

**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.

**1. 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.

**2. LAND USE**  
The type of buildings 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 15.09.2011. The site shall be used for the purpose of software development activities like banks, restaurants, insurance offices etc. shall be permitted. Only industrial activities like banks, restaurants, insurance offices etc. shall be permitted subject to the restriction of clause 6.1375 acres.

**3. 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/Permissible structures.
Open Space Zone	Open Space Zone	Parks and other recreational facilities, landscaping, outdoor sports, etc.
Building Zone	Building Zone	Building as per permissible land use in clause above and uses permissible in the open space zone.

**4. SITE COVERING AND FUR**  
The building on the site shall be constructed only within the portion of the site marked as building zone.

**5. HEIGHT OF BUILDINGS**  
The maximum height of the buildings shall not exceed 12.19 meters above the ground level and shall not exceed 12.19 meters above the ground level. The buildings shall be constructed on the ground floor and shall not exceed 12.19 meters above the ground level. The buildings shall be constructed on the ground floor and shall not exceed 12.19 meters above the ground level.

**6. APPROACH TO SITE**  
The vehicular approach to the site and parking lot shall be planned and provided giving due consideration to the junction of the site with the proposed road.

**7. BASEMENT**  
Four level basements within the building zone of the site provided it is within the ground level and shall not exceed 12.19 meters below the ground level. The basements shall be provided for the vehicles, generator room, lift room, fire fighting pumps, water reservoir, electric substation, air conditioning plants and toilet/urinals, if they exist the existing basements shall be approved from the competent authority. The basements shall be provided for the vehicles, generator room, lift room, fire fighting pumps, water reservoir, electric substation, air conditioning plants and toilet/urinals, if they exist the existing basements shall be approved from the competent authority.

**8. PARKING**  
Adequate parking spaces to be provided in the basements shall be provided for the vehicles. Minimum 20% of the car parking space shall be made available for the visitors having commercial vehicles. The parking spaces shall be provided for the vehicles, generator room, lift room, fire fighting pumps, water reservoir, electric substation, air conditioning plants and toilet/urinals, if they exist the existing basements shall be approved from the competent authority.

**9. WORTHY SLOPE OF DAMM**  
The clear width of the ramps leading to the basement floor shall be minimum 4.00 meters, with an adequate slope not steeper than 1:12. The ramps shall be prepared primarily at opposite ends.

**10. PLANNING NORMS**  
The building/buildings to be constructed shall be planned and designed to the norms and standards as approved by G.P. Gurgaon.

**11. PROVISION OF PUBLIC HEALTH FACILITIES**  
This M.C. and urban provided in the building shall conform to the National Building Code/Act No. 41 of 1984 and rules framed there under.

**12. SUB DIVISIONS OF SITE**  
No sub division of the Cyber Park site shall be allowed.

**13. METHOD OF CONSTRUCTION**  
The method of construction shall be governed by the code of practice for the Punjab Schedule Towns & Controlled Areas and the relevant bye laws.

**14. CITY DISTANCE REGULATION**  
Such boundary wall, railing or other construction, height of fence along with gates and posts shall be not exceeding 1.25 meters with wall be allowed in the front and side boundary wall.

**15. EXTERNAL DIMENSIONS**  
The external dimensions of the buildings shall be measured in the ground level. The height, width, depth, setbacks, etc. shall be measured in the ground level. The height, width, depth, setbacks, etc. shall be measured in the ground level.

**16. APPROVAL OF BUILDING PLANS**  
The building plans of the buildings to be constructed shall be submitted to the competent authority for approval.

**17. BUILDING SITE LAWS**  
The construction of the buildings shall be governed by the building rules provided in part VI of the Punjab Building Code/Act No. 41 of 1984 and the relevant bye laws. The owner shall also follow the provisions of Section 48 of The Persons With Disabilities (Equal Opportunity, Protection of Rights and Full Participation) Act, 1995. The buildings shall be constructed in accordance with the provisions of the Punjab Building Code/Act No. 41 of 1984 and the relevant bye laws.

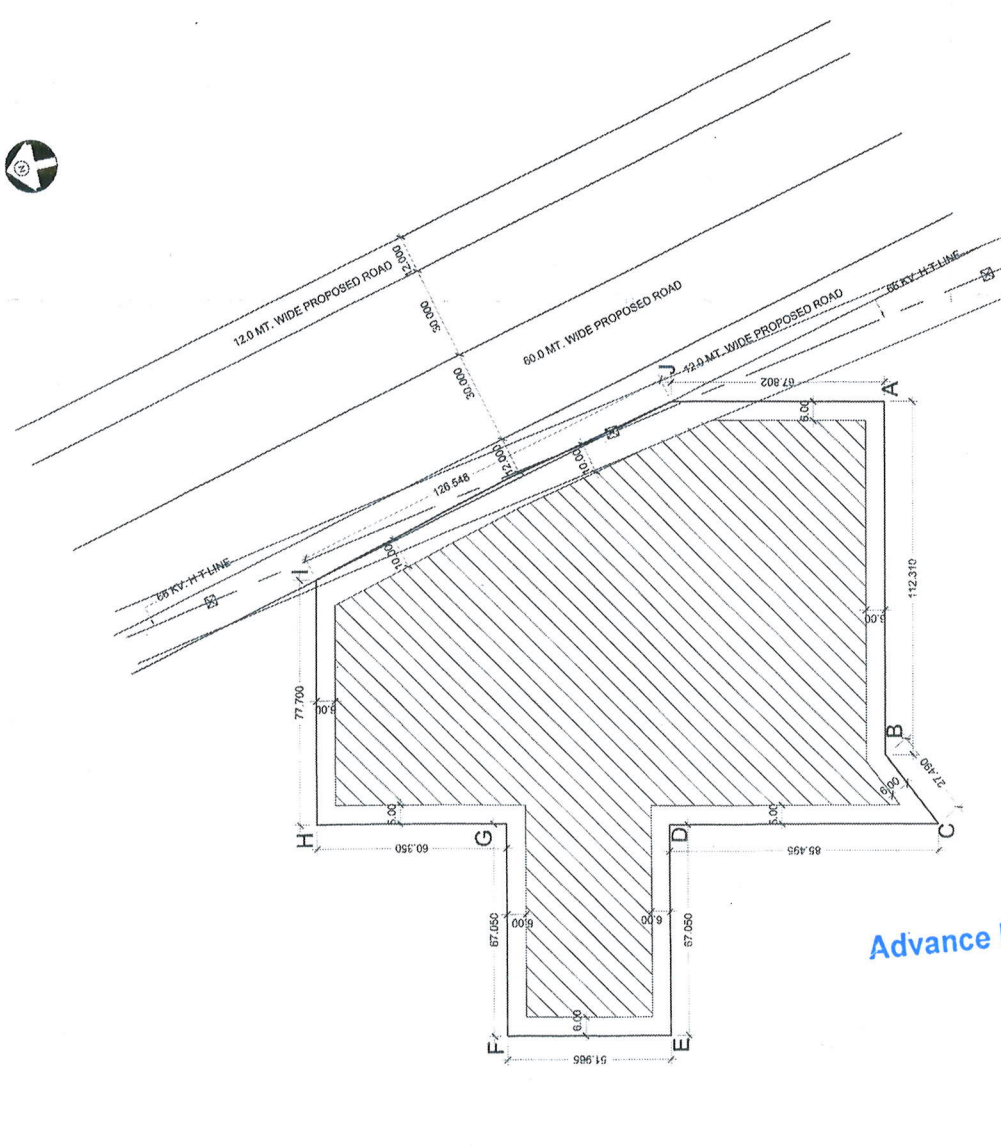
**18. FIRE SAFETY MEASURES**  
The buildings shall be constructed in accordance with the fire safety measures as per approved building plans. The buildings shall be constructed in accordance with the fire safety measures as per approved building plans.

**19. SOLAR WATER HEATING SYSTEM**  
The provision of solar water heating system shall be as per norms prescribed by Haryana, which shall be made available for the buildings to be constructed.

**20. MAIN WATER SUPPLY SYSTEM**  
The main water supply system shall be provided as per Central Water Authority norms/Haryana Govt. standards, as applicable.

**21.** The owner shall obtain the clearance/NOC as per the provisions of the notification No. S.C. 151881 Dated 15.09.2011. The owner shall obtain the clearance/NOC as per the provisions of the notification No. S.C. 151881 Dated 15.09.2011.

**22.** The building/owner shall use only Compact Fluorescent Lamp fittings for internal lighting as well as compact lighting.



**ZONED AREA = 4.95 ACRES**  
NOTE: ALL DIMENSIONS ARE IN METER

**Advance India Projects Limited**  
*Authorized Signatory*

