

**ZONING PLAN OF BLOCK-A (PART), J (PART), M (PART), G (REVISED),
BLOCK-K,L & F (LICENSE NOS. 53 TO 60 DATED 31-12-1994, 9 TO 24
DATED 20-11-1995 & 98 DATED 14-5-2008 AT MAYFIELD GARDENS,
SECTOR- 47,50,51,52 & 57 GURGAON.**

FOR THE PURPOSE OF RULE 36(VII) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND MARKING CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENTS.

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILISED IN ACCORDANCE WITH THE EXPLAINED IN THE TABLE BELOW AND NO OTHER MANNER WHATSOEVER.

NOTATION

1. Permissible use of land in the portion of the plot marked in col. 1.

2. Type of building permissible on land marked in col. 1.

3. Road furniture at approved places.

To be used only for landscape features.

Residential building.

As per supplementary zoning plan to be approved separately for each site.

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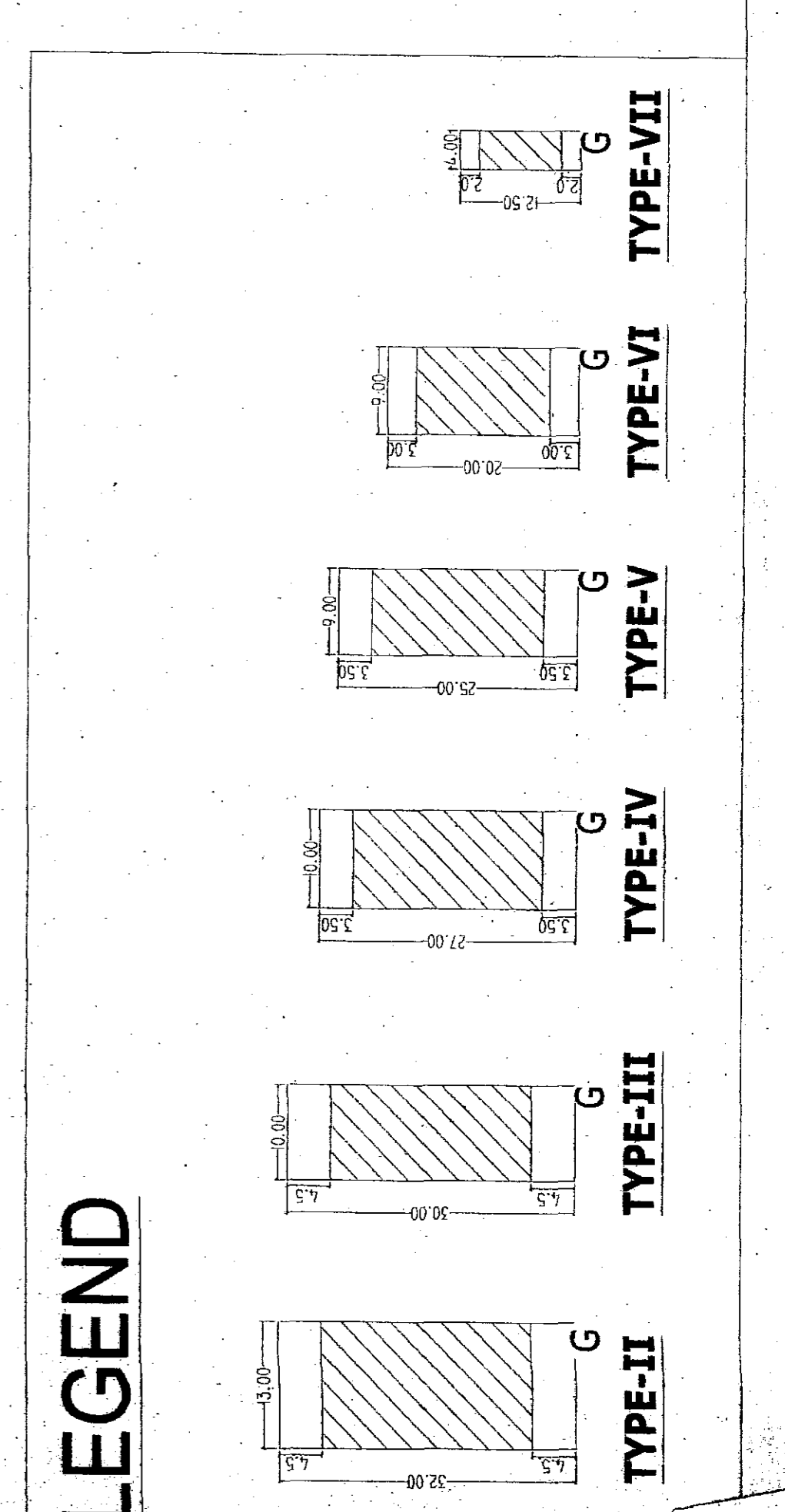
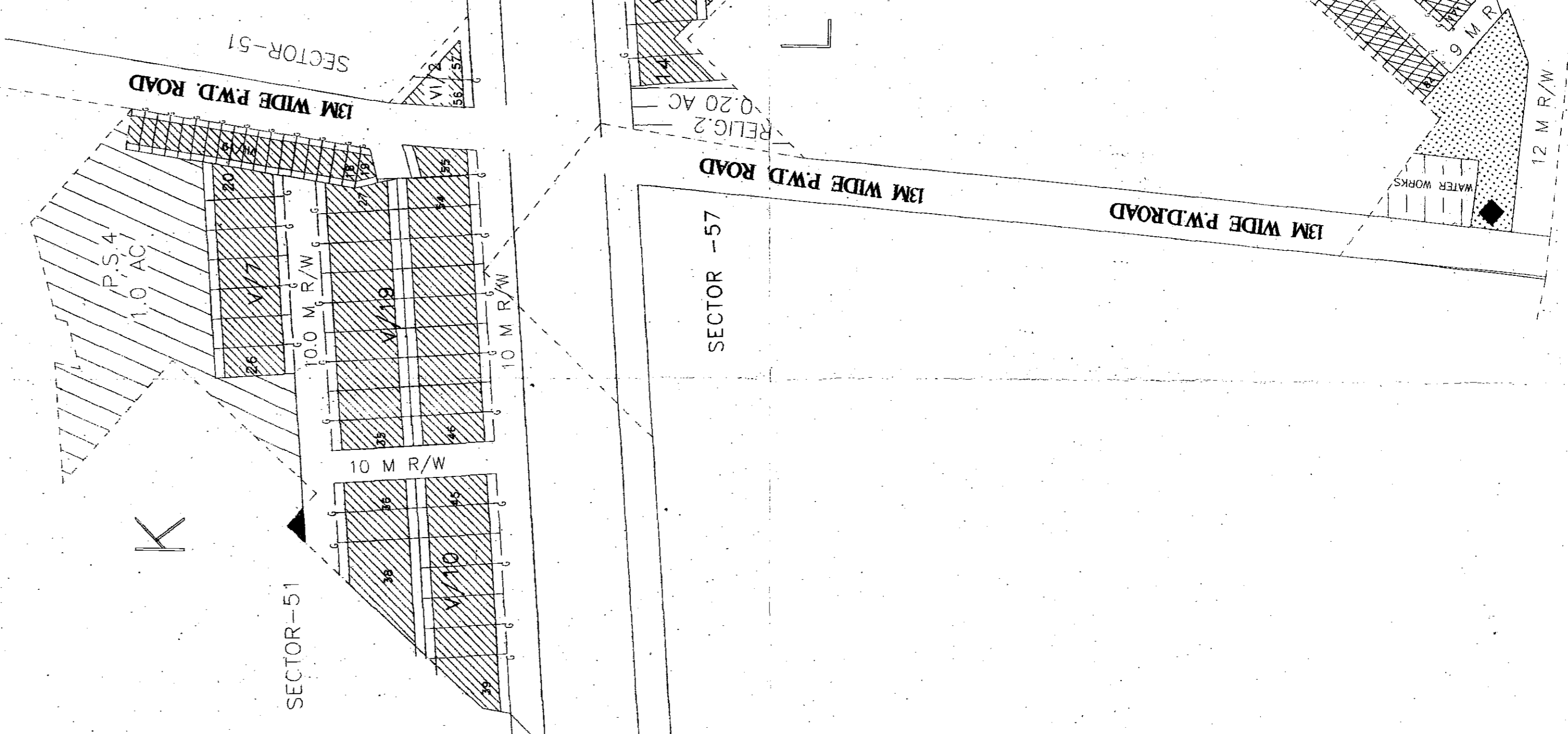
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6. SPACE ABOUT BUILDING

All buildings other than boundary wall and gates shall be constructed only within the portion of the site marked as residential building shall project beyond the portion of the site indicated as such.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREYS.

The height of the building shall be as indicated therein, subject to the requirement of maximum permissible F.A.R. The maximum number of storeys shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

TYPE OF BUILDING: Residential Main

MAXIMUM NUMBER OF STOREYS: 3

MAXIMUM HEIGHT: 11.00 Mts.

8. PLINTH LEVEL

The plinth level shall be as indicated therein, subject to the requirement of maximum permissible F.A.R. The height of the building shall be as indicated therein, subject to the requirement of maximum permissible F.A.R.

9. RESTRICTION OF ACCESS FROM 30 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 30 meters or more wide sector roads and public open spaces, the access to the plots shall be through the plots from such roads and open spaces.

10. SIGHT DISTANCE, BOUNDARY WALL, HEDGES AND FENCES ETC.

a) The sight distance between the road and the front boundary wall shall be constructed according to standard design as approved by the Director. On the remaining sites, boundary walls, hedges and fences shall be constructed to a height of 1.83 meters.

b) Notwithstanding the height of the boundary wall given in sub-clause (a) above but subject to the provision of sub-clause (c) below, the height of hedges and fences shall not exceed 1.83 meters.

c) Notwithstanding the boundaries of the site as sold, in case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:

i) 1.5 meters for plots up to 420 sq.meters

ii) 1.5 meters for plots above 420 sq.meters

iii) 1.5 meters for plots above 420 sq.meters

iv) 1.5 meters for plots above 420 sq.meters

v) 1.5 meters for plots above 420 sq.meters

d) Notwithstanding (i), (ii), (iii), (iv) & (v) above, if in the opinion of the Director, at any junction the visibility is affected by any construction, plantation etc., the owner shall comply with any directions issued by him.

11. GATE AND GATE POST

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

b) An additional wide gate of standard design not exceeding 1.5 meter width may be allowed in the case of plots which abut on the 30 meters or more wide sector roads and public open spaces.

12. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

13. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the low level collection point to be provided by the collector.

14. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

15. SOLAR WATER HEATING SYSTEM

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

16. THE COLLECTOR SHALL OBTAIN THE CLEARANCE/NOC AS PER THE PROVISIONS OF THE NOTIFICATION

dated 14.11.2008, issued by the Government of Punjab, Government of Haryana and Government of India before starting the construction/execution of development works at site.

17. THE COLLECTOR/OWNER SHALL USE ONLY COMPACT FLUORESCENT LAMP FITTING FOR INTERNAL LIGHTING AS WELL AS EXTERIOR LIGHTING.

18. THE RAIN WATER HARVESTING SYSTEM SHALL BE PROVIDED AS PER CENTRAL GROUND WATER AUTHORITY

NOTIFICATION AS APPLICABLE.

19. YOU SHALL COVER THE ULTIMATE LOWER LOAD REQUIREMENT OF YOUR POWER UTILITY TO ENABLE THE PROVISION OF PROJECT TO THE CONCERNED SITE FOR TRANSFORMER/SWITCHING STATION/ELECTRIC SUB STATION AS PER THE NORMS PRESCRIBED BY THE POWER UTILITY IN YOUR PROJECT AREA BEFORE COMMENCING THE CONSTRUCTION OF BUILDING PLANS AND WORKS.

NOTE

Read this drawing in conjunction with the demarcation plan verified by D.T.P. Gurgaon. Vide Encl. 7033 dated 14.11.2008.

DRG. NO. D.T.C.P. 1822... DATED... 24/11/08

(Devendra Vimbekar) DTP (NS)

(Dnyanesh Singh) DTP (HR)

(S. S. Dhillon) D.T.C.P. (HR)

MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR FOR RESIDENTIAL ZONE.

60% of such portion of the site.

MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR

55% of such portion of the site.

MAXIMUM PERMISSIBLE COVERAGE ON FIRST FLOOR

35% of such portion of the site.

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25% of such portion of the site.

AREA OF THE SITE

a) For the first 225 sqm. of the total area of the site.

60% of such portion of the site.

b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.

40% of such portion of the site.

c) For the remaining portion of the site i.e. for the portion of the area exceeding 450 sqm.

35% of such portion of the site.

PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING.

The proportion up to which a site may be covered with building shall be in accordance with the following table, remaining portion being left open in the form of an open space around the building as courtyard:-

PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

No plot shall be sub-divided. However, two plots under one ownership may be combined to form a single plot. The area of the combined plot shall not exceed the maximum number of plots allowed in the site category. The site coverage and No. of dwelling units shall be as per 11 and 13 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot. One dwelling unit shall be allowed on each floor.

SUB-DIVISION/ COMBINATION OF PLOTS.

No plot shall be sub-divided. However, two plots under one ownership may be combined to form a single plot. The area of the combined plot shall not exceed the maximum number of plots allowed in the site category. The site coverage and No. of dwelling units shall be as per 11 and 13 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot. One dwelling unit shall be allowed on each floor.