

ZONING PLAN OF CYBER PARK COLONY MEASURING 6.1375 ACRES (LICENCE NO. 1/2 OF 2012 DATED 27/10/12) IN SECTOR-66, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. OM PARKASH AND OTHERS IN COLLABORATION WITH GUPTA PROMOTERS PVT. LTD

FOR THE PURPOSE OF RULE 38(I)(ii) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1955.

SHAPE & SIZE OF SITE
The shape and size of the site is in accordance with the approved development plan shown as A to F in confirmed by S.P. Gargan vide memo no. 325 dated 14.09.2012.

LAND USE
The type of building permissible in the Cyber Park shall be used exclusively for the software development activities and IT Enabled services as per the provisions of notification No. CO (NCR) dated 14.09.2012. The site shall be used for the purpose of software development activities, IT Enabled services, restaurants, insurance offices etc. shall be permitted. Only industrial activities like banks, etc. shall not be permitted. The site shall be used for the purpose of software development activities, IT Enabled services, restaurants, insurance offices etc. shall be permitted. Only industrial activities like banks, etc. shall not be permitted.

TYPE OF BUILDING PERMITTED AND LAND USE ZONES
The site shall be developed and buildings constructed thereon as indicated in and mentioned in the table below:

Location	Land use zone	Type of building/structure/structure
Open Space Zone	Open Space Zone	Open Space Zone
Building Zone	Building Zone	Building as per permissible land use in clear above and below permissible in Open Space Zone.

SITE COVERING AND FUR
The building on the site shall be constructed only within the portion of the site marked as building zone. The proportion up to which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 50% on the area of 6.1375 acres as explained above as clause 2 on the area of 6.1375 acres. The maximum permissible FAR shall be 250 for IT units in the building area.

HEIGHT OF BUILDINGS
The height of the building, subject to consent to the provisions of the site coverage and FAR, shall be governed by the following:-
a) The maximum height of the building shall not be more than as allowed by National Zoning Authority and shall not exceed 12 times the width of the road abutting to the site plus the front open space.
b) In a building plot on two or more streets of different widths, the building shall be designed so that the height of the building shall not exceed 12 times the width of the narrowest street.
c) Buildings/structures which rise to the extent or more in height shall be constructed if no objection is received from the National Zoning Authority.
d) All building heights shall be constructed so as to maintain an average distance not less than 100 feet required for each building according to the table below:-

SL. NO.	HEIGHT OF BUILDING	MINIMUM OPEN SPACE TO BE MAINTAINED (FEET)
1	10	3
2	15	5
3	20	7
4	25	9
5	30	11
6	35	13
7	40	15
8	45	17
9	50	19
10	55	21
11	60	23
12	65	25
13	70	27
14	75	29
15	80	31
16	85	33
17	90	35
18	95	37
19	100	39
20	105	41
21	110	43
22	115	45
23	120	47
24	125	49
25	130	51
26	135	53
27	140	55
28	145	57
29	150	59
30	155	61
31	160	63
32	165	65
33	170	67
34	175	69
35	180	71
36	185	73
37	190	75
38	195	77
39	200	79
40	205	81
41	210	83
42	215	85
43	220	87
44	225	89
45	230	91
46	235	93
47	240	95
48	245	97
49	250	99
50	255	101
51	260	103
52	265	105
53	270	107
54	275	109
55	280	111
56	285	113
57	290	115
58	295	117
59	300	119
60	305	121
61	310	123
62	315	125
63	320	127
64	325	129
65	330	131
66	335	133
67	340	135
68	345	137
69	350	139
70	355	141
71	360	143
72	365	145
73	370	147
74	375	149
75	380	151
76	385	153
77	390	155
78	395	157
79	400	159
80	405	161
81	410	163
82	415	165
83	420	167
84	425	169
85	430	171
86	435	173
87	440	175
88	445	177
89	450	179
90	455	181
91	460	183
92	465	185
93	470	187
94	475	189
95	480	191
96	485	193
97	490	195
98	495	197
99	500	199
100	505	201
101	510	203
102	515	205
103	520	207
104	525	209
105	530	211
106	535	213
107	540	215
108	545	217
109	550	219
110	555	221
111	560	223
112	565	225
113	570	227
114	575	229
115	580	231
116	585	233
117	590	235
118	595	237
119	600	239
120	605	241
121	610	243
122	615	245
123	620	247
124	625	249
125	630	251
126	635	253
127	640	255
128	645	257
129	650	259
130	655	261
131	660	263
132	665	265
133	670	267
134	675	269
135	680	271
136	685	273
137	690	275
138	695	277
139	700	279
140	705	281
141	710	283
142	715	285
143	720	287
144	725	289
145	730	291
146	735	293
147	740	295
148	745	297
149	750	299
150	755	301
151	760	303
152	765	305
153	770	307
154	775	309
155	780	311
156	785	313
157	790	315
158	795	317
159	800	319
160	805	321
161	810	323
162	815	325
163	820	327
164	825	329
165	830	331
166	835	333
167	840	335
168	845	337
169	850	339
170	855	341
171	860	343
172	865	345
173	870	347
174	875	349
175	880	351
176	885	353
177	890	355
178	895	357
179	900	359
180	905	361
181	910	363
182	915	365
183	920	367
184	925	369
185	930	371
186	935	373
187	940	375
188	945	377
189	950	379
190	955	381
191	960	383
192	965	385
193	970	387
194	975	389
195	980	391
196	985	393
197	990	395
198	995	397
199	1000	399
200	1005	401
201	1010	403
202	1015	405
203	1020	407
204	1025	409
205	1030	411
206	1035	413
207	1040	415
208	1045	417
209	1050	419
210	1055	421
211	1060	423
212	1065	425
213	1070	427
214	1075	429
215	1080	431
216	1085	433
217	1090	435
218	1095	437
219	1100	439
220	1105	441
221	1110	443
222	1115	445
223	1120	447
224	1125	449
225	1130	451
226	1135	453
227	1140	455
228	1145	457
229	1150	459
230	1155	461
231	1160	463
232	1165	465
233	1170	467
234	1175	469
235	1180	471
236	1185	473
237	1190	475
238	1195	477
239	1200	479
240	1205	481
241	1210	483
242	1215	485
243	1220	487
244	1225	489
245	1230	491
246	1235	493
247	1240	495
248	1245	497
249	1250	499
250	1255	501
251	1260	503
252	1265	505
253	1270	507
254	1275	509
255	1280	511
256	1285	513
257	1290	515
258	1295	517
259	1300	519
260	1305	521
261	1310	523
262	1315	525
263	1320	527
264	1325	529
265	1330	531
266	1335	533
267	1340	535
268	1345	537
269	1350	539
270	1355	541
271	1360	543
272	1365	545
273	1370	547
274	1375	549
275	1380	551
276	1385	553
277	1390	555
278	1395	557
279	1400	559
280	1405	561
281	1410	563
282	1415	565
283	1420	567
284	1425	569
285	1430	571
286	1435	573
287	1440	575
288	1445	577
289	1450	579
290	1455	581
291	1460	583
292	1465	585
293	1470	587
294	1475	589
295	1480	591
296	1485	593
297	1490	595
298	1495	597
299	1500	599
300	1505	601
301	1510	603
302	1515	605
303	1520	607
304	1525	609
305	1530	611
306	1535	613
307	1540	615
308	1545	617
309	1550	619
310	1555	621
311	1560	623
312	1565	625
313	1570	627
314	1575	629
315	1580	631
316	1585	633
317	1590	635
318	1595	637
319	1600	639
320	1605	641
321	1610	643
322	1615	645
323	1620	647
324	1625	649
325	1630	651
326	1635	653
327	1640	655
328	1645	657
329	1650	659
330	1655	661
331	1660	663
332	1665	665