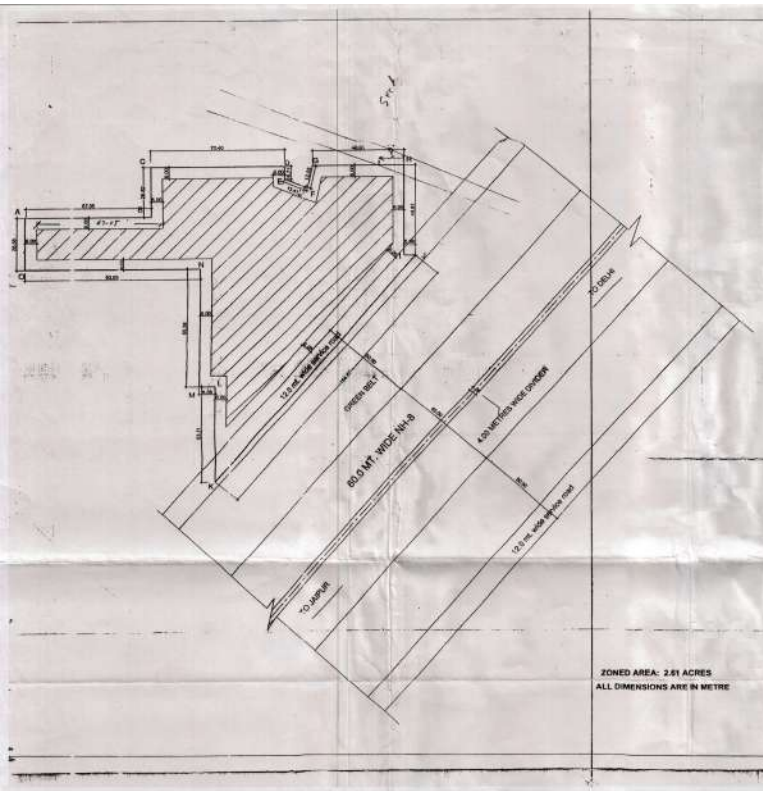
ZONING PLAN FOR COMMERCIAL COLONY MEASURING 3.8375 ACRES (LICENCE NO. 63 OF 2008 DATED 20.03.2008) AND 0.1125 ACRES (LICENCE NO. 92 OF 2010 DATED 30.10.2010) TOTAL 3.95 ACRES IN SECTOR-15, PART-II, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY SH. ANUMOD SHARMA AND OTHERS.



ZONED AREA: 2.61 ACRES

ALL DIMENSIONS ARE IN METRE

ZONING CLAUSES FOR COMMERCIAL SITE

FOR THE PURPOSE OF RULE 36(iii) AND 49 (ii) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965

a. approval is given as follows:
The shape and size of site is in accordance with the demarcation plan shown as A to D as confirmed by DTP, Gurgaon vide Endst No. 4596 dated 19.08.2011.

2. LAND USE:
The type of buildings permissible in this site shall conform to the provisions of the residential zone as provided in Appendix 'B' to the Development Plan of Gurgaon Manesar Urban Complex, as amended from time to time, as applicable.

3. TYPE OF BUILDING PERMITTED AND LAND USE ZONES
The site shall be developed and buildings constructed thereon as indicated in and supplied 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 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% on the area of 3.95 acres.
c) Maximum permissible FAR shall be 175 on the area of 3.95 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 of India and shall not exceed 1.5 times the width of the main abutting (s) the site 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 the height to a depth of 30m along the narrow street.
c) Building/structures which rise to 30 metres 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 inter-se distance not less than the set back required for each building according to the table below:-

S.No.	Height of building (in metres)	50% of ht. + inter block, in m (50% added height, in metres)
1	12	6
2	15	8
3	18	9
4	21	7
5	24	8
6	27	9
7	30	10
8	33	11
9	36	12
10	39	13
11	42	14
12	45 & above	15

e) To ensure the safety and structural stability of the buildings of more than 15 metres in height, the developer shall submit the structural drawings duly vetted from reputed institute like IIT Delhi, IIT Roorkee, PEC Chandigarh or REC Kurukshetra. Fire fighting Scheme shall be got approved from the Director, General Urban Local Bodies, Haryana or any person authorised by the Director,Urban Local bodies, Haryana. These approvals shall be obtained prior to starting the construction work at site.

f) If each 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.

8. APPROACHES 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 derive from the service road.

7. DAYLIGHT:
Floor level basements within the building zone of the site provided it flushes with the ground and is properly ventilated may be allowed. The basement may in addition to parking, each be utilized for generator room, lift room, fire fighting pumps, water reservoir, electric substation, air conditioning plants and turbine rotifers, 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 residential/commercial purposes but will be used only for parking and ancillary services of the main building and it is further clarified that no other partitions of basement will be permissible for such 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 visitors within the site.
b. Adequate ramp of the parking shall be of the approved type.
c. The area for parking per car shall be as under:
(i) Basement = 30 sq. mtrs.
(ii) Stilts = 30 sq. mtrs.
(iii) Open = 25 sq. mtrs.
d. The covered parking in the basement or in the form of multi level parking above ground level shall not be counted towards FAR. However, in case of multi level parking above the ground level the first print of separate parking building block shall be oriented towards ground contours. In case of provision of mechanical parking in the basement floor/ upper floors, the floor to ceiling height of the basement floor/ upper floors shall be minimum of 2.4 mtr. (other than the mechanical parking the floor to ceiling height in upper floor shall not be more than 2.2 mtr. below the hanging beam.
e. Not more than 25% of the parking space within the shopping/commercial complex shall be allotted and this allotment shall be made only to the persons to whom shopping/commercial space has been allotted. No parking space is ever allotted, leased out, sold or transferred to any person or any third party.

9. WIDTH/ SLOPE OF RAMP:
The clear width of the ramp leading to the basement floor shall be minimum 4 mtrs. with an adequate slope not steeper than 1:10. The entry and exit shall be separate preferably at opposite ends.

10. PLANNING NORMS:
The buildings/buildings to be construction shall be planned and designed to the levels and standards as approved by DTCP, Haryana.

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

12. SUB DIVISIONS OF SITE:
No sub division of the Commercial Colony shall be permitted.

13. WIDTH OF COVERED PUBLIC CORRIDOR:
A covered public corridor should have a minimum clear width of 6+ 3/ . However, in case of offices on subsequent floors, the width of the corridor would be governed by Rule 32 of the Rules, 1965.

14. EXTERNAL FINISHES:
a) The external wall finishes, so far as possible shall be in suitable or permanent type of materials like stone, stone concrete, terracotta, grits, marble, chips, glass, 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 suitably screened.
c) All sign boards and names shall be written on the canopies provided on buildings as per approved buildings plans specifically for this purpose and of no other colours, 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 6(2) of the Act No 41 of 1963), before taking up the construction.

16. BUILDING BYE - LAWS:
The construction of the buildings/buildings shall be governed by the building bye laws/rules as the case may be, as given in the Punjab and Controlled Areas, Schemes of Unregulated Development Rules, 1965 and in Code No. 4963, 1987 regarding the provisions for Physically Handicapped Persons. On the points where such Rules are silent and physically no condition or some, the model building bye-laws issued by the BS, and as given in the NBC shall be followed as may be approved by DTCP, Haryana.

17. FIRE SAFETY MEASURES:
a) The owner will ensure the provision of proper fire safety measures in the multi storyed buildings conforming to the provisions of Rules 3960 NBC and the same should be got certified from the competent authority.
b) Electric Sub Station / generator room, if provided should be on solid ground over DGAT. Guided cover 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 competent authority.

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 last instal is released, 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 notification/Haryana GO(I) notification, as applicable.

20. The colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works on site.

21. The colonizer/developer shall use only Compact Fluorescence Lamps fittings for external lighting as well as compact fluorescent lighting.

DRS NO. DO.TCP 2099 DATED 10.1.2012

(JITENDER SINGH) (H. S. PEERAN) (T. C. GUPTA, IAS)
DTP(HQ) DG,TCP (HR)

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