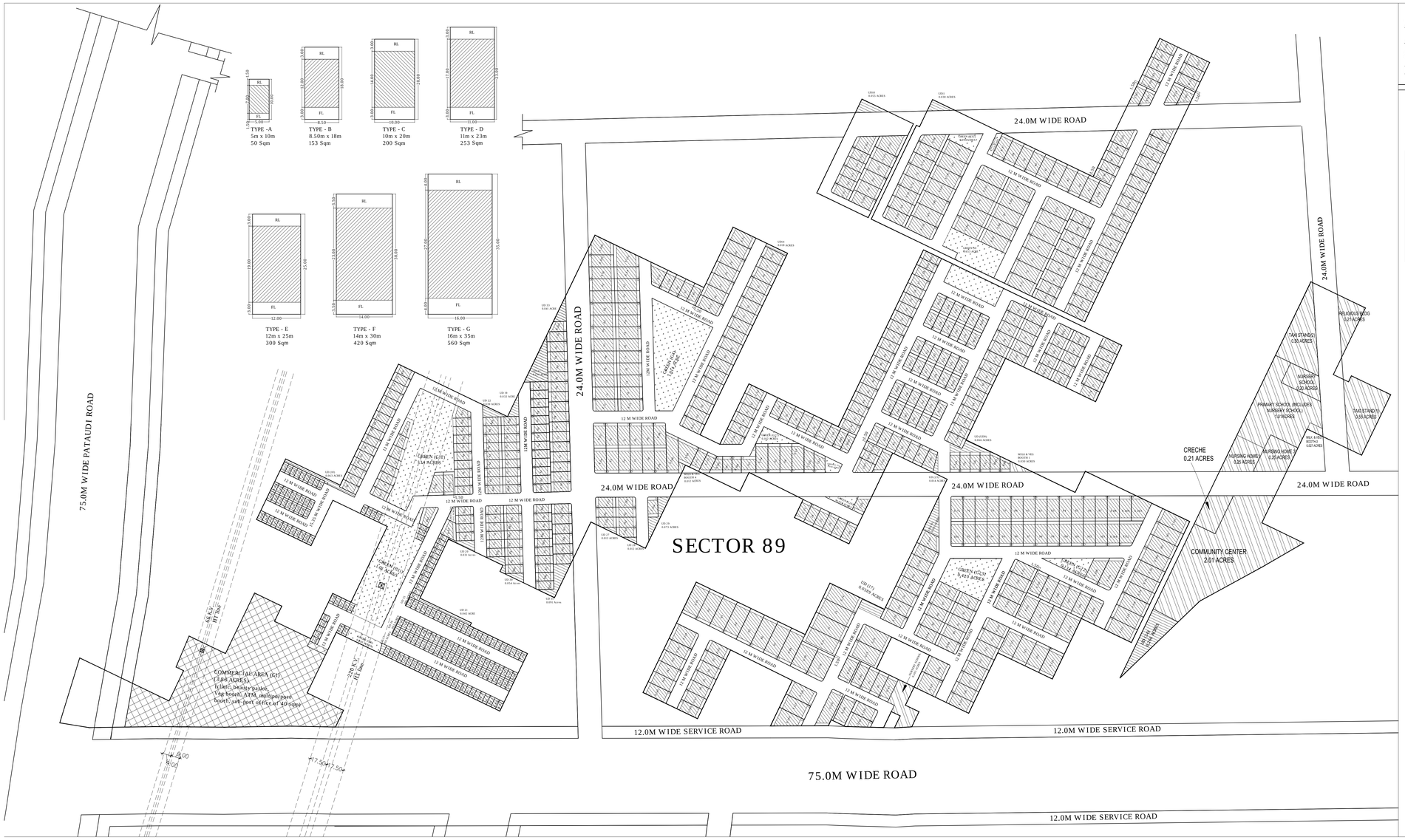

ZONING PLAN OF PLOTTED COLONY SCHEME MEASURING 101.081 ACRES (LICENCE NO. 59 OF 2013 DATED 16.07.2013) IN SECTOR 89 & 90, GURGAON BEING DEVELOPED BY M/S ORRIS INFRASTRUCTURE PVT. LTD.

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

I USE ZONE:
THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE MARKING EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER:

NOTATION	Permissible use of land on the portion of the plot marked in col. 1	Type of building permissible on land marked in col. 1.
1.	2.	3.
	ROAD	Road furniture at approved places.
	PUBLIC OPEN SPACE	To be used only for landscape features.
	RESIDENTIAL	Main Residential building.
	COMMERCIAL	As per supplementary zoning plan to be approved separately for each site.
	COMMUNITY BUILDINGS	As per supplementary zoning plan to be approved separately for each site.
	BOUNDARY WALL	As per the approved design.

NOTE : Ancillary Buildings shall mean building attached to or serving the main residential buildings. it shall include such buildings, as garage, store room, fuel store and servant quarters or part of the main residential building.

II PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING.
The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard:-

AREA OF THE SITE	MAXIMUM PERMISSIBLE COVERAGE ON GROUND INCLUDING ANCILLARY & RESIDENTIAL ZONE.	MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR
a) For the first 225 sqm. of the total area of the site.	60% of such portion of the site.	55% of such portion of the site.
b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	40% of such portion of the site.	35% of such portion of the site.
c) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqm.	35% of such portion of the site.	25% of such portion of the site.

MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT:
The maximum permissible F.A.R. and maximum permissible hright on the area of the site mentioned in column 1 of the schedule given below shall be as shown in columns 2 and 3 respectively of the said schedule.

AREA OF THE SITE	MAXIMUM PERMISSIBLE FLOOR AREA RATIO	MAXIMUM PERMISSIBLE HEIGHT
1.	2.	3.
a) For the first 209 sqm. of the total area of the site	1.45	11.00 meters.
b) For the next 91 sqm. of the area i.e. between 209 sqm and 300 sqm. meters.	1.00	11.00 meters
c) For the next 120 sqm. of the area i.e. between 301 sqm. and 420 sqm.	0.95	11.00 meters.
d) For the remaining area beyond 420 sqm	0.80	11.00 meters

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

III PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT
Not more than three dwelling units shall be allowed on each plot; However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units. In case of plots falling in EWS category not more than two dwelling units will be allowed and only one dwelling unit shall be allowed on each floor.
These conditions may be got incorporated in the Agreements executed with the buyers.

NOTE: The above restrictions on the maximum number of dwelling units on each catergy of plots have been made on the presumption that the average density on the layout plan shall be 13.5 persons for building/plot for general category and 9 persons per building/ plot for EWS category, accordign to which norms of community Buildings have been prescribed in the approved layout plan.

IV SUB DIVISION/ COMBINATION OF PLOTS.
No plot shall be sub divided,partitioned or additionally constructed. However two plots under one ownership may be combined to form a - single plot except EWS/NPNL plots, subject to the following conditions:
a) The site coverage and No. of dwelling units shall be as per II and III above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
b) That contiguous plots lying side by side in a row and not behind each other shall be permissible for combining.
c) That if two plots are combined to form a single plot , the area shown blank or as 'Residential Ancillary' between the use marked as 'Residential Main' shall be considered as Residential Main.

V SPACE ABOUT BUILDING
All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential main or residential ancillary and no such building shall project beyond the portion of the site indicated as such.

VI HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS
The maximum height and number of storeys allowed on the plot as marked in col. I of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

TYPE OF BUILDING	MAXIMUM NO. OF STOREYS	MAXIMUM HEIGHT.
Residential Main	STILT + 3	14.50 Mts.

VII PLINTH LEVEL
Unless otherwise specified by the Director, Plinth Height in the case of the building intended to be used for Human Habitation shall not be less than 30 cms. above the road level and in the case of the other buildings it shall not be less than 15 cms.

VIII RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 30 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever, secondary or main shall be allowed into the plots from such roads and open spaces.

IX SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.
a) Such boundary walls which abut upon a road or an open space shall be constructed according to standard design as approved by the Director and shall be part of the plot boundary.
such boundary walls which are to be built between two adjacent plots, will occupy equal area of both the adjoining plots.
b) the boundary wall at the front of the plot shall be constructed according to the choice of designs provided by the developer and shall be part of the plot boundary
c) Not withstanding the height of the boundary wall given in Sub clause (a) above but subject to the provision of sub clause (c) below, the height of hedges and fences shall not exceed 1.83 mtrs.
d) Not withstanding the boundaries of the plot as sold, in case of corner plots, boundary walls shall be rounded off at such corner by a radius'as given below:
i). 0.5 meters . Radius for plots opening on to open space.
ii). 1.0 meters . Radius for E.W.S. plots.
iii). 1.5 meters . Radius for 125 sq. meters . to 420 sq. meters
iv). 2.0 mtrs. radius for plots above 420 sq. meters
e) Not withstanding (a),(b) & (c) above, if in the opinion of the Director, at any junction the visibility is effected by any construction, plantation etc., the owner shall comply with any directions on this behalf from him.

X GATE AND GATE POST
a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wicket gate of standard design not exceeding 1.16 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and guldo: open space.

XI DISPLAY OF POSTAL NUMBER OF THE PLOT
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

XII GARBAGE COLLECTION POINT
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser.

XIII ACCESS
No plot or public building will derive an access from less than 12 .00 meters wide road.

NOTE : 1. Read this drawing in conjunction with the demarcation plan verified by District Town Planner ,Gurgaon vide his endorsement No. dated
2. Where plots are staggered and there is a consequent stagger in front and rear building lines, than the portion of the side wall of the main and/or ancillary block which is thus exposed to view shall be finished in the same manner and character as the rest of the external finsh of the relevant buildings. Further, no openings or horizontal projections of any description shall be permitted on such exposed side walls.
3. The plot falling in the area bounded in blue colour are being approved subject to the condition that the occupation certificate for houses on such plots shall not be issued till development works in this area become functional/operational.

SCALE :- 1:1000

NORTH :-

DRG. NO. D.T.C.P. ..... DATED: .....

ATP DTP(HQ) CTP(HR) D.T.C.P.(HR)