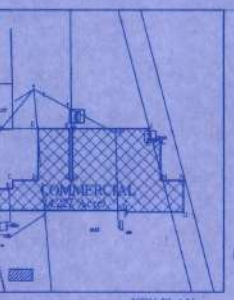
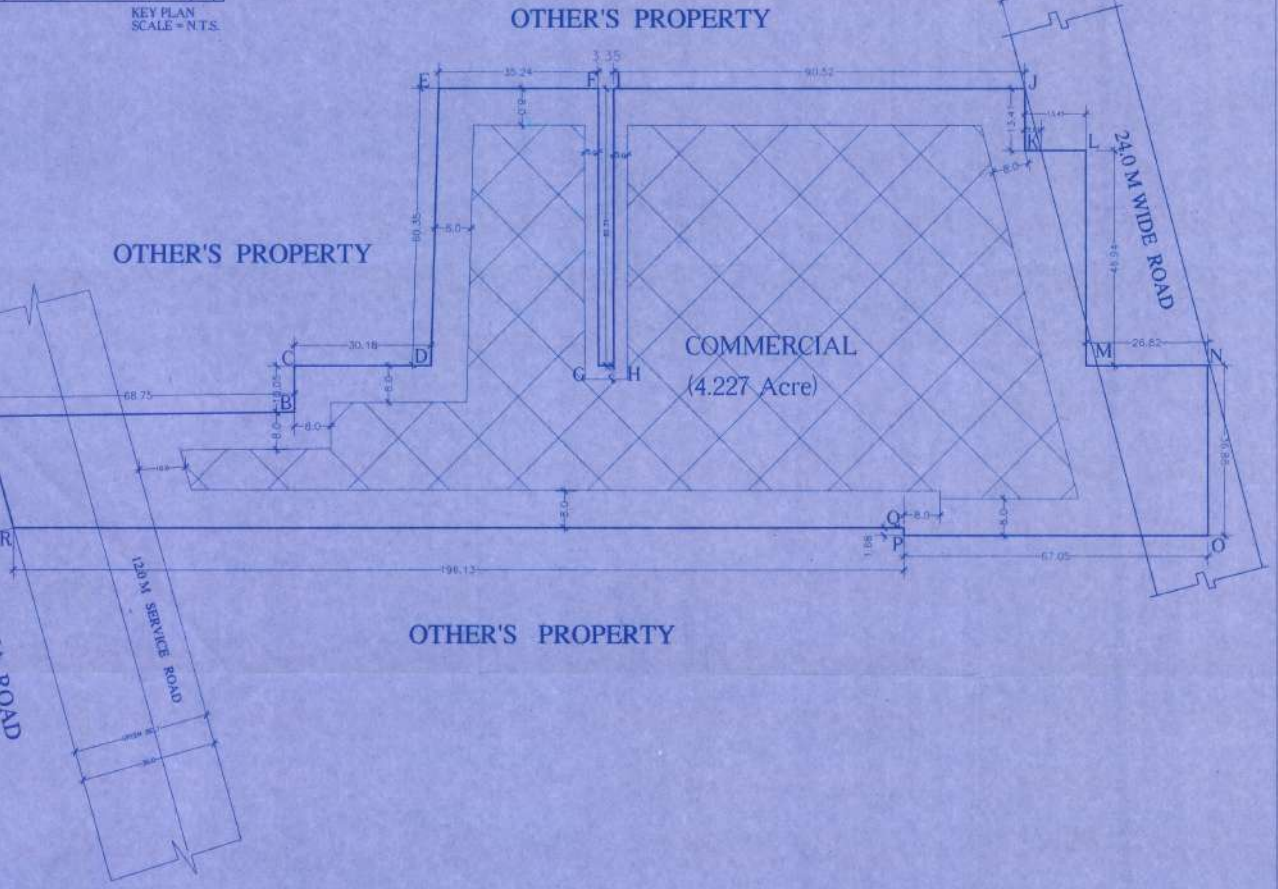
ING PLAN OF COMMERCIAL COLONY MEASURING 4.237 ACRES
ENCE NO.291 OF 2007 DATED 31-12-2007) IN SECTOR-67 GURGAON MANESAR
AN COMPLEX BEING DEVELOPED BY M/S ANANDDHAM REALTORS PVT LTD
OUGH DEVELOPERS M/S ANSAL PROPERTIES & INFRASTRUCTURE LTD.



KEY PLAN
SCALE = N.T.S.



0170.32 sq.mt.

ZONING CLAUSES FOR COMMERCIAL BUILDING

FOR THE PURPOSE OF RULE 38(X ii) AND (48) 2 OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

1. SHAPE AND SIZE OF THE SITE :

The shape and size of the site is in accordance with the approved demarcation plan shown as A TO R as confirmed by DTP(G) Vide endst. No.3465 Dated 19-05-08.

2. LAND USE :

The type of buildings permissible in this site shall conform to the provision of commercial zone as provided in Appendix 'B' to the Development plan of Gurgaon Manesar Urban Complex, as amended from time to time

3. TYPE OF BUILDING PERMITTED :

The site shall be developed and buildings constructed thereon as indicated in and explained in the table below :-

Notation	Land use zone	Type of Building permitted/permissible structures.
	Open Space zone	Open parking lots, approach roads, roadside furniture, parks and play grounds, landscaping features, under ground services etc.
	Building Zone	Building as per permissible land use in clause-2 above and uses permissible in the open space zone.

4.SITE COVERAGE AND FAR :

a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and no where else.

b) The proportion upto which the site can be covered with building or buildings on the ground floor and subsequent floors shall not exceed 40% of the area of 4.237 acres.

c) Maximum permissible FAR shall be 175 of the area of 4.237 acres

5. HEIGHT OF BUILDING

The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-

a.) The maximum height of the buildings shall not be more than as allowed by National Airport Authority and shall not exceed 1.5 times (the width of the road abutting) plus the front open space.

b) If a building abuts on two or more streets ofdifferent widths, the buildings shall be deemed to face upon the street that has the greater width and the height of the buildings shall be regulated by the width of that street and may be continued to this height to depth of 24M, along the narrow street.

c) Building/Structures which rise to 30 meters or more height shall be constructed if no objection certificate has been obtained from the National Airport Authority.

d) All building block(s) shall be constructed so as tomaintain an intersc distance not less than the set back required for each building according to the table below:-

S.NO.	HEIGHT OF BUILDING (in metres)	SET BACK/OPEN SPACE TO BE LEFT AROUND BUILDINGS (in metres)
1.	10	3
2.	15	5
3.	18	6
4.	21	7
5.	24	8
6.	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 & above	16

e.) 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 reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or NIT Kurukshetra etc. Fire safety plans needs to be vetted by the institute of Fire Engineers at Nagpur. These certifications are to be obtained prior to starting the construction work at site.

f) If such interior or exterior open space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be the one specified for the tallest building as specified above.

6. APPROACH TO SITE :

The vehicular approach to the site & parking lots shall be planned and provided giving due consideration to the junctions with the surrounding roads, to the satisfaction of the DTCP, Haryana.

7. BASEMENT :

Three level basement within the building zone of the site provided it flushes with the ground and is properly landscaped may be allowed. The basement may, in addition to parking, could be utilised for generator room, lift room, fire fighting pumps, water reservoir, electric sub-station, air conditioning plants and toilets, if they satisfy the public health requirements and for no other purposes. Area under stilts (only for parking) and basement shall not be counted towards FAR. Basement shall not be used for storage purposes but will be used only for ancillary services of the main building and it is further stipulated that no other partitions of basement will be permissible for uses other than those specified above.

8. PARKING :

a) Adequate parking spaces,covered,open or in basement shall be prov for vehicles of users and occupiers, with in the site.

b) Atleast 20% of the Parking shall be provided at the street

c) The parking spaces for buildings shall not be less than 1 P.C.U.for 75 of covered area on all floors. The area for parking per car sha as under :-

i) Basement	35 sqm.
ii) Stilts	30sqm.
iii) Open	25sqm.

d) Not more than 25% of the parking space with in the sho commercial complex shall be allotted and this allotment shall made only to the persons to whom shops/commercial space have allotted. No parking space shall be allotted, leased out, sold or trans in any manner to any third party.

9. WIDTH / SLOPE OF RAMP :

The clear width of the ramp leading to the basement floor shall be 4 an adequate slope, not steeper than 1:10. The entry and exit shall be s preferably at opposite ends.

10. PLANNING NORMS

The building/buildings to be constructed shall be planned and to the norms and standards as approved by DTCP, Haryana.

11. PROVISION OF PUBLIC HEALTH FACILITIES.

The W.C and urinals provided in the buildings shall confirm National Building Code/ Act No. 41 of 1963 and rules framed there

12. SUB-DIVISIONS OF SITE :

NO sub-division of the Commercial site shall be permitted.

13. WIDTH OF COVERED PUBLIC CORRIDOR :

A covered public corridor should have a minimum clear width However, in case of offices on subsequent floor,the width of would be governed by Rule 82 of the Rules,1965.

14. EXTERNAL FINISHES :

a) The external wall finishes, so far as possible shall be in natural type of materials like bricks,stone,concrete,terracotta, grills, marble, metals or any other finish which may be allowed by the DTCP.

b) The water storage tanks and plumbing works shall not be visible face of the building and shall be suitable encased.

c) All sign boards and names shall be written on the spaces buildings as per approved buildings plans specifically for this at no other places, whatsoever.

15. APPROVAL OF BUILDING PLANS :

The building plans of the buildings to be constructed at site shall be get approved from the DTCP, Haryana (under section 8(2) Act No.41 of 1963),before taking up the construction.

16. BUILDING BYE-LAWS :

The construction of the building / buildings shall be governed by the rules provided in the part VII of the Punjab Scheduled Roads and Con Areas, Restriction of Unregulated Development Rules, 1965, and 4863-1987 regarding provisions for Physically Handicapped persons. O where such rules are silent and stipulate no condition or norm , the building bye-laws issued by the Indian Standard Institute,and as giv National Building Code shall be followed, as may be approved by DTC

17. FIRE SAFETY MEASURES :

a) The owner will ensure the provision of proper fire safety measures multi- storied buildings conforming to the provision of Rules,1965 and the same should be get certified from the competent authority.

b) Electric Sub Station/Generator room if provided should be on sala near DG/LT. Control panel on ground floor or in upper basement be located on outer periphery of the building, the same should be from the Chief Electical Inspector, Haryana.

18. SOLAR WATER HEATING SYSTEM

The provision of solar water heating system shall be as per norms sp HAREDA and shall be made operational in the buildings wherever before applying for an occupation certificate.

19. RAIN WATER HARVESTING SYSTEM.

The Provision of rain water harvesting system shall be provided as pe Ground water Authority norms/Haryana Govt. notification as applicable.

20. The colonisor shall obtain the clearance/ NOC as per the prov Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of and Forest Government of India before starting the construction/ development works at site.

21. The colonisor/owner shall use only Compact Fluorescent Lamps fitting lighting as well as campus lighting.

ENDST. NO. D.T.C.P. 1659 DATED 5-6-2008

(DEVENDRA NIMBOKAR)
DTP(HQ)

(DHARE SINGH)
CTP(HR)

(S.S DHILL
D.T.C.P(H