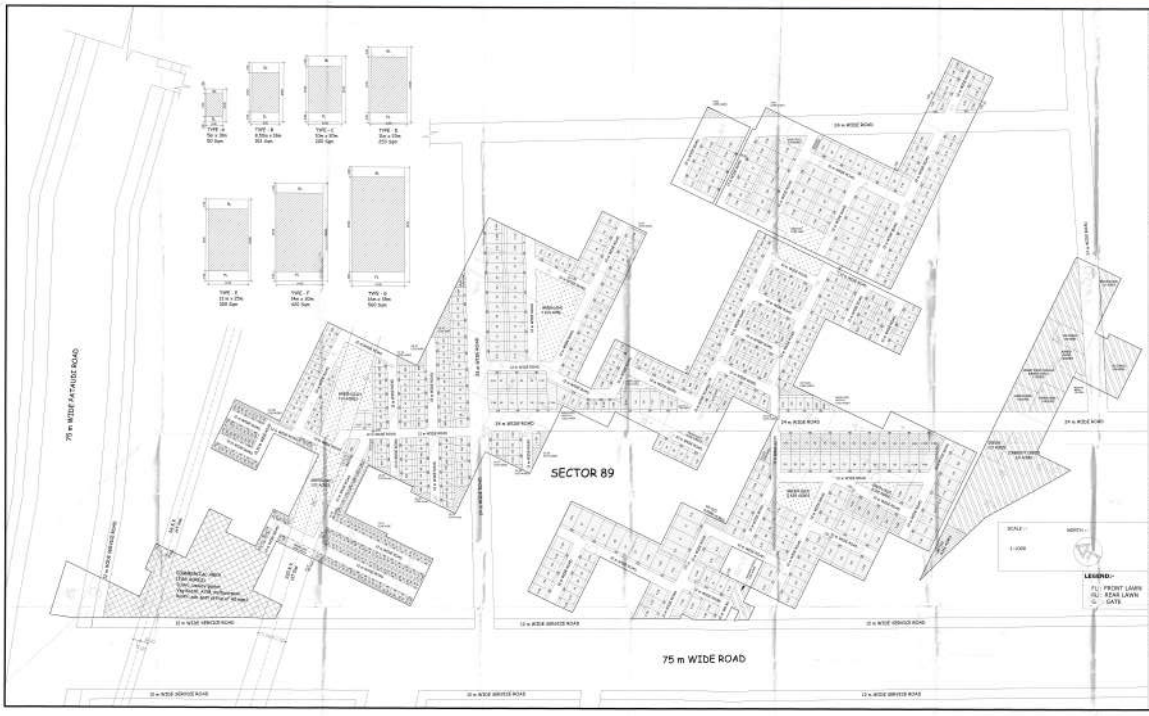

ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 101.081 ACRES (LICENCE NO. 59 OF 2013 DATED 16.07.2013) IN SECTOR 89 & 90, GURGAON BEING DEVELOPED BY ORRIS INFRASTRUCTURE PVT. LTD.

(THIS PLAN SUPERSEDES THE SAME PREVIOUS PLAN AS OF THE PURPOSE SCHEDULE OF ROADS AND CONTROLLED AREAS RESTRICTION OF UNBUILDING DEVELOPMENT RULES,1965)

1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other purpose whatsoever.

Colour	Permissible use of land in the colour of the plan (Column 1 of Schedule)	Type of building permissible in the colour of the plan (Column 2 of Schedule)
	Road	Road Furniture as approved defined
	Public open space	Public open space as developed defined
	Residential	Residential building
	Commercial	Shop and professional chamber or as specified in the approved layout plan
	Institutional buildings	Public and semi-public buildings as specified in the approved layout plan

2. 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 table, remaining portion being left open to the form of an open space around the building as envisaged.

Size of the site	Maximum permissible ground coverage (Column 3 of Schedule)	Maximum Permissible coverage (Column 4 of the Plan)
Upto 300 sq.mtrs. (Minimum plotted area)	50% of area plotted or more	50% of area plotted or more
Upto 500 sq.mtrs. (Minimum plotted area for Group Housing with open spaces)	40% of area plotted or more	40% of area plotted or more
Upto 500 sq.mtrs. (Minimum plotted area for Group Housing without open spaces)	50% of area plotted or more	50% of area plotted or more

3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO AND MAXIMUM PERMISSIBLE HEIGHT
The maximum permissible F.A.R. and maximum permissible height 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
Upto 300 sq.mtrs. (Minimum plotted area)	1.75	12.0 Meters
Upto 500 sq.mtrs. (Minimum plotted area for Group Housing without open spaces)	1.80	12.0 Meters
Upto 500 sq.mtrs. (Minimum plotted area for Group Housing with open spaces)	2.00	12.0 Meters
Upto 500 sq.mtrs. (Minimum plotted area for Group Housing)	2.00	12.0 Meters

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

4. PERMISSIBLE NUMBER OF DWELLING UNIT(S) 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.

5. SUB-DIVISION/COMBINATION OF PLOTS.
No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/LIPS plots, subject to the following conditions.
a) The site coverage and no. of dwelling units shall be as per 3 and 4 above and the minimum open space/ coverage shall be calculated considering the combination as a single plot.

6. SPACE ABOUT BUILDING
All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY
The maximum height and number of stoney allowed on the plot as marked in column 1 of the following table shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

Type of Building	Maximum number of Storey	Maximum height
Residential	Upto 3	12 Meters

8. STILT PARKING
In terms of Govt. notn. Memo. No. Misc-303-6/6/2010-DTCP dated 16.07.2010 the stilt floor may be used for car parking have of 6 meters (AVG 75 spot) and above with the clearance of height of 1.40 meters from the plinth level and below the hanging beam. The Stilt will not be permissible for any purpose other than parking.

9. PLINTH LEVEL
Unless otherwise specified by the DO TCP, 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.

10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which abut on the 45 meters or more wide sector roads and those which abut on public open spaces no direct access whatsoever from the main shall be allowed into the plots from such roads and open spaces.

11. MIN.M DISTANCE, BOUNDARY WALL, RECESS AND PORCES ETC.
a) Such boundary walls which abut upon a road or on open space and such portions of party walls which lie between the road and the front building line shall be constructed according to materials/ design as approved by the DO TCP. On the remaining sides, boundary walls, if constructed, shall be 1.80 meters in height.

b) 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 1.50 mts.

c)Not withstanding the boundaries of the plot are said, in case of corner plots boundary walls shall be rounded off at such corner by a radius as given below:

i). 3.0 meters Radius for plots opening on to open space.
ii). 1.5 meters Radius for 9.0M.D. roads.
iii). 2.5 meters Radius for 12M.D. roads to 18M.D. roads.
iv). 3.0 meters Radius for plots above 18M.D. roads.

d) Not withstanding clause a & c above, if in the opinion of the DTACD Delhi/ Gurgaon the visibility is affected by any construction (obstacles etc. the owner shall compound any directions on this behalf from him.

12. 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 walkal gate of standard design not exceeding 1.10 meter width may be allowed in the front and side boundary and provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

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

14. 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 nearest collection point to be provided by the colonizer.

15. ACCESS
No pole or public building will derive an access from less than 12.00 meters wide road.

16. SOLAR WATER HEATING SYSTEM
The use of solar water heating system as per norms specified by HAREDA, is mandatory and shall be implemented in the buildings, wherever applicable before applying for an occupancy certificate.

17. RAIN WATER HARVESTING SYSTEM
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

18. 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.

19. The underground wiring shall use only Compact Fluorescent Lamps fittings for street lighting as well as demo lighting.

20. You shall comply the minimum power load requirement of your power utility to enable the provision of poles in the concerned site for transformer/switching station which is installed as per the norms prescribed by the power utility in your project site at the time of approval of Building plans.

21. The community buildings/dispensary be constructed by the Colonizer/ Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012 failing which the land vitiate shall vest with the Government.

NOTES:-
Read this drawing in conjunction with the demarcation plan as verified by DTP, Gurgaon vide endst. no. 4981 dated 28.08.2013.

DRG. NO. SE TCP 1[illegible]

DATED [illegible]

(SUNIL KUMAR) (ASHWANI KUMAR) (UMRAO RAM TYAGI)