

ZONING PLAN OF THE GROUP HOUSING COLONY MEASURING 2.1234375 ACRES (LICENCE NO. 86 OF 2019 DATED 01/08/2019) IN THE REVENUE ESTATE OF VILLAGE ISLAMPUR, IN SECTOR-33, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. KANWAR SAIN JAIN HUF KARTA & OTHERS IN COLLABORATION WITH PRIMORIS REALTORS LLP.

FOR THE PURPOSE OF RULE 38(III) 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 the proposed housing colony in accordance with the determination plan as verified by DTP, Gurugram, dated 23/07/2019 shown in A-1 is in the zoning plan.

2. TYPE OF BUILDING (PERMITTED)

The type of building permitted on this site shall be building designated in the zoning plan or permitted for residential purposes or for a residential or apartment building or for a public utility or any other use approved by the Director General, Town and Country Planning, Haryana.

3. GROUND COVERAGE AND FAR

a. Building shall only be constructed with in the limits of the site marked as ■■■ in the zoning plan and no where else.

b. The maximum ground coverage of ground floor shall be 35% and that of subsequent floors shall be 35% for the area of 12343.75 sqm.

c. The maximum FAR shall not exceed 17% on the area of 2.1234375 acres. However, if the site includes common building, which is to be as per the permitted norms, the building plan of which shall have to be approved from the Director, Town and Country Planning, Haryana.

4. HEIGHT OF BUILDING

a. The height of the building, which is subject of consent to the provisions of the zoning plan and FAR, shall be governed by the following:-

i. The maximum height of the buildings shall not exceed that as mentioned in the zoning plan and shall not exceed 13 times the width of the road abutting along the front open space.

b. If a building abuts on two or more streets of different widths, the building shall be deemed to abut on the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to abut on a street of a smaller width, along the narrower street.

c. Building structures, which are 30 meters or more in height shall be constructed as an apartment / certificate has been obtained from the National Airport Authority.

d. All building blocks shall be constructed so as to maintain an interval distance not less than that required for each building according to the zoning plan.

Table with 2 columns: No. of floors, Height of building (meters) and Height of building (feet). Rows: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18.

6. To ensure fire safety and structural stability of the buildings of more than 60 meters in height, the developer shall submit the structural drawings duly vetted from recognized structural R.T. based on IS 800, IS 456, IS 1786 and IS 1789 as per the relevant provisions of the Indian Standards Code. All buildings shall be constructed in accordance with the Indian Standard Code for Reinforced Concrete Framed Structures IS 456:2000 and shall be designed in accordance with the Indian Standard Code for Design of Reinforced Concrete Structures IS 456:2000.

7. If any structure or extension is intended to be added to the height of any building, the developer shall submit the structural drawings of the proposed structure to the concerned authority for approval.

8. SUB-DIVISION OF SITE

a. The site of the Group Housing Colony shall be governed by the proposed Apartment, Occupancy A-1.

b. The site shall not be subdivided or fragmented into smaller units.

9. GATE POST AND BOUNDARY WALL

Each boundary wall, in height, shall be 1.20 m. The gate post shall be made of concrete and shall not exceed 1.20 meters in height. The gate post shall be provided at each entrance to the colony. The gate post shall be provided in accordance with the Indian Standard Code for Design of Reinforced Concrete Structures IS 456:2000.

10. DENSITY

a. The maximum density of the residential population in the colony shall be 120 PPA and the maximum shall be 60 PPA on the area of 2.1234375 acres.

b. The density shall be subject to the availability of water supply and sewerage services and shall be subject to the approval of the concerned authority.

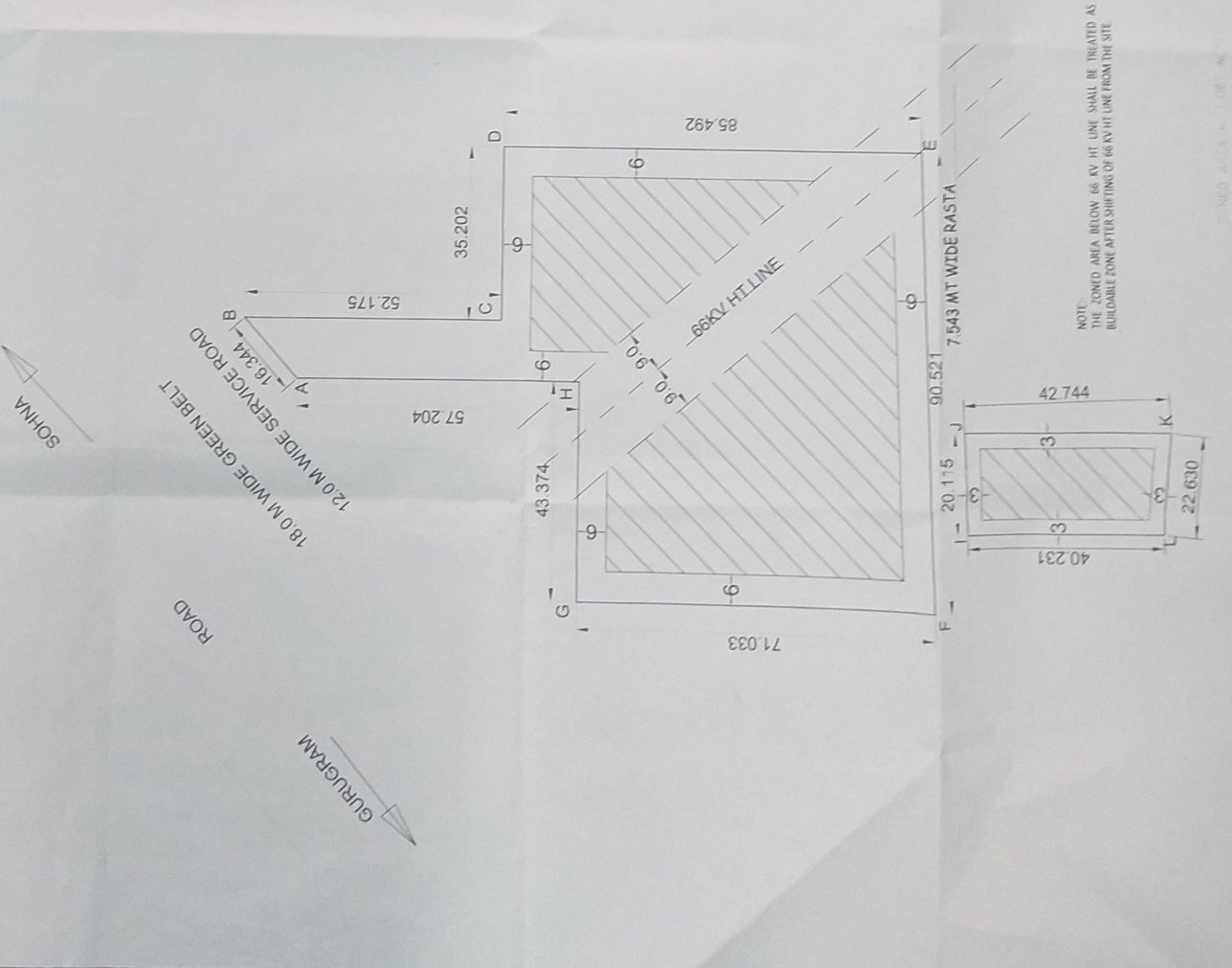
11. ACCOMMODATION FOR SERVED POPULATION

The colony shall be developed in such a manner as to provide adequate accommodation for the served population. The colony shall be developed in such a manner as to provide adequate accommodation for the served population.

12. PARKING

a. Parking shall be provided in accordance with the Indian Standard Code for Design of Reinforced Concrete Structures IS 456:2000.

b. The parking area shall be provided in such a manner as to provide adequate parking for the served population.



11. APPROVAL OF BUILDING PLANS: The building plans of the buildings to be constructed in this site shall be approved by the Director, Town and Country Planning, Haryana. At least 15% of the total site area shall be developed in accordance with the plan approved by the Director, Town and Country Planning, Haryana. The building plans shall be prepared in accordance with the Indian Standard Code for Design of Reinforced Concrete Structures IS 456:2000 and shall be designed in accordance with the Indian Standard Code for Design of Reinforced Concrete Structures IS 456:2000.

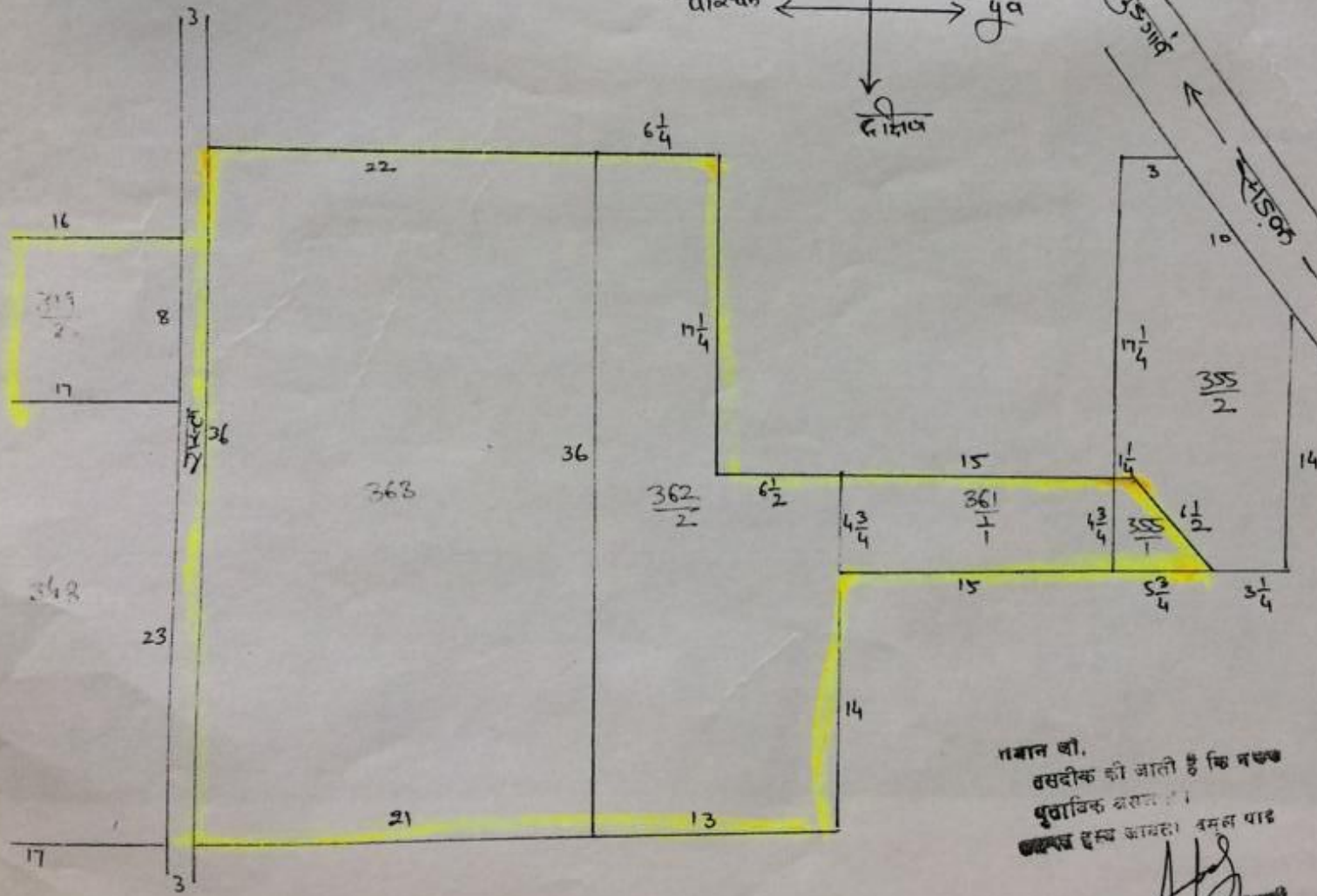
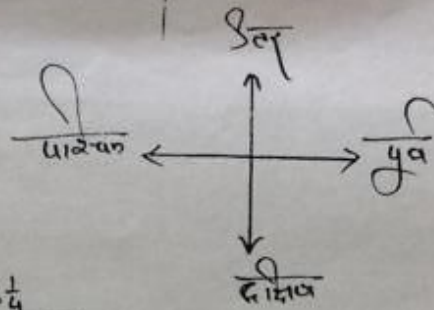
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13. BUILDING HEIGHTS: The height of the buildings shall be governed by the zoning plan. The height of the buildings shall not exceed that as mentioned in the zoning plan. The height of the buildings shall not exceed 13 times the width of the road abutting along the front open space.

14. CONVENIENT SHOPPING: The provision of convenient shopping facilities shall be provided in the colony. The colony shall be developed in such a manner as to provide adequate shopping facilities for the served population.

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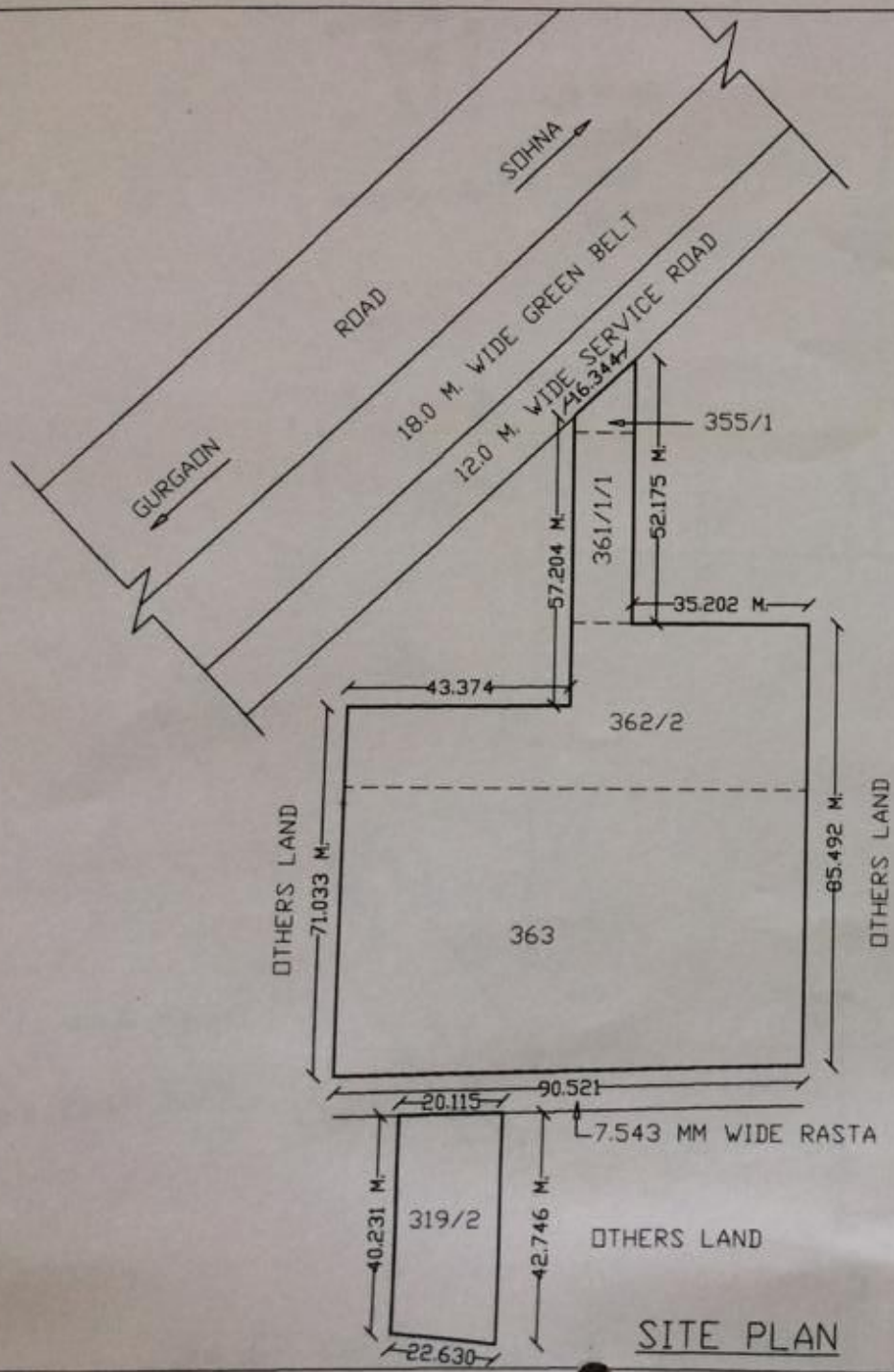
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पैमाना 1 इंच = 8' 3"
 तालीमा नं० 552-...

मान ली,
 वसदीक की जाती है कि नए
 भूवाकिक अंतरण
 कालक इसका कार्य। वसल पाठ

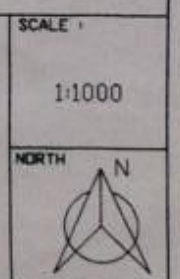
(Signature)
 14/5/14



SITE PLAN FOR PROPOSED GROUP HOUSING ON LAND BEARING KH. NOS. 355/1, 361/1/1, 362/2, 363, 319/2. AT VILLAGE ISHLAMPUR (SECTOR 33), TEHSIL & DISTT. GURGAON. BELONGING TO: SH. KANWAR SAIN JAIN (HUF) & KANWAR SAIN JAIN IN COLLOBORATION WITH M/S PRIMORIS REALTORS PVT. LTD.

AREA DETAIL:
 TOTAL LAND AREA:
 =2.1234375 ACRES
 (3 BIGHA-7 BISWA-19 BISWANSI)
 OR 8593.175 SQ.M.

DESIGN CREATIONS
 AR. AMANDEEP GUPTA
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 116, AKD TOWER
 SECTOR-14, GURGAON
 PH. 2325565
 MOBILE : 9810352510
 archamanandeeep@gmail.com



OWNER SIGN --
 For PRIMORIS REALTORS PVT. LTD.
Kanwar Sain Jain [Signature]

ARCH. SIGN --
Amandeep [Signature]
 Ar. Amandeep (B.Arch)
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