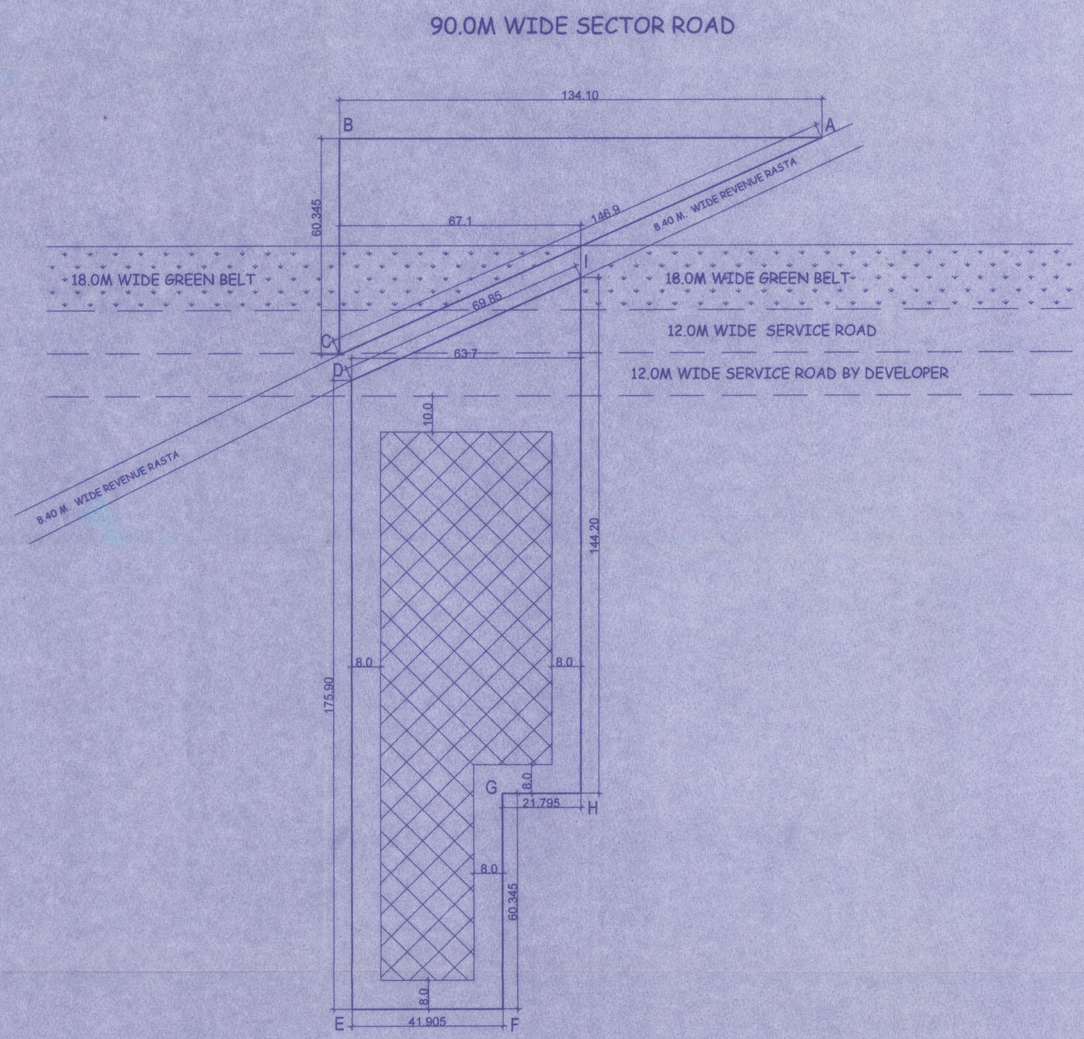
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



* ALL DIMENSIONS ARE IN METRES

ZONING PLAN OF COMMERCIAL COLONY MEASURING 3.675 ACRES (LICENCE NO. 277 OF 2007 DATED 17-12-2007) IN SECTOR- 61, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SAIEXPO OVERSEAS PVT. LTD. IN COLLABORATION WITH M/S CONTRYWIDE PROMOTERS PVT. LTD

N

NORTH

ZONED AREA 6005.36 sqm / 1.483 Acres

ZONING CLAUSES FOR COMMERCIAL SITE :

FOR THE PURPOSE OF RULE 38(xiii) 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 site is in accordance with the approved demarcation plan shown as A to C and D to I. As confirmed by DTP Gurgaon, vide Endst.no. 1455 Dated 13-03-2008.

2. LAND USE:
The type of buildings permissible in this site shall conform to the provisions of residential 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 AND LAND USE ZONES:
The site shall be developed and building 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,underground 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 up to 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 11843.32 sqmt.
c) Maximum permissible FAR shall be 150 of the area of 11843.32 sqmt.

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 of different 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 a depth of 24M, along the narrow street.

c) Structures which rise to 30 meters or more in 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 to maintain an interse distance not less than the set back required for each building according to the table Below:-

S. No.	HEIGHT OF BUILDING (in meters)	SETBACK/OPEN SPACE TO BE LEFT AROUND (in meters)
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 and parking lots shall be planned and provided giving due consideration to the junctions of and the junctions with the surrounding roads to the satisfaction of the DTCP, Haryana. The permanent approach to the site shall be derived from the 24 m. wide service road.

7. BASEMENT : Three level basements 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 utilized 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 the basement shall be provided for vehicles of users and occupiers, within the site.
b) Atleast 20% of the parking shall be at the street level.
c) The parking spaces for builings shall not be less than 1P.C.U.for 75 sq.mt. of covered area on all floors. The area for parking per car shall be as under:-
(i) Basement = 35sq.mtrs.
(ii) Stilts = 30sq.mtrs.
(iii) Open = 25sq.mtrs.
d) Not more than 25% of the parking space with in the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shops/commercial space have been allotted. No parking space shall be allotted, leased out, sold or transferred 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 mtrs. with an adequate slope not steeper than 1:10.The entery and exit shall be seperate perferably 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 DTCP, Haryana.

11.PROVISIONS OF PUBLIC HEALTH FACILITIES:
The W.C. and urinals provided in the buildings shall conform to the National Building Code/Act No. 41 of 1963 and rules framed there under.

12.SUB DIVISION 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 of 8'-3". However in case of offices on subsequent floor, the width of the corridor 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 or permanent type of materials like bricks, stone,concrete,terracotta,grits, marble, chips,class metals or any other finish which may be allowed by the DTCP.
b) The water storage tanks and plumbing works shall not be visible on any face of the building and shall be suitabaly encased.
c)All sign boards and names shall be written on the spaces provided on buildings as per approved buildings plans specifically for this purpose and at no other places, whatsoever.

15.APPROVAL OF BUILDING PLANS:
The building plans of the buildings to be constructed at site shall have to be got approved from the DTCP, Haryana(under section 8(2) of the 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 building rules provided in the part VII of the Punjab Scheduled Roads and Controlled Ares, restriction of Unregulated Development Rules, 1965 and IS Code No. 4963-1987 regarding provisions for Physically Handicapped Persons. On the points where such rules are silent and stipulate no condition or norm,the model building byelaws issued by the ISI,and as given in the NBC shall be followed as may be approved by the DTCP, Haryana.

17.FIRE SAFETY MEASURES:
a) The owner will ensure the provision of proper fire safety measures in the multi storeyed buildings conforming to the provisions of Rules 1965/NBC and the same should be got certified form the competent authority.
b) Electric Sub Station/generator room if provided should be on solid ground near DG/L.T. Control panel on ground floor or in upper basement and it should be located on outer periphery of the building,the same should be got approved from the Chief Electrical inspector Haryana.

18.SOLAR WATER HEATING SYSTEM
The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before applying for an occupation certificate.

19.RAIN WATER HARVESTING SYSTEM
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

20. The colonizer shall obtain the clearance/NOC as per the provisions of the notification No. S. O. 1533(E) dated 14.09.2006 issued by Ministry of Environment & Forest Govt. of India before starting the construction / execution of development works at site.

21. The Colonizer/ Owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

DRG. NO. D.T.C.P. 1583 DATED 12.05.08

(Devendra Nimbokar)	(Dhare Singh)	(S. S. Dhillon)
DTP(HQ)	CTP(HR)	DTCP(HR)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT