

ZONING PLAN FOR INDUSTRIAL PLOTTED COLONY OVER AN AREA MEASURING 118.15 ACRES (LICENSE NO. 136 OF 2022 DATED 09.09.2022) IN SECTOR-M9, M10,M13& M14 DISTT. GURUGRAM BEING DEVELOPED BY WORLDWIDE RESORTS AND ENTERTAINMENT PVT.LTD.

For purpose of code 1.2 (con) & 6.1 (1) of the Haryana Building Code, 2017 as amended from time to time. 1. USE ZONE: The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Type of building permissible on land marked in column 1.	Type of building permissible on land marked in column 2.
1.	Industrial	Industrial
2.	Public open space	Public open space
3.	Commercial	Commercial

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING: The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else. The Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Maximum Permissible Basement (FAR)	Maximum Permissible Floor Area Ratio (including stilt (5-4 floor))	Maximum Permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	18.5

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT: Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of policy circulated vide Memo No. Misc-148/2019/702019 ZTCF dated 07.03.2019.

4. BAR ON SUB-DIVISION OF PLOT: Sub-division & clustering of the plots shall not be permitted any circumstances.

5. BUILDING SETBACK: Building other than boundary wall and gates shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else. The Planning parameter to be adopted is as below:-

6. STILT PARKING: The stilt parking shall be constructed only within the portion of the site marked as buildable zone as explained above, and nowhere else. The Planning parameter to be adopted is as below:-

7. PARKING: The parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time in no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. PLINTH LEVEL: The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

9. BASEMENT: Single level basements within the building zone of the site shall be provided as per Code 6.33(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES: In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. BOUNDARY WALL: (a) The boundary wall shall be constructed as per Code 7.5 of Haryana Building Code-2017. (b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall shall be constructed as per Code 7.5 of Haryana Building Code, 2017.

12. 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) The gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan. (c) The gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

13. 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.

14. 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 towable collection point to be provided by the collector.

15. ACCESS: No plot or public building will derive an access from less than 9.00 meters wide road.

16. GENERAL: (i) That the collector/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting. (ii) That the collector/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-59 dated 31.03.2016 issued by Haryana Government Renewable Energy Department. (iii) That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Spwer dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.

17. FIRE SAFETY PRECAUTION MEASURES: (i) Fire safety precaution measures shall be regulated by Haryana fire service Act/2008 as amended from time to time. (ii) Fire safety precaution measures shall be regulated by Haryana fire service Act/2008 as amended from time to time. (iii) Fire safety precaution measures shall be regulated by Haryana fire service Act/2008 as amended from time to time.

18. NOTES: (a) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022. (b) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022. (c) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022.

19. DMS NO. DS-TP-8254. (a) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022. (b) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022. (c) The drawing is submitted in conjunction with the demarcation plan verified by T-8, Gurugram vide order No. 13844 dated 21.10.2022.

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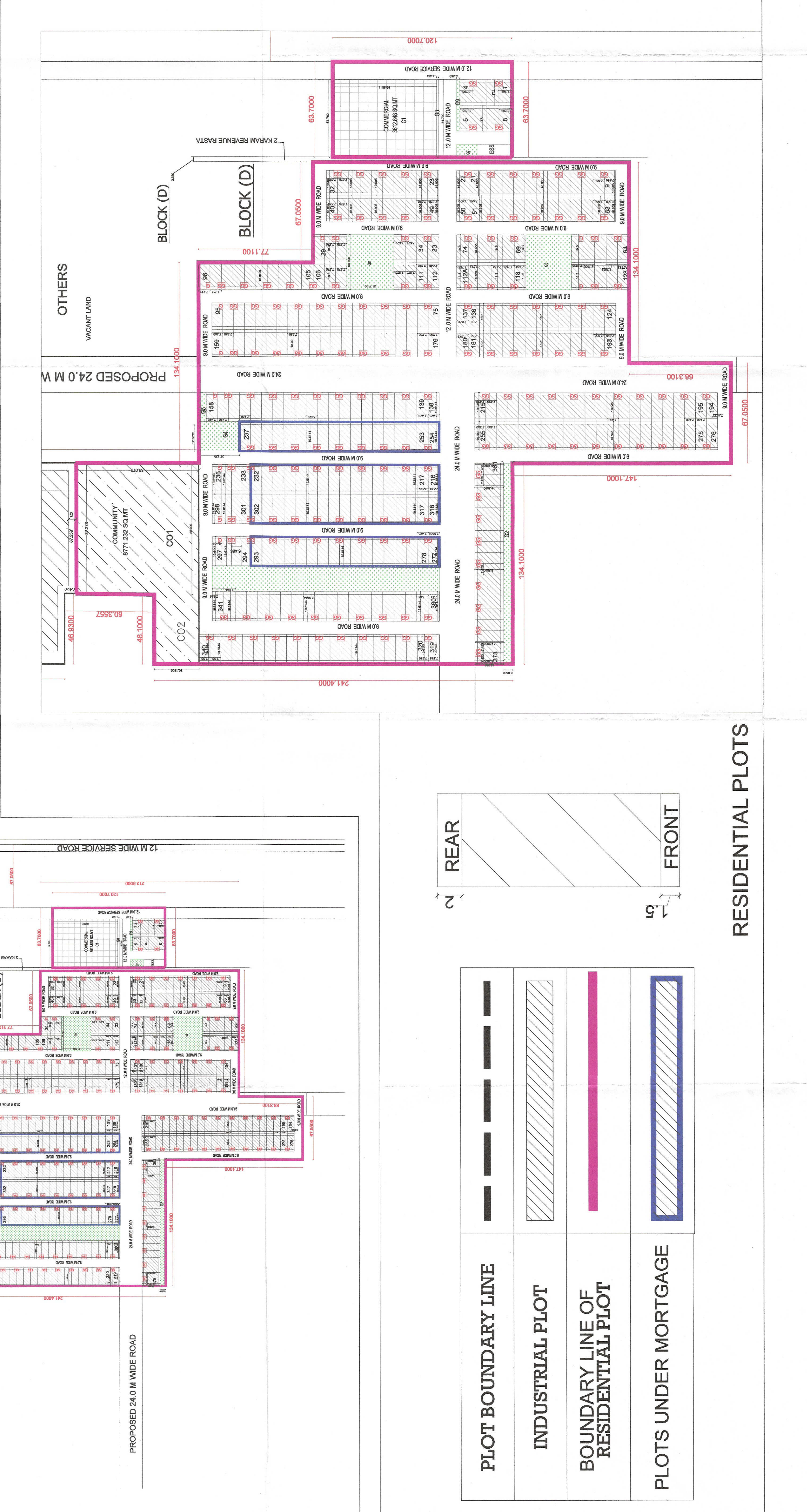
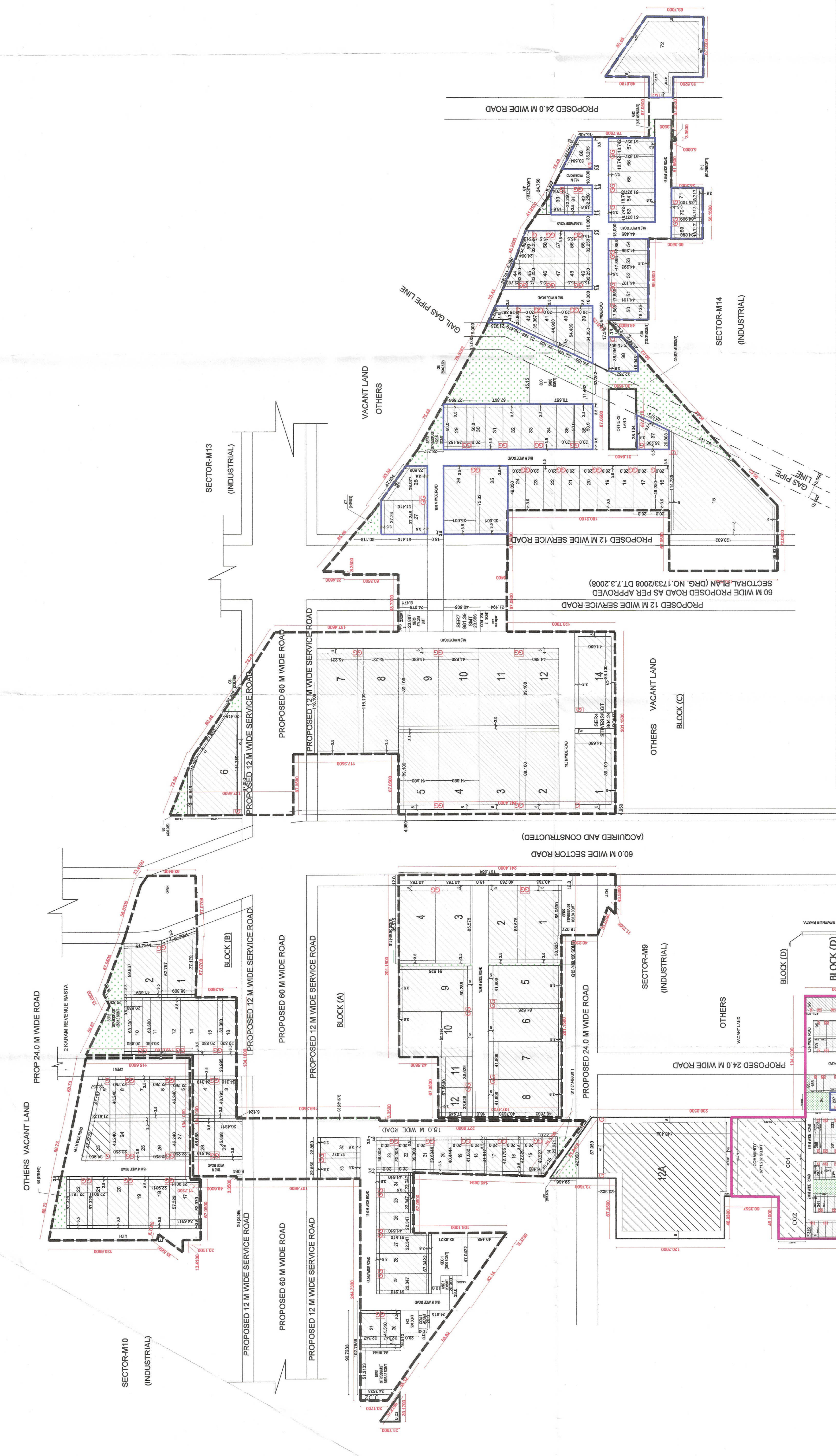
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(DINESH KUMAR) PA(HQ) (JADEEP) ATP(HQ) (S.K.SHERAWAT) DTP (HQ) (HITESH SHARMA) STP (HQ) (P.R. SINGH) CTP(HR) (T.L.SATYAPRAKASH IAS) DG, TCF (HR)