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ZONING PLAN OF COMMERCIAL AREA MEASURING 2.00 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY AREA MEASURING 128.594 ACRES (LICENCE NO. 44 OF 2010 DATED 09.06.2010) IN SECTOR 92, 93 & 95, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY RAMPRASTHA ESTATES PVT. LTD.

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

- SHAPE & SIZE OF SITE.**
The shape and size of site is in accordance with the demonstration plan shown as A to H, as confirmed by UFI, Gurgaon Encl no. 1671 dated 21.08.2014
 - 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 and used for neighborhood shopping needs.
 - TYPE OF BUILDING PERMITTED AND LAND USE ZONES.**
The site shall be developed and building constructed thereon as indicated in and explained in the table below:

Notation	Land use zone	Type of building permitted/permissible structure.
[Open space symbol]	Open space zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, underground services etc.
[Building symbol]	Building zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.
 - SITE COVERAGE AND FAR.**
 - 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 proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 50% of the area of the site.
 - Maximum permissible FAR shall be 150 of the area of 2.00 Acre.
 - HEIGHT OF BUILDING.**
The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:
 - The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.
 - 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 24ft, along the building frontage which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
 - All building block(s) shall be constructed so as to maintain an interval distance not less than the set back required for each building according to the table below:

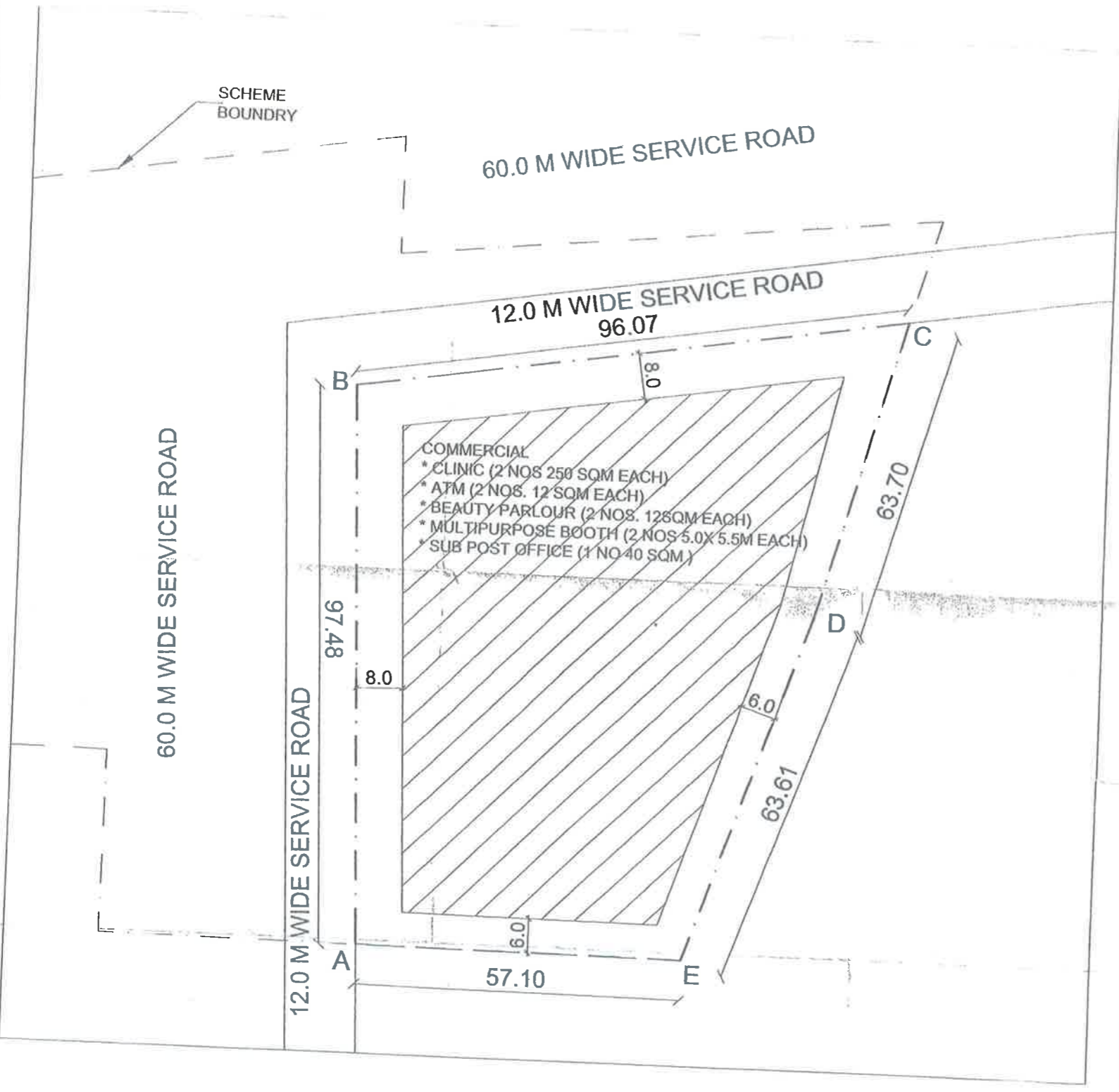
S.No.	HEIGHT OF BUILDING (in meters)	SET BACK / OPEN SPACE TO BE MAINTAINED AROUND BUILDINGS (in meters)
1	10	3
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	15
 - If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.
- PARKING.**
 - Adequate parking spaces, covered, open or in the basement shall be provided for vehicles of users and occupants, within the site.
 - At least 15% of the parking shall be at the street level.
 - The parking spaces for commercial building shall not be less than 1 ECS for 50 sq. mt. of covered area on all floors. The area for parking per car shall be as under:

i) Basement	= 35 sq.mtrs.
ii) Silt	= 30 sq.mtrs.
iii) Open	= 25 sq.mtrs.
 - 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 the ground level the portion of separate parking building block shall be counted towards ground coverage. In case of the basement/upper floor may be maximum of 4.5 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.
 - Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shop/commercial space has been allotted. No parking space shall be allotted, leased out, sold or transferred to any other person to any third party.
- APPROACH TO SITE.**
The vehicular approach to the site and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DG, TCP, Haryana.
- APPROVAL OF BUILDING PLAN.**
The building plan of the buildings to be constructed at site shall have to be got approved from the DG, TCP, Haryana/any other person or the committee authorized by him, under section 12 (2) of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1965, before starting up the construction.
- BASEMENT.**
 - Basement within the building zone of the site provided it finishes with the ground level is properly landscaped may be allowed. The basement they in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub station, air conditioning plants and tele-clubhouse, if they satisfy the public health requirements and for no other purposes. Area under stairs (only for parking) basement shall not be counted towards FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking and ancillary services of the main building and it is further stipulated that no other portions of basement will be permissible for uses other than those specified above.
 - The clear width of the ramp leading to the basement floor shall be 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.
- PLANNING NORMS.**
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG, TCP, Haryana.
- PROVISIONS OF PUBLIC HEALTH FACILITIES.**
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Act No. 41 of 1965 and rules framed there under.
- SUB DIVISION OF SITE.**
No sub-division of the Commercial site shall be permitted.
- WIDTH OF COVERED PUBLIC CORRIDOR.**
A covered public corridor should have a minimum clear width of 8'-3". However in case of office on subsequent floor, the width of the corridor would be governed by Rule 82 of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965.
- EXTERNAL FINISHES.**
 - The external wall finishes, as far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, granite, marble, chips, glass metals or any other finish which may be allowed by the DG, TCP, Haryana.
 - The water storage tank and plumbing works shall not be visible on any face of the building and shall be suitably enclosed.
 - 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 no other places, whatsoever.
- LIFTS AND RAMP:**
 - In building having more than four storeys, lift with 100% standby generators alongwith automatic emergency power supply shall be provided with minimum size of 1.50 m x 3.50 m.
 - In building upto four storeys, lift with 100% standby generators alongwith switchover 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.
- BUILDING BYE-LAWS:**
The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS Code No. 4563-1987 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, adoption of toilets for wheelchair user, Braille symbols and auditory signals in elevators or lifts and other relevant measures. On the points where such rules are silent as given in the National Building Code of India shall be followed as may be approved by DG, TCP, Haryana.
- FIRE SAFETY MEASURES:**
 - The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Punjab Scheduled Roads and Controlled Areas, Restriction of Unregulated Development Rules 1965/National Building Code of India and the same should be got certified from the competent authority.
 - Electric Sub Station/generator room if provided should be on solid ground near DG/AT. Control panel on ground floor or in upper basement and it should be located in outer periphery of the building, the same should be got approved from the Chief Electrical Inspector Haryana.
 - To ensure the lighting scheme shall be got approved from the Director, Urban Local Bodies, Haryana or any person authorized by the Director, Urban Local Bodies, Haryana. These approval shall be obtained prior to starting the construction work at site.
- 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 (where hot water is required) before applying for an occupation certificate.
- RAIN WATER HARVESTING SYSTEM:**
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt, notification as applicable.
- The Colonizer/ Owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

DRG NO. DG, TCP, 5101 DATED 20-03-2015

(BALWANT SINGH) SD(HQ)
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Plot No. 10
5th Floor
Sector-44
Gurgaon



Zoned Area:- 1.35 Acres