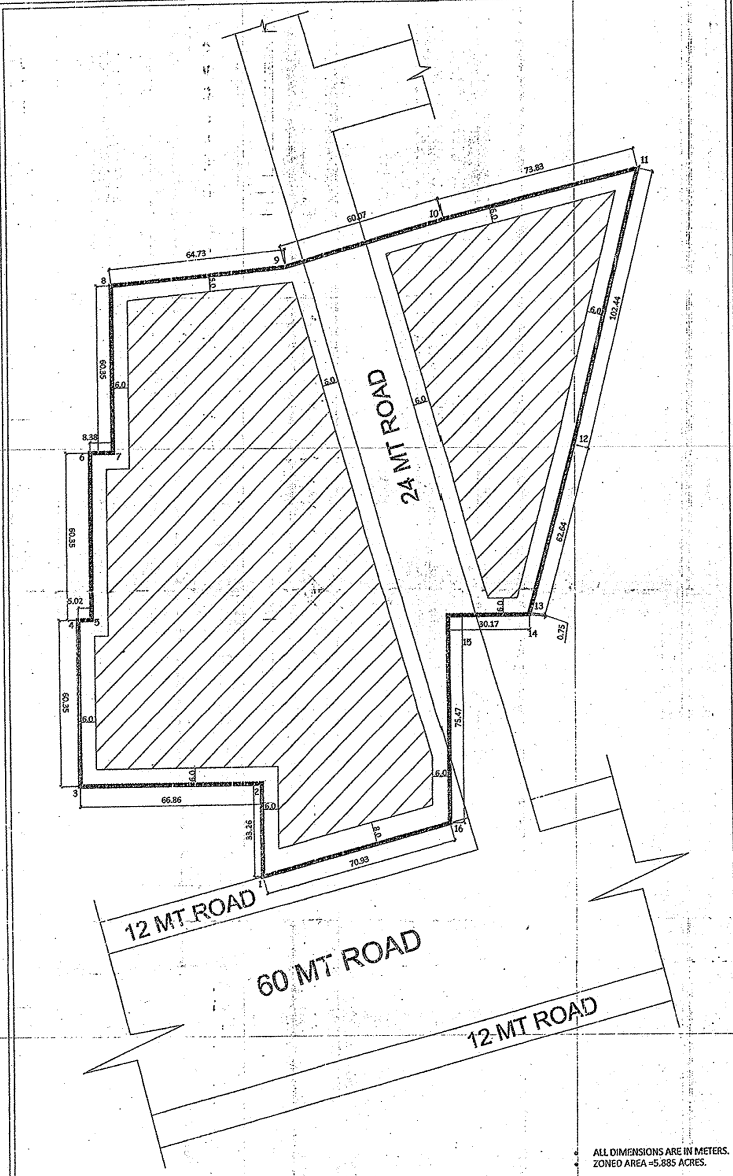
# ZONING PLAN OF CYBER PARK COLONY MEASURING 8.356 ACRES (LICENCE NO. 86 OF 2010 DATED 23.10.2010) IN SECTOR-62 GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY BAAKIR REAL ESTATE PVT. LTD. IN COLLABORATION WITH DLF NEW GURGAON OFFICES DEVELOPERS PVT. LTD.




## ZONING CLAUSES FOR CYBER PARK COLONY

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 1 to 16 as confirmed by DTP Gurgaon vide Endst No . 170 Dated 12.01.2011.

2. LAND USE

The type of buildings permissible in the Cyber Park shall be used exclusively for the software development activities and IT Enabled services as per the provision of Notification No. COP (NCR)/ GDP-III / 2001 / 1655 Dated 30.7.2001, as amended from time to time, wherein no manufacturing of any kind (including assembling activities) shall be permitted . Only incidental activities like banks, restaurants, insurance offices etc. will be permitted subject to the restriction of 4% of the of 8.356 acres.

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES

The site shall be developed and buildings constructed thereon as indicated in and explained in the table below:-

| Notation | Land use zone | Type of Building permitted/permissible structures. |
|---|---|---|
| | Open Space Zone | Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc. |
| | 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 buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.
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% on the area of 8.356 acres.
c) Maximum permissible FAR shall be 150 for commercial component as explained above in clause 2 on the area of 8.356 acres. The maximum permissible FAR shall be 250 for IT units in the balance area.

5. 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:-

a) 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 roads 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/Structure which rise to 30 meters or more in height shall be constructed if no objection certificate has been obtained from the National Airport Authority.
d) All building block(s) shall be constructed so as to maintain an intense distance not less 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 | 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 | 16 |

e) To ensure fire safety and structural stability of the building of more than 60 meter in height, the developers shall submit the structure drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc.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.Those approvals shall be obtained prior to starting the construction work at site.

f) 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.

6. 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.

7. BASEMENT

Four level basements within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may in addition to parking could be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and telecom utilities, if they satisfy the public health requirements and for no other purposes. Area under stilts (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 partitions of basement will be permissible for uses other than those specified above.

8. PARKING

a. Adequate parking spaces i.e. covered, open or in the basement shall be provided for the vehicles.
b. The parking spaces shall not be less than 1 PCU for 40 sq.m. of covered area on all floors.
c. Minimum 10% of the car parking space shall be made available for the visitors having commercial vehicles like Taxies, Buses used for ferrying the employees of the IT companies. This car parking space can be provided in the form of multi - storey building along with facilities like canteen, toilet and rest room for the drivers subject to the limit of maximum 75 sqm, within the zoned area. The parking structure shall also be planned in such a manner that it will maintain the intense distance from the main building and the building of adjoining properties. The above facility shall be free of user charge.
d. Minimum 5% parking space shall be provided for casual visitor at the ground level.
e. The car parking space shall be provided to the allotee / owners of the IT spaces as per their actual requirement assessed at the time of sale/ purchase agreement.
f. The area for parking per PCU shall be as under:-
   - Basement = 35 sqm.
   - Stilts = 30 sqm.
   - Open = 25 sqm.
h. 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 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 stories, the floor to ceiling height 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.

9. WIDTH/ SLOPE OF RAMP

The clear width of the ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

10. PLANNING NORMS

The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by DG,TCP, Haryana.

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 1983 and rules framed there under.

12. SUB DIVISIONS OF SITE

No sub division of the Cyber Park site shall be permitted.

13. WIDTH OF COVERED PUBLIC CORRIDOR

The width of the corridor would be governed by the rule 82 of the Punjab Schedule Roads & Controlled Areas Restriction and Unregulated Development Rules, 1965.

14. GATE POST AND BOUNDARY WALL

Such Boundary wall, railings of their combination, hedges or fences along with gates and gate posts shall be constructed as per design approved by DG,TCP Haryana. In addition to the gate/gates an additional wicket gate not exceeding 1.25 meter width may be allowed in the front and side boundary wall.

15. EXTERNAL FINISHES

a) The external wall finishes, so far as possible shall be in natural or permanent type of materials like bricks, stone, concrete, terracotta, grits, marble, chips, glass, metals or any other finish which may be allowed by the DG,TCP,Haryana.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitable screened.
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 no other places, whatsoever.

16. APPROVAL OF BUILDING PLANS

The building plans of the buildings to be constructed at site shall have to be got approved from the DG,TCP, Haryana (under section 8(2) of the Act No.41 of 1963), before taking up the construction.

17. 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 Controlled Areas, Restriction of Unregulated Development Rules, 1965 and IS Code No. 4963-1987 regarding provisions for Physically Handicapped Persons.On the points where such rules are silent and stipulate no condition or norm, the model building byelaw issued by the ISI, and as given in the NBC shall be followed as may be approved by DG,TCP, Haryana.

18. FIRE SAFETY MEASURES

a) The owner will ensure the provision of proper fire safety measures in the multi storeyed 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/LT. Control periphery 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.

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 (where hot water is required) 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(E) 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.

ORD.NO. DG,TCP- 3094 DATED- 16-03-2012

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