws. The construction of the building shall be measured at the highest point of the building and not at the lowest point.

16. CONSTRUCTION REQUIREMENTS

The construction requirements shall be governed by the provisions of the rules and bye-laws. The construction requirements shall be measured at the highest point of the building and not at the lowest point.

17. GENERAL PROVISIONS

The general provisions shall be governed by the provisions of the rules and bye-laws. The general provisions shall be measured at the highest point of the building and not at the lowest point.

18. PROVISION OF COMMON UTILITY BUILDINGS

The provision of common utility buildings shall be governed by the provisions of the rules and bye-laws. The provision of common utility buildings shall be measured at the highest point of the building and not at the lowest point.

19. SERVICES

The services shall be governed by the provisions of the rules and bye-laws. The services shall be measured at the highest point of the building and not at the lowest point.

20. APPROVALS

The approvals shall be governed by the provisions of the rules and bye-laws. The approvals shall be measured at the highest point of the building and not at the lowest point.

21. THE LANDMARK

The landmark shall be governed by the provisions of the rules and bye-laws. The landmark shall be measured at the highest point of the building and not at the lowest point.

22. SANITARY FACILITIES SYSTEM

The sanitary facilities system shall be governed by the provisions of the rules and bye-laws. The sanitary facilities system shall be measured at the highest point of the building and not at the lowest point.

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