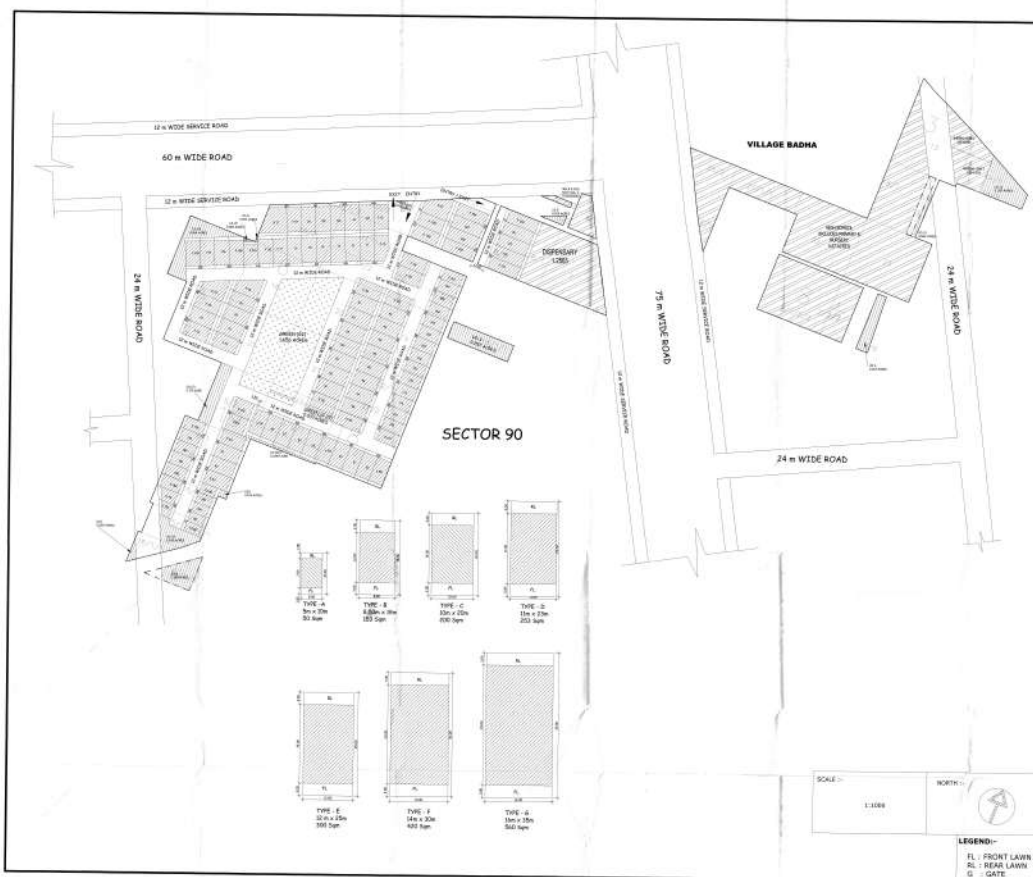


ZONING PLAN OF RESIDENTIAL PLOTTED COLONY MEASURING 101.081 ACRES (LICENCE NO. 59 OF 2013 DATED 16.07.2013) IN SECTOR 89 & 90, GURGAON BEING DEVELOPED BY ORRIS INFRASTRUCTURE PVT. LTD.

(NOT TO SCALE AND NOT TO BE USED FOR CONSTRUCTION OF ANY BUILDING WITHOUT RESTRICTION OF UNBANNED DEVELOPMENT PERMITS)



1. USE ZONE:
The land shown in the zoning plan shall be subject in accordance with the zoning indicated in the table below and to other zoning conditions.

2. PREPARATION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:
The preparation of the site shall be done in accordance with the following conditions, retaining ground level top up in the form of an open space within the building footprint.

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

4. 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 plot is determined from area of the plot as shown in table below.

5. SUB-DIVISION OF PLOTS:
No plot shall be sub-divided. However, two plots under one ownership may be combined to form a single plot except ENCLAVE plots, subject to the following conditions:
a) The site coverage and no. of dwelling units shall be as per the plot in the zoning plan.
b) Maximum permissible coverage shall be calculated considering the combined plot 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 which is marked in column 1 of the following table, subject to the requirement of minimum permissible F.A.R.

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

8. STILT PARKING:
In terms of Deck under building No. 101.081.0002/01/01/01/01/01 dated 20/03/2013, the Stilt Parking is permissible for the plot having size of 6 meters (6.0) m wide and above the clear height of 2.0 meters from the ground level and below the parking level. The Stilt will not be permissible for any purpose other than parking.

9. PLINTH LEVEL:
Unless otherwise specified by the DCP/DCP, Plinth height is the same as the building intended to be used. For Plinth Height shall not be less than 20 cm above the road level and in the case of the other building it shall not be less than 10 cm.

10. RESTRICTION OF ACCESS FROM A WIDE ROAD OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES:
In case of plots which are on the left side or on the right side near the road and plots which are on public open spaces, no direct access, whatsoever, is permitted or shall be allowed into the plots from road, roads and open spaces.

11. BOUNDARY WALL, BOUNDARY WALL, WOODEN AND FENCES ETC.:
a) Such boundary walls shall not be used as an open space and such portion of the wall which is above the road level shall not be allowed. b) The boundary wall, boundary wall, if constructed, shall be 1.80 meters in height.
c) Notwithstanding the height of the boundary wall, it shall be above the ground level for a height of 1.80 meters.
d) If the boundary wall is constructed, it shall be made of brick or concrete, masonry wall. e) 1.5 meters height for 1.50 m wide wall. f) 1.2 meters height for 1.0 m wide wall. g) 1.0 meters height for 0.9 m wide wall. h) 0.9 meters height for 0.8 m wide wall. i) 0.8 meters height for 0.7 m wide wall.

12. DATE AND GATE FEE:
The fee for plot and gate shall be as mentioned in the attached schedule, as the plot is situated on the zoning plan.

13. DISPLAY OF PORTAL NUMBER OF THE PLOT:
The plot number and gate number shall be visible at the plot at all times.

14. SOLAR WATER HEATING SYSTEM:
The use of solar water heating system on the roof of the building is mandatory and shall be made conforming to the building, wherever applicable, as per the provisions of the bye-laws of the Government.

15. ACCESS:
No plot or public building shall be accessed from less than 12.00 meters wide road.

16. MAIN WATER HARVESTING SYSTEM:
The main water harvesting system shall be provided as per Central Ground Water Authority norms. Harvesting of rainwater shall be provided as per Central Ground Water Authority norms. Harvesting of rainwater shall be provided as per Central Ground Water Authority norms.

17. RAIN WATER HARVESTING SYSTEM:
The rain water harvesting system shall be provided as per Central Ground Water Authority norms. Harvesting of rainwater shall be provided as per Central Ground Water Authority norms.

18. THE PORTAL DISPLAY OF THE PORTAL NUMBER OF THE PLOT:
The plot number and gate number shall be visible at the plot at all times.

19. THE PORTAL DISPLAY OF THE PORTAL NUMBER OF THE PLOT:
The plot number and gate number shall be visible at the plot at all times.

20. THE PORTAL DISPLAY OF THE PORTAL NUMBER OF THE PLOT:
The plot number and gate number shall be visible at the plot at all times.

21. THE PORTAL DISPLAY OF THE PORTAL NUMBER OF THE PLOT:
The plot number and gate number shall be visible at the plot at all times.

NOTES:
This drawing is prepared in accordance with the provisions as mentioned in DCP, Gurgaon vide order no. 48/2013 dated 20/03/2013.

SCALE: 1:1000 NORTH: [North Arrow] LEGEND: FL - FRONT LAWN; SL - SIDE LAWN; G - GATE. DATE: 15/11/14